

URBAN 3 - INFILL | Zoning Summary

URBAN 3 INFILL HOUSING OPTIONS



The following is a summary of zoning regulations for the infill housing options on lands designated Urban 3-Infill in the Official Community Plan. The table below addresses some frequently asked questions about the RS3-i, RS3-ig, RS4-i and RS7 infill zones. For complete zoning regulations, please refer to Abbotsford Zoning Bylaw No. 2400-2014 or contact staff.

| Zone | Min. lot size | Min. lot width | Min. lot depth | Max. density | Max. lot coverage | Max. height | Max. garage width |
|-----------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------|----------------|-------------------------------------------------------|------------------------------|--------------------------------|----------------------|
| RS3-i <i>Rebuild using existing zoning</i> | 540m ² - interior 610m ² - corner | 15m - interior 18m - corner | 25m | 0.5 FSR | 40% | 8.5m (2 storeys + basement) | N/A |
| RS3-ig <i>Add a garden suite</i> | 540m ² - interior 610m ² - corner | 15m - interior 18m - corner | 25m | 0.5 FSR (excl. 55m ² for garden suite.) | 40% (incl. garden suite.) | 8.5m (2 storeys + basement) | N/A |
| RS4-i <i>Build a duplex</i> | 540m ² (270m ² per dwelling unit.) | 18m (9m per dwelling unit) | 25m | 0.5 FSR | 40% | 8.5m (2 storeys + basement) | 4m per dwelling unit |
| RS7 <i>Subdivide to narrow lots; no suites</i> | 300m ² - interior 375m ² - corner | 10m - interior no - corner | 22.5m | 0.5 FSR | 45% | 8.5m (2 storeys + basement) | 4m |
| RS7 <i>Subdivide to conventional lots; no suites</i> | 300m ² - interior 375m ² - corner | 12m - interior 15m - corner | 22.5m | 0.5 FSR | 40% | 8.5m (2 storeys + basement) | 6m |
| RS7 <i>Subdivide to conventional lots; incl. secondary suites</i> | 400m ² | 12m - interior 15m - corner | 22.5m | 0.5 FSR | 40% | 8.5m (2 storeys + basement) | 6m |
| RS7 <i>Subdivide to conventional lots; incl. garden suites</i> | 540m ² | 12m - interior 15m - corner | 22.5m | 0.5 FSR (excl. 55m ² for garden suite.) | 40% (incl. garden suite.) | 8.5m (2 storeys + basement) | 6m |

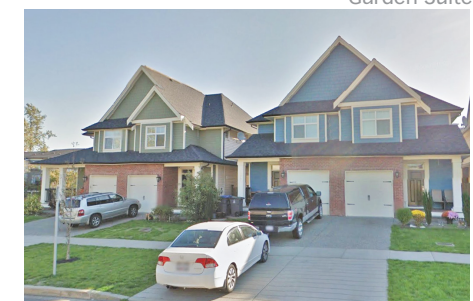
This handout provides information about housing options within the 'Infill Area' of Abbotsford. The intent of the handout is to help property owners identify which options may be possible on their site, based on City policies and regulations. Voluntary design guidelines are also available to provide design ideas and inspiration for projects within the Infill Area.

If you are interested in pursuing one of the options in this handout, we recommend that you contact staff regarding the applicable requirements before submitting a development application. Phone 604-864-5510, e-mail planning-info@abbotsford.ca, visit City Hall (2nd floor front counter) or request a Development Inquiry Meeting (www.abbotsford.ca/DIM).

| Infill Housing Options | Rezoning required? | Applicable zone | Subdivision required? |
|-----------------------------------|--------------------|--------------------------------|------------------------------------------|
| 1. Rebuild using existing zoning | No | RS3-i or other existing zoning | No |
| 2. Add a garden suite | Yes | RS3-ig | No |
| 3. Build a duplex | Yes | RS4-i | Yes if fee simple No if strata-titled |
| 4. Subdivide to narrow lots | Yes | RS7 | Yes |
| 5. Subdivide to conventional lots | Yes | RS7 | Yes |



