

PART 10 – RESIDENTIAL ZONES

10.1 WESTBANK COMPACT RESIDENTIAL ZONE (RC1)

.1 Purpose

To accommodate low to medium density residential uses on parcels of land that are 325 m² and larger adjacent to Westbank Urban Centre, as defined in the City's Official Community Plan, and to recognize existing parcels zoned RC1.

.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) Child care, minor (in-home)
- (e) Home based business, major
- (f) Secondary suite

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m ² (3498.3 ft ²)
(b)	Minimum parcel frontage	9.0 m (29.5 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Townhouse	1.2 FAR
ii.	Duplex, single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
iii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage	40%
(e)	Maximum building height:	
i.	Single detached dwelling, duplex and townhouse	11.0 m (36.0 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)

SITING REGULATIONS		
(f)	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:	
i.	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft), except it is:
		6.0 m (19.7) for a garage or carport having vehicular entry from the front
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is:
		4.5 m (14.8 ft) for townhouses
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft), except it is:
		3.0 m (9.8 ft) from a private access easement
iv.	Exterior side parcel boundary or private access easement, whichever is closer	2.5 m (8.2 ft), except it is:
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.1.5(a) and 10.1.5(b) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.1.5(f)iii. shall not apply.

10.2 BOUCHERIE COMPACT RESIDENTIAL ZONE (RC2)

.1 Purpose

To accommodate low density residential uses on parcels of land that are 325 m² and larger adjacent to Boucherie Urban Centre, as defined in the City's Official Community Plan, and to recognize existing parcels that are zoned RC2.

.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) Child care, minor (in-home)
- (e) Home based business, major
- (f) Secondary suite

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

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m ² (3,498.3 ft ²)
(b)	Minimum parcel frontage	9.0 m (29.5 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Duplex, single detached dwelling, 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: <ul style="list-style-type: none"> - 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 ² or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m ²	4 dwelling units per parcel
vi.	Despite iv. and v. above, where a parcel is any of the following: <ul style="list-style-type: none"> - 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 4,050m² 	2 dwelling units per parcel comprised of: <ul style="list-style-type: none"> - 1 single detached dwelling; and - 1 secondary suite or 1 carriage house

(d)	Maximum parcel coverage	50%
(e)	Maximum building height:	
i.	Duplex, single detached dwelling, townhouse	11.0 m (36.0 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)
SITING REGULATIONS		
(f)	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:	
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 boundary 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 boundary 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 10.2.5(a) and 10.2.5(b) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.2.5(f)iii. shall not apply.

10.3 COMPACT SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (RC3)

.1 Purpose

To accommodate single detached and duplex residential use on parcels of land that are 325 m² and larger.

.2 Principal Uses, Buildings and Structures

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

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Carriage house
- (d) Child care, minor (in-home)
- (e) Home based business, major
- (f) Secondary suite

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m ² (3,498.3 ft ²)
(b)	Minimum usable parcel area	195 m ² (2,099.0 ft ²)
(c)	Minimum parcel frontage	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	Duplex, Single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
ii.	Secondary suite	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: <ul style="list-style-type: none"> - 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 ² or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m ²	4 dwelling units per parcel
vi.	Despite iv. and v. above, where a parcel is any of the following: <ul style="list-style-type: none"> - 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 4,050m² 	2 dwelling units per parcel comprised of: <ul style="list-style-type: none"> - 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	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)
SITING REGULATIONS		
(g)	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:	
i.	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft)
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
		3.5 m (11.5 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	Exterior side parcel boundary or private access easement, whichever is closer	2.5 m (8.2 ft), except it is:
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Where side-by-side duplex units are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.3.5(a), 10.3.5(b) and 10.3.5(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 10.3.5(g)iii. shall not apply.

10.4 SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (R1)

.1 Purpose

To accommodate low density single detached and duplex residential use on parcels of land that are 550 m² and larger.

