



Community Planning  
 1435 Water Street  
 Kelowna, BC V1Y 1J4  
 250-469-8626  
 kelowna.ca

# Zoning Analysis Table

FILE NUMBER: \_\_\_\_\_ - \_\_\_\_\_

The Zoning Analysis Table applies to all Rezoning and Development Permit applications for:

- ▶ Heritage Alteration Permit
- ▶ Development Variance Permit
- ▶ Infill Neighbourhood Development Permit (RU7)
- ▶ Hillside Residential Development Permit
- ▶ Multi-unit Residential Permit (3+ units)
- ▶ Commercial Permit
- ▶ Industrial Permit
- ▶ Institutional Permit

This analysis table provides the applicant an opportunity to demonstrate how the proposal meets the regulations of the Zoning Bylaw 8000. Please refer to the Zoning Bylaw 8000 online at [kelowna.ca/bylaws](http://kelowna.ca/bylaws).

**ALL MEASUREMENTS TO BE PROVIDED IN METRIC.**

Site Details:	Zone Requirement	Proposal
Site Area (m <sup>2</sup> )		
Site Width (m)		
Site Depth (m)		
Site Coverage of Building(s) (%)		
Site Coverage of buildings, driveways, and parking (%)		

Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units		
Floor Area (gross/net)		
Floor Area Ratio (FAR)		
Building Height (stories/meters)		
<b>Building(s) Setbacks (m):</b>		
Front		
Side (_____)		
Side (_____)		
Rear		
Number of Parking Stalls/Loading Spaces		
<b>Setbacks to Parking (m):</b>		
Front		
Side (_____)		
Side (_____)		
Rear		
Drive Aisle Width (m)		
Number of Bicycle Parking Spaces		
Private Open Space Area		

CRITERIA FOR A CARRIAGE HOUSE OR ACCESSORY DEVELOPMENT

<b>Development Regulations:</b>		<b>Zone Requirement</b>	<b>Proposal</b>
Maximum Total Site Coverage (buildings)			
Maximum Total Site Coverage (buildings, driveways & parking)			
Maximum Height			
Minimum Front Yard			
Minimum Side Yard (_____)			
Minimum Side Yard (_____)			
Minimum Rear Yard			
<b>Carriage House Regulations:</b>		<b>Requirement</b>	<b>Proposal</b>
<b>All Carriage Houses</b>	Maximum Height (to mid-point)	Lesser of 4.8 m or mid-point of principal dwelling	
	Maximum Height (to peak)	Peak of principal dwelling	
	Minimum Front Yard	9.0 m (RU1c, RU2c, RU6) 12.0 m (RR1c, RR2c, RR3c)	
	Minimum Side Yard (_____)	1.5 m	
	Minimum Side Yard (_____)	4.5 m (flanking street)	
	Minimum Rear Yard	0.9 m (with lane) 1.5 m (without lane) 3.0 m (RR1c, RR2c without lane)	
	Minimum Distance to Principal Dwelling	3.0 m	
	Maximum Net Floor Area to Principal Dwelling	75%	
<b>Higher than Single Storey</b>	Maximum Net Floor Area	90 m <sup>2</sup>	
	Maximum Combined Building Footprint (carriage house & all accessory buildings / structures)	90 m <sup>2</sup> (RU1c, RU2c, RU6)	
	Maximum Combined Site Coverage (carriage house & all accessory buildings / structures)	14%	
	Maximum Upper Storey Floor Area to Building Footprint	75%	
<b>Single Storey</b>	Maximum Net Floor Area	100 m <sup>2</sup>	
	Maximum Combined Building Footprint (carriage house & all accessory buildings / structures)	130 m <sup>2</sup> (RU1c, RU2c, RU6) 150 m <sup>2</sup> (RR1c, RR2c, RR3c)	
	Maximum Building Footprint of Accessory Buildings / Structures	50 m <sup>2</sup>	
	Maximum Combined Site Coverage (carriage house & all accessory buildings / structures)	Lesser of 20% or 130 m <sup>2</sup> (RU1c, RU2c, RU6) Lesser of 20% or 150 m <sup>2</sup> (RR1c, RR2c, RR3c)	
<b>Other Regulations:</b>		<b>Requirement</b>	<b>Proposal</b>
Minimum Parking Requirements		3 stalls	
Minimum Private Open Space		30 m <sup>2</sup> per dwelling	

**NOTE:** Additional analysis requirements may be required for individual zones within the Zoning Bylaw 8000.

Additional Information:

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