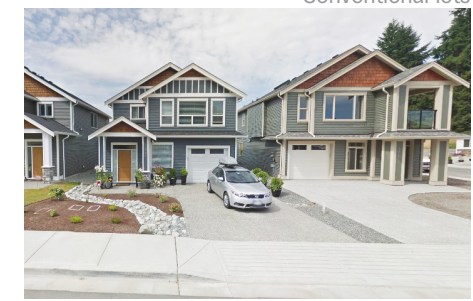
Garden Suite



Duplex



Conventional lots

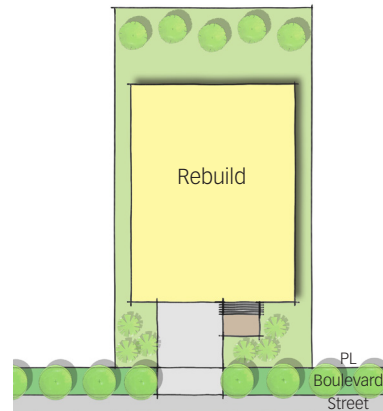


Narrow lots

The information provided in this handout is for convenience only and is not intended to address all of the infill policies, regulations or circumstances. Official bylaws, policies and regulations prevail over the information provided in this document.



RS3-i zone or other

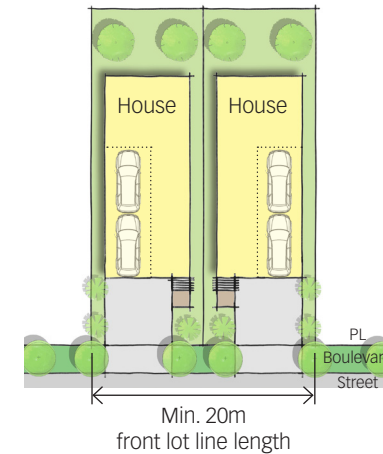


Rebuild using existing zoning

The option to rebuild using existing zoning applies to all lots in the Infill Area. This option does not require a rezoning or subdivision application, however a building permit is required.

The type and size of dwelling(s) that can be constructed depends on your existing zoning. Most lots in the Infill Area will be zoned RS3-i as of December 20, 2019. RS3-i allows a detached house and may allow a secondary suite, subject to conditions. For information about your existing zoning, please contact staff.

RS7 zone

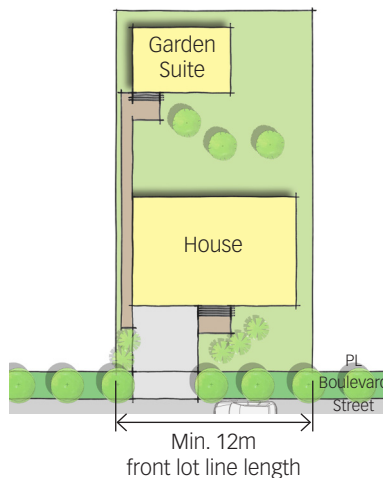


Subdivide to narrow lots

If your lot is 600m² or more and the front lot line length is 20m or more, you may be able to subdivide your lot into narrow lots. The subdivided lots must each be at least 300m², with a minimum front lot line length of 10m and a minimum depth of 22.5m. Rezoning to RS7 and subdivision approval are required.

Maximum density for narrow lots is 0.5 FSR and maximum height is 8.5m (two storeys plus a basement). Attached garages are limited to 4m maximum interior width per house. Secondary suites are not permitted. For more detail, refer to the RS7 zone or contact staff.

