

DIVISION 200

ZONING DISTRICT SCHEDULES

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DIVISION 200: ZONING DISTRICT SCHEDULES

201 INTERPRETATION

.1 PERMITTED USES

The list of uses under the heading "Permitted Uses" in each of the zoning district schedules set out in this Division shall be interpreted to mean that the uses listed in a particular schedule and no others shall be permitted in the areas designated on the zoning map of the City of Parksville as being regulated by that schedule.

.2 PERMITTED DENSITY

Where a zoning district schedule includes under the heading "Buildings and Structures" a regulation entitled "Maximum Number, Size and Height of Buildings and Structures", such regulation shall be interpreted as meaning that a lot which is designated on the Zoning Map of the City of Parksville as being regulated by that schedule shall not be occupied by a greater number of dwellings than the number specified, except as may otherwise be provided for in the regulation.

Where a zoning district schedule includes under the heading "Permitted Density" a regulation entitled "Maximum Floor Area Ratio", such regulation shall be interpreted as meaning that a lot which is designated on the Zoning Map as being regulated by that schedule shall not be occupied by any buildings the floor area ratio of which exceeds the amount specified, except as may otherwise be provided for in the regulation.

.3 MAXIMUM LOT COVERAGE

Where a zoning district schedule includes a regulation entitled "Maximum Lot Coverage", such regulation shall be interpreted as meaning that a lot which is designated on the Zoning Map as being regulated by that schedule may not have a lot coverage, as defined in this Bylaw, which exceeds the percentage specified.

.4 MINIMUM AND MAXIMUM SETBACKS FROM PROPERTY LINES

The specification of measurements for front yard, side yard and rear yard under the general heading of "Minimum Building Setbacks" in a zoning district section shall be interpreted as defining the minimum distance permitted between the front, side or rear property line and the appropriate setback line on a lot which is designated on the Zoning Map as being regulated by that schedule; such setback areas constituting the front yard, side yard and rear yard respectively.

Where a use or structure is specifically referenced with a following measurement, it shall be interpreted as meaning that the minimum setback from a property line for that use shall be the measurement specified.

.5 MAXIMUM HEIGHTS

The specification of measurements for buildings, structures or accessory buildings under the general heading of "Maximum Heights" in a zoning district schedule shall be interpreted as meaning the greatest height, as height is defined in this Bylaw, to which a building, structure or accessory building may be constructed on a lot which is designated on the Zoning Map as being regulated by that schedule.

Where the specification of a measurement for "Maximum Height" refers to a particular type of building such as a dwelling, the regulation shall be applied to that type of building only.

.6 MINIMUM LOT SIZE

Where a zoning district schedule includes a regulation entitled "Minimum lot Size", the dimensions which follow are to be interpreted as the minimum dimensions permissible for a lot which is to be used as the site of buildings for the use specified therein; such regulation being applicable to lots designated on the Zoning Map as being regulated by that schedule.

.7 MAXIMUM SIZE OF UNITS, SEATING AND SIZE OF COMMERCIAL AREA

The specification of a measurement under the heading "Maximum Commercial Area" in a zoning district schedule shall be interpreted as meaning that on a lot which is designated on the Zoning Map as being regulated by that schedule, a commercial area shall not be permitted a total gross leasable floor area in excess of the measurement specified.

The specification of a number under the heading "Maximum Number" for "Food Catering Establishments" in a zoning district schedule shall be interpreted as meaning that on a lot which is designated on the Zoning Map as being regulated by that schedule, a food catering establishment shall not be permitted seats in excess of the number specified.

The specification of a measurement under the heading "Maximum Size" in a zoning district schedule shall be interpreted as meaning that on a lot which is designated on the Zoning Map as being regulated by that schedule, an individual commercial unit shall not exceed in gross leasable floor area the measurement specified.

.8 THE FURTHER REQUIREMENT OF THE OFFICIAL COMMUNITY PLAN

Notwithstanding the requirements and limits contained in this Bylaw, those lands which have been designated as Development Permit Areas pursuant to Section 945 of the *Municipal Act* are additionally subject to the guidelines and conditions specified in the current Official Community Plan Bylaw and all amendments thereto.

.9 ZONE BOUNDARIES

Where a lot is divided by zone boundaries, the zone boundaries shall prevail for the purpose of this bylaw.

