
51. RS12 Zone (Residential Single Family Twelve) (Bylaw No. 1937) (Bylaw No. 1978)**Intent**

- (1) The intent of this zone is to provide low or medium density residential development for market housing and employee housing.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:

- (a) Auxiliary buildings and uses
- (b) Auxiliary residential dwelling units in detached dwelling units
- (c) Detached dwellings
- (d) Duplexes
- (e) Employee housing
- (f) Townhouses
- (g) Parks and playgrounds

Gross Floor Area

- (3) The maximum gross floor area for all buildings in the RS12 Zone is 2275 square metres.
- (4) The maximum gross floor area for a detached dwelling is 325 square metres.
- (5) The maximum gross floor area for a duplex building is 233 square metres per dwelling unit.
- (6) The maximum gross floor area for a townhouse building is 200 square metres per dwelling unit.
- (7) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres.

Parking Area

- (8) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is as follows:

Building Type	Maximum Enclosed Parking Area
Detached dwellings	55 m ²
Duplexes	50 m ² per dwelling unit
Townhouse	50 m ² per dwelling unit

Density

- (9) The maximum permitted floor space ratio is 0.5.

Height

- (10) The maximum permitted height of a principal use building is as follows:

Building Type	Maximum Building Height
Detached dwelling	8.0 m
Duplex	8.5 m
Townhouse	10.7 m

Parcel and Site Area

- (11) The minimum permitted parcel area and site area are as follows:

Use	Area
Detached dwelling	625 m ²
Duplex	300 m ²
Townhouse	1400 m ²

Setbacks and Siting

- (12) The minimum setback of buildings for the uses set out in the following table in respect of the front, rear and side parcel lines shall be as set out in the table, except that if a duplex is constructed with a party wall at a side parcel line, no setback from that parcel line is required.

Use	From Cloudburst Drive	Internal Strata Road	Side Parcel Line	From Parcels with Civic Address at 1310 and 1380 Cloudburst Drive
Detached dwelling	10.0 m	5.5 m	3.0 m	7.5 m
Duplex	10.0 m	5.5 m	3.0 m	7.5 m
Townhouse	10.0 m	5.5 m	3.0 m	7.5 m

Off-Street Parking and Loading

- (13) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (14) An auxiliary residential dwelling unit shall be located only within a detached dwelling.
- (15) The minimum parcel frontage for a detached dwelling with an auxiliary residential dwelling unit is 18.0 m.