

RS & RT ZONE ACCESSORY STRUCTURES

! **DISCLAIMER**

The intent of this document is to provide clarity on the siting and height requirements for Accessory Structures (such as fences) within one-unit and two-unit residential zones (including the RS-1, RS-2, RT-1 and RT-2 zones).

The City of North Vancouver disclaims all responsibility for the accuracy or completeness of this document and the information contained therein. This document is provided for your convenience only, and you are advised to refer to the official document for applicable regulations and the information you require.

Sections found in the **City of North Vancouver Zoning Bylaw, 1995, No. 6700** are underlined. For more information, please visit www.cnv.org/zoning

412 SIZE, SHAPE AND SITING OF ACCESSORY STRUCTURES

Excerpt from the City of North Vancouver Zoning Bylaw, 1995, No. 6700:

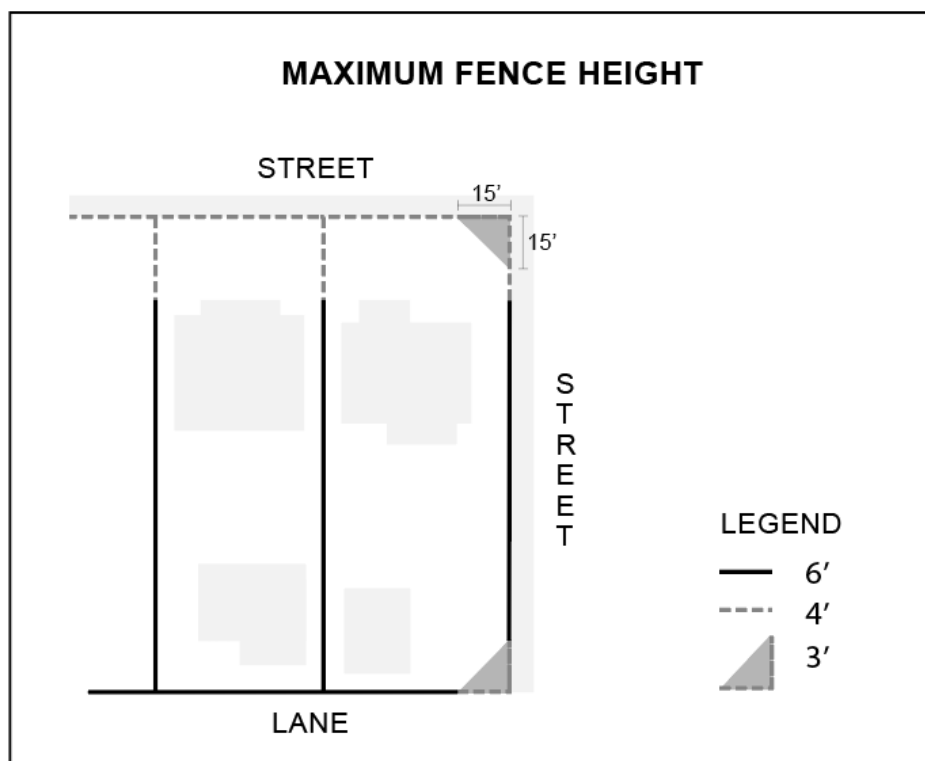
Except as otherwise provided in this Bylaw, Accessory Structures including Fences but excluding trees and plant material:

- (1) Height
shall not exceed a Height of 3.658 metres (12 feet);
- (2) Siting
 - (a) when not exceeding 1.22 metres (4 feet) in Height may be sited on any portion of the Lot;
 - (b) when not exceeding 1.524 metres (5 feet) in Height may be sited on any portion of a Lot with a Child Care Use;
 - (c) when not exceeding 1.829 metres (6 feet) in Height may be sited to the rear of the front face of a Principal Building on the Lot;
 - (d) when exceeding 1.829 metres (6 feet) in Height shall be sited in accordance with the required distances from Lot lines for Principal Buildings in the zone in which it is located;
 - (e) in the case of any Structure over 0.914 metres (3.0 feet) in Height,

- (i) shall not be sited within 4.57 metres (15 feet) of the intersection of the Lot lines along two Streets, or along a Street and a Lane, or along two Lanes;
 - (ii) shall provide vision clearance from driveways in accordance with Section 906(4)(h);
- (f) notwithstanding the regulations under Subsections 412 (2) (b) and (c), a Trellis or a gazebo with no waterproof roof, up to 2.438 metres (8 feet) in Height, may be sited anywhere on the Lot.

PERMITTED HEIGHT & SITING OF FENCES

The following diagram illustrates fence height on several common properties within the City. Note that corner lots (lots with an Exterior Lot Line) have additional considerations.



The 15' triangle is applicable to all corner lots and is measured along the property line, from the property corner. Structures, buildings, and landscaping within this triangle are restricted to 3' in height to ensure visibility.

All fences must be located entirely on the owner's property. To confirm the location of any property line, a survey can be requested from the BC Land Title & Survey Authority (www.ltsa.ca).

DEFINITIONS

Excerpt from the City of North Vancouver Zoning Bylaw, 1995, No. 6700:

"Building, Accessory" means a secondary Building Used for an Accessory Use;

"Building Grades" means the elevations of the points of intersection of the Front and Rear Lot Lines with the side Lot lines, as determined by a British Columbia Land Surveyor or the City Engineer.

"Building, Principal" means a main Building, the major floor level or the majority of the floor space of which is Used For a permitted Principal Use;

"Corner Lot" means a Lot which fronts on two or more Streets which intersect at an interior angle of 135 degrees or less.

"Height" with reference to an Accessory Structure or a Landscape Screen means the vertical distance between the top of such Structure and the highest finished ground elevation within 0.014 metres (3 feet) of such Structure;

"Landscape Screen" means an Accessory Structure which is either a solid, continuous Fence, decorative masonry wall, berm, compact evergreen hedge or combination thereof, supplemented with trees or other planting material which would effectively screen the area which it encloses, and is broken only by access points;

"Lot" means 'parcel' as defined under the Land Title Act; excludes strata Lot;

"Lot Line, Exterior Side" means a Lot line or lines not being the Front or Rear Lot Line, common to the Lot and a Street;

"Lot Line, Front" means the Lot line common to the Lot and a Street; where there is more than one abutting Street, or more than one common Lot line with the Street, the Front Lot Line shall be the Lot Line most commonly used as the Front Lot Line by neighbouring properties or as determined by the City Engineer, the Front Lot Line shall be the shortest lot line common to a Street and sharing one point with the Lot line of an adjoining Lot which is also common to that Street;

"Lot Line, Interior Side" means the Lot line or lines, not being the Front or Rear Lot Line, common to more than one Lot or to the Lot and a Lane;

"Lot Line, Rear" means the Lot line opposite to and most distance from the Front Lot Line, or, where the rear portion of the Lot is Bounded By intersecting side Lot lines, shall be deemed to be the point of such intersection;

"Structure" means any construction fixed to, supported by, or sunk into land or water;

"Structure, Accessory" means a Structure Used for an Accessory Use, including Fences, radio and television antennae and satellite dishes;

"Trellis" means a vertical structure typically used to support vegetation, not to be located atop an Accessory Structure.

"Underground Structure" means a Structure or portion of a Structure which protrudes not more than 0.914 metres (3 feet) above the Building Grades or the elevation of an adjoining property, at the common property line;