CITY OF KELOWNA

BYLAW NO. 11313
TA16-0010 – RU7 – Infill Housing Zone

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000, **Section 13 – Urban Residential Zones** be amended by adding a new **RU7 – Infill Housing Zone** as outlined in Schedule A attached;

2. AND THAT **Section 8 – Parking and Loading, Table 8.1 – Parking Schedule** be amended by adding in its appropriate location the following:

Residential units in the RU7 zone	1.0 medium parking space per dwelling unit

3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule A

RU7 – Infill Housing

1.1 Purpose

The purpose is to provide a **zone** for infill development of a maximum of four dwelling units on selected properties with lane access in the central city.

1.2 Permitted Uses

The permitted **principal uses** in this **zone** are:

(a) **agriculture, urban**
(b) **community garden**
(c) **single dwelling housing**
(d) **two dwelling housing**
(e) **three dwelling housing**
(f) **four dwelling housing**

1.3 Secondary Uses

The permitted **secondary uses** in this **zone** are:

(a) **child care centre, minor**
(b) **group homes, minor**
(c) **home based businesses, minor**
(d) **secondary suite**

1.4 Buildings and Structures Permitted

(a) **one single detached house** which may contain a **secondary suite**
(b) **duplex housing**
(c) **semi-detached housing**
(d) **two single detached houses** which may contain **secondary suites**
(e) **three-plex housing**
(f) **four-plex housing**
(g) permitted **accessory buildings or structures**

NOTE: A maximum of four dwelling units are permitted, as allowed by Section 1.7 Density Regulations.

1.5 Subdivision Regulations

(a) The minimum **lot width** is 7.5 m, except it is 9.5 m for a corner lot.
(b) The minimum lot depth is 37.0 m.
(c) The minimum lot area is 277.5 m^2, except it is 350 m^2 for a corner lot.

1.6 Development Regulations

(a) The maximum site coverage is 45% and together with accessory buildings, driveways and parking areas, shall not exceed 55%.

(b) The maximum **floor area ratio** is 0.8.

(c) The maximum height for residential buildings is the lesser of 8.0m or 2 storeys.

(d) The maximum height for accessory buildings or structures is 4.8m.

(e) The minimum site front yard is 4.0 m.

(f) The minimum site side yard is 1.2 m except it is 3.0 m from a flanking street. For lots 17.0m or wider, the minimum site side yard is increased to 2.0 m.

i. **Side yards** are not required for **semi-detached housing** on a **lot line** that has a **party wall**.

(g) The minimum site rear yard is 0.9 m.

(h) Detached dwelling units must be separated by a minimum distance of 2.0 m.

1.7 Density Regulations

(a) Residential density shall be based on the width of the lot.

(b) For lots narrower than 13.5 m in width, up to two dwellings are permitted.

(c) For lots between 13.5 m and 15.0 m in width, up to three dwellings are permitted.

(d) For lots greater than 15.0 m wide, four dwellings are permitted.

1.8 Other Regulations

(a) Minor group homes are only permitted in single detached housing.

(b) Vehicular access is only permitted from the lane, except for where a property has two street frontages, where access may be taken from the street frontage which is not the front yard.

(c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.