.2 Principal Uses, Buildings and Structures

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

.3 Secondary Uses, Buildings and Structures

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

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, DL 581 ODYD, Plan 44004, Except Plans KAP48178 & KAP53981 (address unassigned, Gregory Road): vineyard and one single detached dwelling / caretakers residence.
- (b) On Lot 2, District Lot 3866, ODYD, Plan KAP30253 (1018 West Kelowna Road): carriage house in the form of a modular home on a parcel less than 1100 m².

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	550 m ² (5,920.2 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	Duplex, Single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
ii.	Secondary suite	Only 2 secondary suites per parcel, where a minimum of 1 secondary suite is permitted within a: <ul style="list-style-type: none"> - 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 ² or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m ²	4 dwelling units per parcel
vi.	Despite iv and v above, where a parcel is any of the following: <ul style="list-style-type: none"> - not wholly or partly within the Growth Boundary established by the Official Community Plan 	2 dwelling units per parcel comprised of: <ul style="list-style-type: none"> - 1 single detached dwelling; and - 1 secondary suite or 1 carriage house

	- 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 ²	
(e)	Maximum parcel coverage	50%
(f)	Maximum building height:	
i.	Duplex, Single detached dwelling	11.0 m (36.0 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)
SITING REGULATIONS		
(g)	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:	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft), except it is:
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front, or
		4.5 m (14.8 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft), except it is:
		3.0 m (9.8 ft) from a private access easement
iv.	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft), except it is:
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Where side-by-side duplex units are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.4.5(a), 10.4.5(b) and 10.4.5(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 10.4.5(g)iii. shall not apply.

10.5 MANUFACTURED HOME RESIDENTIAL ZONE (R1M)

.1 Purpose

To accommodate low density single detached residential use with manufactured homes.

.2 Principal Uses, Buildings and Structures

- (a) Mobile home
- (b) Modular home

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Child care, minor (in-home)
- (d) Home based business, major

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	700 m ² (7,534.7 ft ²)
(b)	Minimum usable parcel area	420 m ² (4,520.8 ft ²)
(c)	Minimum parcel frontage	18.0 m (59.1 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	Mobile home and modular home	Only 1 mobile home or only 1 modular home per parcel
(e)	Maximum parcel coverage	35%
(f)	Maximum building height	11.0 m (36.0 ft) to a maximum of 3 storeys, except it is: 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	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:	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft), except it is: 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft), except it is: 3.0 m (9.8 ft) from a private access easement
iv.	Exterior side parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is: 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations - *Reserved*

10.6 LARGE PARCEL SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (R1L)

.1 Purpose

To accommodate single detached and duplex residential development on parcels of land that are 2,500 m² or greater.

.2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) Modular home
- (c) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Carriage house
- (d) Child care, minor (in-home)
- (e) Home based business, major
- (f) Secondary suite
- (g) 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	2,500 m ² (26,909.8 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	Duplex, Single detached dwelling, Modular home	Only 1 duplex or only 1 single detached dwelling or only 1 modular home per parcel
ii.	Secondary suite	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: <ul style="list-style-type: none"> - 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 ² or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m ²	4 dwelling units per parcel
vi.	Despite iv and v above, where a parcel is any of the following: <ul style="list-style-type: none"> - not wholly or partly within the Growth Boundary established by the Official Community Plan 	2 dwelling units per parcel comprised of: <ul style="list-style-type: none"> - 1 single detached dwelling or 1 modular home; and - 1 secondary suite or 1 carriage house

	- not connected to a community water system or community sewer system provided as a service by the City of West Kelowna; or - larger than 4,050m ²	
(e)	Maximum parcel coverage	20%
(f)	Maximum building height:	
i.	Duplex, Single detached dwelling, Modular home	11.0 m (36.0 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)
SITING REGULATIONS		
(g)	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:	
i.	Front parcel boundary or private access easement, whichever is closer	6.0 m (19.7 ft), except it is:
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
ii.	Rear parcel boundary or private access easement, whichever is closer	6.0 m (19.7 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft)
iv.	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft), except it is:
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Where side-by-side duplex units are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.6.5(a), 10.6.5(b) and 10.6.5(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 10.6.5(g)iii. shall not apply.

