

# SCHEDULE G

## 10.13. RESIDENTIAL PLEX ZONE (RP1)

### .1 Purpose

To accommodate low density residential uses on parcels of land that are 550 m<sup>2</sup> and larger.

### .2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) Single detached dwelling
- (c) Townhouse

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Carriage House
- (d) Home based business, major
- (e) Secondary suite
- (f) Short-term rental/short-term rental (bed and breakfast)

### .4 Site Specific Uses, Buildings and Structures – *Reserved*

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	550 m <sup>2</sup> (5,920.2 ft <sup>2</sup> )
(b)	Minimum usable parcel area	330 m <sup>2</sup> (3,552.1 ft <sup>2</sup> )
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	<b>Maximum density:</b>	
i.	Duplex, single detached dwelling, and townhouse	Only 1 duplex or only 1 single detached dwelling or only 1 townhouse per parcel
ii.	Secondary suite	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: - single detached dwelling - carriage house; or - each half of a duplex
iii.	Carriage house (accessory to a single detached dwelling only)	Only 1 carriage house per parcel
iv.	Parcel area 280m <sup>2</sup> or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m <sup>2</sup>	4 dwelling units per parcel
vi.	Despite iv and v above, where a parcel is any of the following: - not wholly or partly within the Growth Boundary established by the Official Community Plan - not connected to a community water system or community sewer system provided as a service by the City of West Kelowna - larger than 4,050m <sup>2</sup>	2 dwelling units per parcel comprised of: - 1 single detached dwelling; and - 1 secondary suite or 1 carriage house
(e)	Maximum parcel coverage	50%
(f)	Maximum building height:	

i.	Duplex, single detached dwelling, townhouse	11.0 m (36 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	8.0 m (26.2 ft)
<b>SITING REGULATIONS</b>		
<b>(g)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
i.	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft)
ii.	Rear parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft)
iii.	Interior side parcel or private access easement, whichever is closer	1.2 m (3.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	Exterior side parcel or private access easement, whichever is closer	2.5 m (8.2 ft)

## .6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.13.5(a), 10.13.5(b) and 10.13.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.13.5(g)iii. shall not apply.