Where land that originally formed part of a lane or street is consolidated with a lot, such lane or street shall be deemed to have the same designation as the lot. (AMENDMENT BYLAW NO. 2000.19)

.10 PERMITTED USES

Where the permitted use in one zone is subject to another zone, it means that the use is permitted but all other conditions of the other zone prevail. (AMENDMENT BYLAW NO. 2000.19)

.11 SUFFIX "A" or "B"

The suffix "A" or suffix "B" attached to a zone designation denotes a special sub-zone where additional uses are permitted, subject to the regulations of the zone in which the suffix is applied. (AMENDMENT BYLAW NO. 2000.77)

(AMENDMENT BYLAW NO. 2000.69)

202 SINGLE FAMILY RESIDENTIAL**RS-1**

This zone is intended to provide land solely for the purpose of low density single family housing.

202.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling	560 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
Secondary Suites	N/A
Accessory Carriage House	N/A

202.2 Buildings and Structures**Maximum Number, Size and Height**

Accessory Carriage House	1 per lot
Single Family Dwelling	1 per lot
Combined Gross Floor Area of Accessory Buildings and accessory carriage house	90m ²
Height of Principal Building	7.5 m
Height of Accessory Carriage House	7.5 m
Height of Accessory Buildings and Structures	5.0 m

- (a) Despite the above, in no case shall the total number of self contained dwelling units exceed two (2).

202.3 Minimum Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Single Family Dwelling	7.5 m	3.0 m	7.5 m	1.6 m
Accessory Buildings and Structures	7.5 m	1.2 m	7.5 m	0.6 m
Accessory Carriage House	7.5 m	3.0 m	7.5 m	3.0 m

- (a) The distance between a principal Single Family Dwelling and an Accessory Carriage House must be a minimum of 3.0 m as measured from the closest points of each structure.

202.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

202.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

202.6 Maximum Lot Coverage: 33%**202.7 Play and Recreation Area Requirements:** no requirements**202.8 Other Requirements:**

(a) Maximum Floor Area Ratio: 0.50

(b) Secondary Suites:

Secondary suites are permitted within single family dwellings subject to Section 613 of this Bylaw.

203 MEDIUM DENSITY RESIDENTIAL**RS-2**

This zone is intended to provide land for a mixture of low and medium density housing by allowing a diversity of housing types, and secondary suites in single family dwellings that meet all the requirements.

203.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling	560 m ²
Duplex Dwelling	800 m ²
Multiple Family Residential	1,000 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
Secondary Suites (a)	N/A

- (a) Secondary suites shall conform to the requirements of Section 203.8(b) below.

203.2 Buildings and Structures**Maximum Number,
Size and Height**

Single Family or Duplex Dwelling	1 per lot
Multiple Family Residential (a)(b)	30 units per ha
Height of Principal Building	7.5 m
Height of Accessory Buildings and Structures	5.0 m

- (a) Where 80% or more of the required off-street parking spaces are provided underground or concealed within the building, the maximum number of multiple family residential units may be increased by 10 units per hectare.
- (b) Where 30% or more of the total number of units are affordable housing units, the maximum number of multiple family residential units may be increased by 10 units per hectare.

203.3 Minimum Building Setbacks:

Use or Structure	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Single Family or Duplex Dwelling	7.5 m	3.0 m	7.5 m	1.6m
Multiple Family Residential	6.0 m	6.0 m	6.0 m	6.0 m
Accessory Buildings and Structures (a)	N/A	1.2 m	3.0 m	0.6 m

- (a) Accessory buildings and structures shall be located to the rear of the front face of the principal building, not less than 3.0 metres from any portion of the principal building.

203.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

203.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

203.6 Maximum Lot Coverage:

- (a) single family or duplex dwelling: 33%
- (b) multiple family residential: 40%

203.7 Play and Recreation Area Requirements:

Play and Recreation Area shall be provided as follows:

- (a) Every Multiple Family Residential development shall provide useable open space in the amount of:
- (i) 46 m² for each three (3) bedroom dwelling unit;
 - (ii) 28 m² for each two (2) bedroom unit;
 - (iii) 19 m² for each one (1) bedroom unit;
 - (iv) 9 m² for each bachelor unit.
- (b) Every Multiple Family Residential development containing thirty (30) or more dwelling units shall provide indoor recreation space in the amount of 2.3 m² for each dwelling unit.