10.7 MANUFACTURED HOME PARK ZONE (RMP)

.1 Purpose

To accommodate a manufactured home park on a parcel of land with individual spaces designated for occupation by 2 or more mobile or modular homes.

.2 Principal Uses, Buildings and Structures

- (a) Mobile home
- (b) Modular home

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Care facility, minor
- (d) Child care, minor (in-home)
- (e) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

- (a) On Part of Lot 5, Plan 23091, DL 2602, ODYD, except Plan KAP45961 (1850 Shannon Lake Road): single detached dwellings

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area:	
i.	Manufactured home park	2.0 ha (4.9 ac)
ii.	Manufactured home space	380 m ² (4,090.3 ft ²)
(b)	Minimum frontage:	
i.	Manufactured home park	40.0 m (131.2 ft)
ii.	Manufactured home space	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Manufactured home park	20 dwelling units/ha
ii.	Caretaker unit	1 per manufactured home park
(d)	Maximum parcel coverage	50% of the manufactured home space
(e)	Maximum building height:	
i.	Caretaker unit and modular home	11.0 m (36.0 ft) to a maximum of 3 storeys
ii.	Mobile home	5.0 m (16.4 ft)
iii.	Accessory buildings and structures	4.0 m (13.1 ft)
SITING REGULATIONS		
(f)	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:	
i.	Any parcel boundary of the manufactured home park	4.5 m (14.8 ft)
ii.	Front boundary of the manufactured home space or private access easement, whichever is closer	4.0 m (13.1 ft), except it is:
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front

iii.	Interior side boundary of the manufactured home space or private access easement, whichever is closer	1.5 m (4.9 ft), except it is:
		3.0 m (9.8 ft) from a private access easement
iv.	Exterior side boundary of the manufactured home space or private access easement, whichever is closer	3.0 m (9.8 ft), except it is:
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	Rear boundary of the manufactured home space or private access easement, whichever is closer	1.5 m (4.9 ft)
vi.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Despite the definition of 'parcel coverage', parcel coverage in this zone means the percentage of the surface area of a manufactured home space that is covered by a manufactured home, caretaker unit and accessory buildings and structures, measured to the outer surface of the exterior walls.

10.8 RESIDENTIAL PLEX ZONE (RP1)

.1 Purpose

To accommodate low density residential uses on parcels of land that are 550 m² 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) Child care, minor (in-home)
- (e) Home based business, major
- (f) Secondary Suite
- (g) 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 ² (5,920.2 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	Duplex, Single detached dwelling, 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 ² or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m ²	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	2 dwelling units per parcel comprised of: - 1 single detached dwelling; and - 1 secondary suite or 1 carriage house

	- 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 ²	
(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)
SITING REGULATIONS		
(g)	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:	
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 boundary 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)
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.8.5(a), 10.8.5(b) and 10.8.5(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 10.8.5(g)iii. shall not apply.

10.9 LOW DENSITY MULTIPLE RESIDENTIAL ZONE (R3)

.1 Purpose

To accommodate multiple residential housing at a lower density, outside an Urban or Neighbourhood Centre, and characterized by ground oriented housing forms with at [grade](#), private entrances.

.2 Principal Uses, Buildings and Structures

- (a) [Care facility, major](#), in townhouse form only
- (b) Child care, major (centre/facility), in duplex or townhouse form only
- (c) [Duplex](#)
- (d) [Group home](#), in [duplex](#) or townhouse form only
- (e) Townhouse

.3 Secondary Uses, Buildings and Structures

- (a) [Accessory uses, buildings and structures](#)
- (b) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

