

## 6.30 Residential Narrow Lot Zone: R-N

### Key Information

- 6.30.1 This Zone allows for Houses and compatible non-Residential uses on narrower Sites and Zero Lot Line Developments, creating a higher density than the Residential Low-Density (R-L) Zone.

<p><b>6.30.2 Permitted Uses</b></p> <p>6.30.2.1 Accessory Building</p> <p>6.30.2.2 Home Occupation Minor</p> <p>6.30.2.3 House</p> <p>6.30.2.4 House Suite</p> <p>6.30.2.5 Show Home</p>
<p><b>6.30.3 Discretionary Uses</b></p> <p>6.30.3.1 Backyard Suite</p> <p>6.30.3.2 Day Care Facility</p> <p>6.30.3.3 Home Occupation Major</p> <p>6.30.3.4 Public Assembly</p> <p>6.30.3.5 Supportive Living Accommodation</p> <p>6.30.3.6 Temporary Care Facility</p>

### Regulations

<b>6.30.4 Minimum Dimensions</b>			
	<b>House with Zero Lot Line</b>	<b>Public Assembly</b>	<b>All Other Uses</b>
Site Area	225.0m <sup>2</sup>	800.0m <sup>2</sup>	273.0m <sup>2</sup>
Frontage	7.5m	9.1m	9.1m

<b>6.30.5 Minimum Setbacks</b>			
<b>Use</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>
House with Zero Lot Line	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	0.0m on 1 interior Side Setback plus 1.5m on the other Side Yard Setback
House with no Zero Lot Line	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	1.25m
All other uses	Buildings with no front attached Garage: 3.0m Buildings with a front attached Garage: 6.0m	7.5m	1.25m

<b>6.30.6 Building Height, Site Coverage, and Landscaping</b>			
<b>Use</b>	<b>Maximum Building Height</b>	<b>Maximum Site Coverage</b>	<b>Minimum Landscaped Area</b>
House with Zero Lot Line	3 storeys with an overall maximum height of 15.0m measured from Grade	60%	30% of Site Area, and including 20% of the Front Yard
House with no Zero Lot Line	3 storeys with an overall maximum height of 15.0m measured from Grade	45%, unless the Site contains a Backyard Suite, then 60%	30% of Site Area, and including 20% of the Front Yard
All Other Uses	3 storeys with an overall maximum height of 15.0m measured from Grade	45%	30% of Site Area

### **6.30.7 Zero Lot Line Development**

- 6.30.7.1 Zero Lot Line Developments are only permitted for Houses.
- 6.30.7.2 The landowners of the Site proposed for Development and the affected Adjacent Site must register the following on both titles:
  - 6.30.7.2.1 a minimum 1.5m private maintenance easement;
  - 6.30.7.2.2 a 0.3m eave encroachment easement specifying that eaves must not be closer than 0.9m to eaves on the Adjacent Site; and
  - 6.30.7.2.3 a 0.6m footing encroachment.