



SSMUH (R1) ZONING SUMMARY CHECKLIST Row House

PROPOSED DWELLING TYPE: ROW HOUSE Maximum of two (2) principal buildings and three (3) dwelling units on a single lot. Sub-Division Department approval is required prior to applying for the Building Permit application. For further information please review: Subdivision Process		
SITE ADDRESS: _____		
All construction shall comply with the current edition of Burnaby Zoning Bylaw and BC Building Code		
Lot within 400m of Frequent Transit Network Area (FTNA): The location of FTNAs can be viewed on BurnabyMap after checking the "Frequent Transit Network Areas" layer under "Planning & Building".		<input type="checkbox"/> YES <i>If yes, no on-site parking required.</i> <input type="checkbox"/> NO
*No of Proposed Parking: Lot with three (3) or more principal dwelling units, 0.5 space for each principal dwelling unit required. _____		
Number of Principal Building(s) on Lot:		<input type="checkbox"/> ONE <input type="checkbox"/> TWO <i>Please choose only one (1) box.</i>
Number of Secondary Suite(s): (max. one secondary suite permitted on lot)		<input type="checkbox"/> N/A <input type="checkbox"/> ONE <i>Please choose only one (1) box.</i>
Number of Accessory Building(s): (detached garage, detached carport, workshop, shed, etc.)		<input type="checkbox"/> N/A <input type="checkbox"/> ONE <input type="checkbox"/> TWO <i>Please choose only one (1) box.</i>
Lot Area: _____ Min 280 m ² (3014 sq ft)	Lot Coverage: Maximum 55% _____ Refer to Zoning Bylaw Clause 101.4	Lot Width: _____ Refer to Zoning Bylaw Clause 101.3
MINIMUM SETBACKS		
	PERMITTED	PROPOSED
Front Yard and Flanking Street Setback	Minimum 3.0 m (10'0")	
Rear Yard Setback with Lane – NO high voltage power line above the property line Front, Rear or Side Yard Setback with Lane – WITH high voltage power line above the property line	Minimum 1.2 m (4'0") Minimum 3.0 m (10'0") as required by BC Electrical Code and BC Hydro	
Rear Yard without Lane	Minimum 3.0 m (10'0") Except min. 1.2 m (4'0") for accessory buildings	
Interior Side Yard	0.0 m Except min. 1.2 m (4'0") for end unit lots	
MINIMUM DISTANCE BETWEEN BUILDINGS		
	PERMITTED	PROPOSED
Between Font and Rear Principal Buildings	Minimum 6.0 m (19'9")	
Between Principal Dwelling and Accessory Building(s) (detached garage, detached carport, workshop, shed, etc.)	Minimum 2.4 m (8'0")	
MAXIMUM BUILDING HEIGHT		
	PERMITTED	PROPOSED
*Principal Building	Minimum 12.0 m (39'4") / 4 Storeys (per Zoning Bylaw: Basement and cellar are considered a storey)	
*Accessory Building	4.0 m (13' ½") / 1 Storey	
*REFER TO ZONING BYLAW SECTION 101, SMALL-SCALE MULTI-UNIT HOUSING DISTRICT (R1) AND SECTION 6 FOR ADDITIONAL REQUIREMENTS BUT NOT LIMITED TO THE FOLLOWING:		
No. of dwelling units with 3 bedrooms – Zoning Bylaw Clause 101.5.1		Building heights - Zoning Bylaw Clause 101.7.1
On-site parking – Zoning Bylaw Clause 101.5.5 and 800.4 (1)(1a)		
Permitted projections – Zoning Bylaw Clause 101.6.1 and 6.12		
Outdoor amenity space – Zoning Bylaw Clause 101.6.2		Vision clearance – Zoning Bylaw Clause 6.13
Access and fire safety – Zoning Bylaw Clause 101.6.3		Retaining walls – Zoning Bylaw Clause 6.14.1