

8.6 General Residential - Rules

General Residential Rules shall apply to all Residential Zones.

Rule 8.6.1 Yards

Note to Plan Users

The following rules are to be treated as exemptions to the zone standards. Where an activity does not comply with an exemption, the zone standards set out for each Residential zone in section 8.7 to 8.12 shall apply.

[Amended by Plan Change 11, 11/10/10]

- (i) No portion of a yard provided to meet requirements in respect of one site, shall be taken into account in calculating a yard in respect of any other site.
- (ii) An accessory building, in association with residential activity, may be erected on any side or rear yard provided it complies with the height plane envelope for that site and does not exceed a maximum length of 6 m.
- (iii) Eaves, gutters or downpipes of any building may project over a required yard provided they project by no more than 25% of the width of the required yard, but in no case greater than 600 mm.
- (iv) A fence, no higher than 2 m measured from the ground level, may be erected on any yard, except in the Abbotsford Residential 6 Zone where the maximum height of a fence on a roadside boundary shall be a maximum height of 1.2m measured from the ground level. *[Amended by Plan Change 4, 3/3/08]*
[Amended by Plan Change 11, 11/10/10]
- (v) A retaining wall supporting fill may be erected on a yard, provided that, if the wall is over 600mm in height, the minimum distance between the base of the retaining wall and the boundary is at least equal to the maximum height of the retaining wall (see Rule 17.7.3(i)(b), figure 17.3). *[Amended by Plan Change 11, 11/10/10]*
- (vi)
 - (i) A retaining wall supporting a cut may be erected on a yard, provided that the retaining wall has been granted building consent.
 - (ii) Where building consent has not been granted for a retaining wall supporting a cut, the retaining wall may be erected on a yard provided that, if the retaining wall is over 600mm in height, the minimum distance between the top of the retaining wall and the boundary is at least equal to the maximum height of the retaining wall (see Rule 17.7.3(i)(c), Figure 17.4).

[Amended by Plan Change 11, 11/10/10]

Rule 8.6.2 Amenity Open Space

- (i) No portion of the amenity open space provided in respect of this District Plan shall be used for car parking, vehicle manoeuvring, driveways, accessory buildings or access to other units or sites.

(ii) Areas of Amenity Open Space

In the case where a residential unit is not situated on the ground floor:

- (a) Balconies may be used to offset the required amenity open space areas for residential units and commercial residential activities above ground floor level at a rate of 1 m² of balcony area for 1 m² of amenity open space.
- (b) Where balconies are provided to meet this requirement, they must:
 - (i) Be provided on the same level as the residential unit to which they relate and be directly accessible from a living area.
 - (ii) Be capable of containing a 2.0 m diameter circle.

[Amended by Variation 12, 7/5/03]