RS3-ig zone

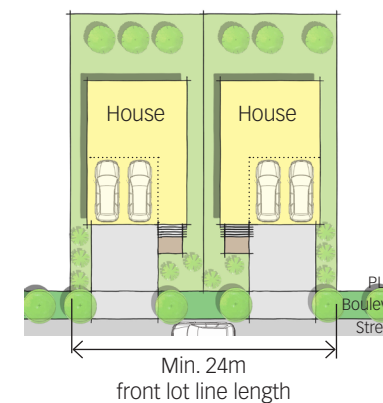


Add a garden suite

If your lot is at least 540m², the front lot line length is 12m or more, and the lot is on a Collector or Local Road, you may be able to rezone to RS3-ig to add a garden suite.

A garden suite can be up to 55m² in size and 4.5m (one storey) in height. The minimum separation distance between the garden suite and house is 6m. The garden suite must also be set back at least 1.5m from interior and rear property lines, and 4.5m from exterior property lines. For more detail, refer to the RS3-ig zone or contact staff.

RS7 zone

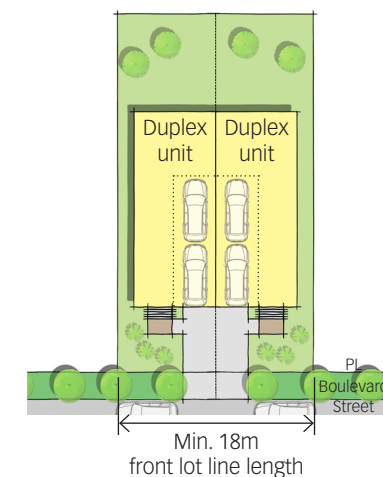


Subdivide to conventional lots

If your lot is at least 600m² and the front lot line length is 24m or more, you may be able to subdivide your lot into conventional lots. The subdivided lots must each be at least 300m², with a minimum front lot line length of 12m and a minimum depth of 22.5m. Rezoning to RS7 and subdivision approval are required.

Maximum density for conventional lots is 0.5 FSR and maximum height is 8.5m (two storeys plus a basement). One secondary suite up to 90m² in size is permitted if the lot is 400m² or larger, subject to conditions. If the lot is 540m² or larger, a garden suite may be permitted (see below). For more detail, refer to the RS7 zone or contact staff.

RS4-i zone

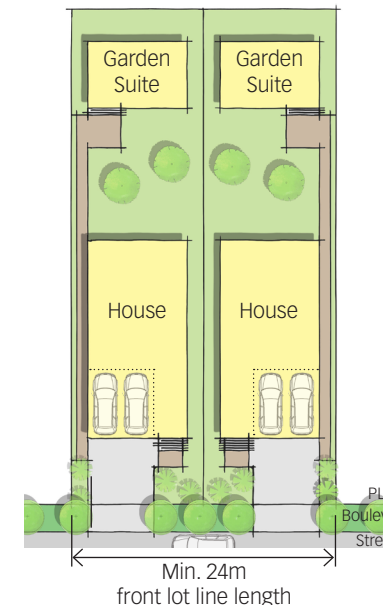


Build a duplex

If your lot is at least 540m² and the front lot line length is 18m or more, you may be able to build a duplex. Rezoning to RS4-i is required, and subdivision approval may be required depending on the tenure of duplex (i.e., fee simple, strata, etc.).

Maximum density for duplex lots is 0.5 FSR and maximum height is 8.5m (two storeys plus a basement). Attached garages are limited to 4m maximum interior width per unit, and driveways are limited to 3m maximum width per unit and must be joined unless on a corner lot. Secondary suites are not permitted. For more detail, refer to the RS4-i zone or contact staff.

RS7 zone



Subdivide to conventional lots + add garden suites

If your lot is 1,080m² or more, the front lot line length is 24m or more, and the lot is on a Collector or Local Road, you may be able to subdivide into conventional lots with garden suites. The subdivided lots must each be at least 540m², with a minimum front lot line length of 12m. Rezoning to RS7 and subdivision approval are required.

A garden suite can be up to 55m² in size and up 4.5m (one storey) in height. The minimum separation distance between the garden suite and house is 6m. The garden suite must also be set back at least 1.5m from interior and rear property lines, and 4.5m from exterior property lines. For more detail, refer to the RS7 zone or contact staff.