- (a) On Lots 1-16, DL 2045, ODYD, Strata Plan KAS1884 (3333 and 3415 Chancellor Place): single detached dwellings
- (b) On Lots 1-73, DL 5070, ODYD, Strata Plan KAS2583 (2100 Boucherie Road): single detached dwellings and [apartments](#)
- (c) [Apartments](#) on:
 - i. Lot A, DL 2602, ODYD, Plan KAP92694 (1975 Shannon Lake Road);
 - ii. DL 2602, ODYD, Plan KAS3683 (2470 and 2490 Tuscany Drive);
 - iii. Lots 1-14, DL 2602, ODYD, Plan KAS3023 (2523 Shannon View Drive);
 - iv. Lots 1-142, DL 2601, ODYD, Plan KAS3485 (2750 Auburn Road);
 - v. Lot 1, DL 434 and DL 2045, ODYD, Plan 36364 (address unassigned, Boucherie Road);
 - vi. Lots 1-12, DL 2045, Plan EPS5714 (1-12, 1600 Golden View Drive); and
 - vii. Lot A, DL 2602, ODYD, Plan KAP80333 (2237 Shannon Lake Road).
- (d) On Lot 41, DL 703, ODYD, Plan KAP88313 (2416 Saddleback Way): [Apartments](#) and Seniors [Congregate housing](#)
- (e) On DL 485, ODYD, Plan KAS3520 (2493 Casa Palmero Drive): single detached dwellings
- (f) On Lot A, DL 5059 and 5069, ODYD, Plan EPP69264 (3746A Wetton Road): 0.95 FAR
- (g) On the R3 zone portion of District Lot 522, Group 1, ODYD:
 - .1 The parking requirements shall include parking for any boat slips accessory to the upland residential use in any dock.
 - .2 Despite Section 10.9.2, no more than 60 dwelling units are permitted in either duplex or townhouse form.

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1000 m ² (10,763.9 ft ²)
(b)	Minimum usable parcel area	700 m ² (7,534.7 ft ²)
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	
a)	With surface parking	1.0 FAR
b)	With 100% non-surface parking	1.25 FAR
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	10.0 m (32.8 ft) to a maximum of 3 storeys, except it is: 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	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:	
i.	Front parcel boundary	4.5 m (14.8 ft), except it is: 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	3.0 m (9.8 ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft) except it is: 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.9.5(a), 10.9.5(b) and 10.9.5(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 minimum usable site area and not less than one half the minimum frontage specified in those Sections, and Section 10.9.5(g)iii. Shall not apply.

10.10 MEDIUM DENSITY MULTIPLE RESIDENTIAL ZONE (R4)

.1 Purpose

To accommodate multiple residential housing at a medium density, outside an Urban or Neighbourhood Centre, and characterized by ground oriented housing forms with at [grade](#) private entrances and/or appropriately scaled [apartments](#).

.2 Principal Uses, Buildings and Structures

- (a) [Apartment](#)
- (b) [Care facility, major](#) in townhouse or [apartment](#) form only
- (c) Child care, major (centre/facility), in townhouse or apartment form only
- (d) Congregate housing
- (e) [Duplex](#)
- (f) [Group home](#) in [duplex](#) or townhouse form only
- (g) Townhouse

.3 Secondary Uses, Buildings and Structures

- (a) [Accessory uses, buildings and structures](#)
- (b) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

- (a) On Lots 1-52, DL 2044, ODYD, Strata Plan KAS2096 (2220 Shannon Ridge Drive): single detached dwellings
- (b) [Apartments](#) are prohibited on:
 - i. Lot 40, DL 2044, ODYD, Plan KAP90501 (address unassigned, Hihannah Drive);
 - ii. Lot 38, DL 2044, ODYD, Plan KAP90501 (3404 Sundance Drive);
 - iii. Lot 37, DL 2044, ODYD, Plan KAP90501 (3401 Sundance Drive);
 - iv. DL 2044, ODYD, Plan EPP74050 and EPS4205 (1980 Upper Sundance Drive);
 - v. DL 2044, ODYD, PLAN KAP81826 (2161 Upper Sundance Drive); and
 - vi. Lot A, DL 2044, Plan KAP81833, (2102 Shannon Ridge Drive).