203.8 Other Requirements:

- (a) Maximum Floor Area Ratio: 0.70

(b) Secondary Suites:

Secondary suites are permitted within single family dwellings subject to Section 613 of this Bylaw.

204 HIGH DENSITY RESIDENTIAL**RS-3**

This zone is intended to provide land for housing of various densities, including high density multiple family residential development.

204.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling	560 m ²
Duplex	800 m ²
Multiple Family Residential	2,000 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
Secondary Suites (a)	N/A

- (a) Secondary suites shall conform to the requirements of Section 204.8 (b) below.

204.2 Buildings and Structures**Maximum Number, Size and Height**

Single Family or Duplex Dwelling	1 per lot
Multiple Family Residential (a)(b)	75 units per ha
Height of Single Family Dwelling or Duplex	7.5 m
Height of Cluster Housing or Row Housing	11.0 m
Height of Townhouse, or Apartment	11.0 m
Height of Accessory Buildings and Structures	5.0 m
Combined Floor Area of Accessory Buildings	75 m ²

- (a) Where 80% or more of the required off-street parking spaces are provided underground or concealed within the building, the maximum number of multiple family residential units may be increased by 25 units per hectare.
- (b) Where 20% or more of the total number of units are affordable housing units, the maximum number of multiple family residential units may be increased by 25 units per hectare. (AMENDMENT BYLAW NO. 2000.60)

204.3 Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Single Family or Duplex Dwelling	7.5 m	3.0 m	7.5 m	1.6 m
Cluster or Row Housing	6.0 m	6.0 m	6.0 m	6.0 m
Townhouse, Condominium or Apartment	6.0 m	6.0 m	6.0 m	6.0 m
Accessory Buildings	7.5 m	1.2 m	7.5 m	0.6 m

204.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

204.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

204.6 Maximum Lot Coverage:

1. Single Family Dwelling or Duplex: 33%
2. Multiple Family Residential: 45%

204.7 Play and Recreation Area Requirements:

Play and Recreation Area shall be provided as follows:

- (a) Every Multiple Family Residential development shall provide useable open space in the amount of:
 - (i) 46 m² for each three (3) bedroom dwelling unit;
 - (ii) 28 m² for each two (2) bedroom unit;
 - (iii) 19 m² for each one (1) bedroom unit;
 - (iv) 9 m² for each bachelor unit.
- (b) Every Multiple Family Residential development containing thirty (30) or more dwelling units shall provide indoor recreation space in the amount of 2.3 m² for each dwelling unit.

204.8 Other Requirements:

(a) Secondary Suites:

Secondary suites are permitted within single family dwelling units subject to Section 613 of this Bylaw.

(b) Maximum Floor Area Ratio: 1.50

205 MANUFACTURED HOME RESIDENTIAL

MH-1

This zone is intended for mobile and modular homes in manufactured home parks.

205.1 Permitted Land Uses

Minimum Lot Size

Mobile Home Park	2 ha
- Per Mobile Home	400 m ²
- Per Modular Home	400 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A

205.2 Buildings and Structures

Maximum Number, Size and Height

Mobile Home or Modular Home	1 per mobile home space
Height of Mobile Home or Modular Home	7.5 m
Height of Accessory Buildings and Structures	4.0 m

205.3 Minimum Building Setbacks:

From all property lines of the Mobile Home Park:	7.5 metres
From an internal access road or common parking area:	3.0 metres
From the side or rear boundary of the mobile home space:	1.5 metres

205.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

205.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

205.6 Maximum Lot Coverage: 40% of the mobile home space

205.7 Play and Recreation Area Requirements:

Areas for play and recreation shall be provided as follows:

- (a) a minimum of 7.5% of the mobile home park shall be provided, landscaped and maintained, and operated solely as play and recreational areas, being kept open to the residents at all reasonable times;
- (b) where more than 1,000 m² of recreation space is required, two or more recreation areas may be provided.

205.8 Other Requirements:

- (a) Maximum Floor Area Ratio: .35
- (b) Maximum Mobile Home Spaces per Hectare: 20
- (c) Mobile Home Parks: must conform to the standards of the current Mobile Home Parks Bylaw and amendments currently in effect.