611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL

611.1 PURPOSE

1. This *Zone* provides for *Agricultural* and rural *Single Detached Residential Use*s on *Lots* with a minimum *Lot Area* of 0.8 hectares located outside of the urban area boundary that may not be connected to the *Community Water System* or the *Community Sanitary Sewer System*.

611.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;
   b. *Agricultural*, subject to the Other Requirements Section of this *Zone*;
   c. *Assisted Living Residence*; (Bylaw 7723-2321)
   d. *Cannabis, Commercial Production*, subject to the Other Requirements Section of this *Zone*;
   e. *Urban Infill Residential*, subject to *Section 402.29 (Urban Infill Residential)* of this Bylaw. (Bylaw 7998-2024)

611.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Agricultural Employee Residential*;
   b. *Bed and Breakfast*;
   c. *Boarding*;
   d. *Campground*;
   e. *Detached Garden Suite Residential*;
   f. *Hobby Beekeeping*;
   g. *Home Occupation*;
   h. *Neighbourhood Daycare*;
   i. *Produce Sales*;
   j. *Rental Stable*;
   k. *Secondary Suite Residential*;
   l. *Temporary Residential*;
   m. *Urban Infill Residential*, subject to *Section 402.29 (Urban Infill Residential)* of this Bylaw. (Bylaw 7998-2024)
2. Refer to *Section 401* and *Section 402* of this Bylaw for additional information.

611.4 LOT AREA and DIMENSIONS

1. Where a *Community Water System* is available the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.8 hectares
b.	in *Lot Width*	60.0 metres
c.	in *Lot Depth*	75.0 metres.

2. Where a *Community Water System* is not available the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2.0 hectares
b.	in *Lot Width*	60.0 metres
c.	in *Lot Depth*	75.0 metres.

3. Refer to *Section 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

4. Specific to Lot 38 Section 11 Township 12 New Westminster District Plan EPP136035, the Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1,885.0 square metres
b.	in *Lot Width*	29.0 metres
c.	in *Lot Depth*	31.0 metres. (Bylaw 7996-2024)

611.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

611.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40%.

2. All *Building*s and *Structure*s for *Agricultural Use shall* not exceed a *Lot Coverage* of 10%, except for Greenhouse *Structure*s that *shall* not exceed a *Lot Coverage* of 20%.

3. Refer to *Section 401.4* (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

611.7 SETBACKS

1. The minimum *Setback*s for *Building*s and *Structure*s for *Single Detached Residential shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres, and the sum of the interior *Side Setback*s *shall* be not less than 3.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback shall* be not less than 5.0 metres from the right-of way for all *Lots* created after October 31, 1986.

2. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Use shall* be not less than:

a.	from a *Front Lot Line*	30.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	15.0 metres
d.	from an *Exterior Side Lot Line*	30.0 metres

e.	from all wells	30.0 metres
f.	from the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	15.0 metres

3. The minimum *Setback*s for *Building*s and *Structure*s that involve mushroom growing, or the keeping of swine or poultry *shall* be not less than:

a.	from a *Front Lot Line*	60.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	30.0 metres
d.	from an *Exterior Side Lot Line*	60.0 metres
e.	from all wells	30.0 metres
f.	from the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	30.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s for Greenhouse *Use shall* be not less than:

a.	from a *Front Lot Line*	15.0 metres
b.	from a *Rear Lot Line*	15.0 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	7.5 metres
e.	from all wells	30.0 metres
f.	from the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	15.0 metres

5. Minimum *Setback*s for *Building*s and *Structure*s for *Cannabis, Commercial Production shall* be not less than:

a.	from a *Front Lot Line*	60.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	30.0 metres
d.	from an *Exterior Side Lot Line*	60.0 metres
e.	from all wells	30.0 metres
f.	from the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	30.0 metres

6. Minimum *Setback*s for *Accessory Buildings and Accessory Structures shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	1.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	3.0 metres.
e.	from the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	1.5 metres

7. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of *Section 403.8* (Visual Clearance at Intersections) of this Bylaw.

611.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory Structures* *shall* not exceed 6.0 metres.
3. *Building Height* for *Agricultural Use* and *Cannabis, Commercial Production Use* *shall* not exceed 15.0 metres.
4. Refer to *Section 403.4* (Building Height) of this Bylaw.

611.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with *Section 405* (Landscaping, Screening and Fencing Requirements) of this Bylaw.

611.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to *Section 402* of this Bylaw for additional information.

611.11 OTHER REQUIREMENTS

1. An *Agricultural Use*, including the storage of fuel in tanks:
   a. *shall* not be permitted on a *Lot* of less than 0.4 hectares. (Bylaw 7749-2021)
2. For *Lots* that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the *Farm Home Plate* requirements *shall* apply in accordance with Section 402 of this Bylaw.
3. *Cannabis, Commercial Production* *Use* *shall* not be permitted unless the *Lot* is within the Agricultural Land Reserve
4. *Cannabis, Commercial Production* requirements *shall* apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.