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1400 m ² (15,069.5 ft ²)
(b)	Minimum usable parcel area	980 m ² (10,548.6 ft ²)
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	
i.	Townhouse	
a)	With surface parking	1.0 FAR
b)	With 100% non-surface parking	1.25 FAR
ii.	Apartment	
a)	With surface parking	1.5 FAR

b)	With 100% non-surface parking	1.85 FAR
(e)	Maximum parcel coverage	50%
(f)	Maximum building height:	16.0m (52.5ft) to a maximum of 4 storeys, except it is:
		5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	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:	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	4.5 m (14.8 ft)
iv.	Exterior side parcel boundary	6.0 m (19.7 ft)
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.10.5(a), 10.10.5(b), 10.10.5(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 minimum usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.10.5(g)iii. Shall not apply.

10.11 WESTBANK CENTRE MULTIPLE RESIDENTIAL ZONE (R5H)

.1 Purpose

To recognize the historic use of the Westbank Centre Multiple Residential Zone. .

.2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Care facility, major in townhouse or apartment form only
- (c) Child care, major (centre/facility) in townhouse or apartment form only
- (d) Congregate housing
- (e) Group home in townhouse form only
- (f) Townhouse

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Site Specific Uses, Buildings and Structures – Reserved

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1600 m ² (17,222.3 ft ²)
(b)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
	i. With surface parking	1.4 FAR
	ii. With 100% non-surface parking	1.8 FAR
(d)	Maximum parcel coverage	60%
(e)	Maximum building height:	15.0 m (49.2 ft) to a maximum of 4 storeys, except it is:
		5.0 m (16.4 ft) for accessory buildings and structures, and
		On Lot 1, DL 486, ODYD, Plan EPP87332 the maximum height is 22.0 m (72.2 ft) to a maximum of 6 storeys.
SITING REGULATIONS		
(f)	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:	
	i. Front parcel boundary or private access easement, whichever is closer	
	a) Townhouse	3.0 m (9.8 ft), except it is: 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
	b) Any built form other than a townhouse	4.5 m (14.8 ft)
	ii. Rear parcel boundary	7.5 m (24.6 ft)
	iii. Interior side parcel boundary	6.0 m (19.7 ft)

iv.	Exterior side parcel boundary	
a)	Townhouse	3.0 m (9.8 ft), except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
b)	Any built form other than a townhouse	4.5 m (14.8 ft)
i.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Where side-by-side townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.11.5(a) and 10.11.5(b) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area and not less than one half the minimum **frontage** specified in those Sections, and Section 10.11.5(f)iii. Shall not apply.
- (b) Despite Section 10.11.5(c), in circumstances where a combination of surface and non-surface parking is proposed, the maximum density of 1.4 FAR may be increased by 0.4 multiplied by the ratio of non-surface parking spaces to the total required parking spaces, but in no case shall the FAR exceed 1.8.
- (c) Density bonusing:
- i. Despite Section 10.11.5(c), the maximum density may be increased to 2.2 FAR if the owner of the land pays to the City of West Kelowna, prior to the issuance of a Building Permit, the amount equal to \$26.90 per square metre of additional GFA (\$2.50 per square foot of additional GFA), to be deposited in a Restricted Reserve Fund for Westbank Centre Amenities.
 - ii. **Buildings** that are being constructed at an FAR in excess of 1.8 in accordance with Section 10.11.6(c) shall have a maximum **height** of 6 storeys, or 22.5 m (73.8 ft), whichever is less, if all of the parking spaces are provided in the form of non-surface parking. For certainty, **buildings** that are being constructed in the Westbank Centre Plan Area in excess of 2.5 FAR are eligible for the optional parking provisions specified in Section 4.12, if all of the required parking spaces provided on the parcel on which the **building** is being constructed, are provided in the form of non-surface parking.
 - iii. Despite Section 10.11.6(c)ii., visitor parking spaces and accessible parking spaces are not required to be provided in the form of non-surface parking.
- (d) **Congregate housing** shall also include the following at a minimum:
- i. 100 m² (1,076.4 ft²) of seating area for common dining facilities; and
 - ii. 160 m² (1,722.2 ft²) of **floor area** for common community and assembly hall facilities.