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Limitations for Number/Size of Projections in Single Detached Housing

No.: **BUILDING-53**
Date: **2022-09-03**

This bulletin is to inform Builders, Owners and Designers of the requirements for permitted number and size of bay window projections and inclusion of hutch projections into FAR for single detached housing.

Background

The purpose of this bulletin is to provide clarification as to the amount of bay window/hutch projections permissible, as they have been observed to increase the floor area of single detached housing beyond the intention of the provisions of [Zoning Bylaw 8500](#).

Application Requirements

“Hutch” means a walled structure, not including a bay window, usually made up of a large center unit and two flanking units to the wall, that protrudes from the wall to which it is attached and may be structurally supported other than by a foundation wall ([Zoning Regulation Bylaw 8500, Section 3.4](#)).

“Bay Window” means a glazed composite of windows, usually made up of a large centre unit and two flanking units to the wall, that protrudes from the wall to which it is attached and may be structurally supported other than by a foundation wall ([Zoning Regulation Bylaw 8500, Section 3.4](#)).

Implementation

Effective immediately, the requirements apply to new building permit applications submitted for single detached housing:

- All hutch projections whether supported or not to be included in FAR calculations.
- Only one bay window projection is permitted per side elevation of the dwelling unit.
- Bay windows to be used in bedrooms, living and dining rooms for seating purposes only.
- In the interior side yard, the overall width of the bay window projection will be no more than 50% of the width of room in which the projection exists, capped at an absolute width of 3.65 m (12 ft.).
- No restrictions on number and width of bay window projections on the front, rear and exterior side yards. In case of a corner lot where the exterior side yard is 6.0 m and the minimum rear yard is reduced to 1.2 m, restrictions apply ([Zoning Regulation Bylaw 8500, Section 8.1.6.7.b](#)).
- All bay windows to have minimum 0.45 m (18”) clearance off the interior floor.
- Bay window must be full sized vision glass other than components that structurally support windows.

References

- [Richmond Zoning Regulation Bylaw 8500](#).

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at 604-276-4118.

See over →

Figure 1: Window projections permitted on elevations

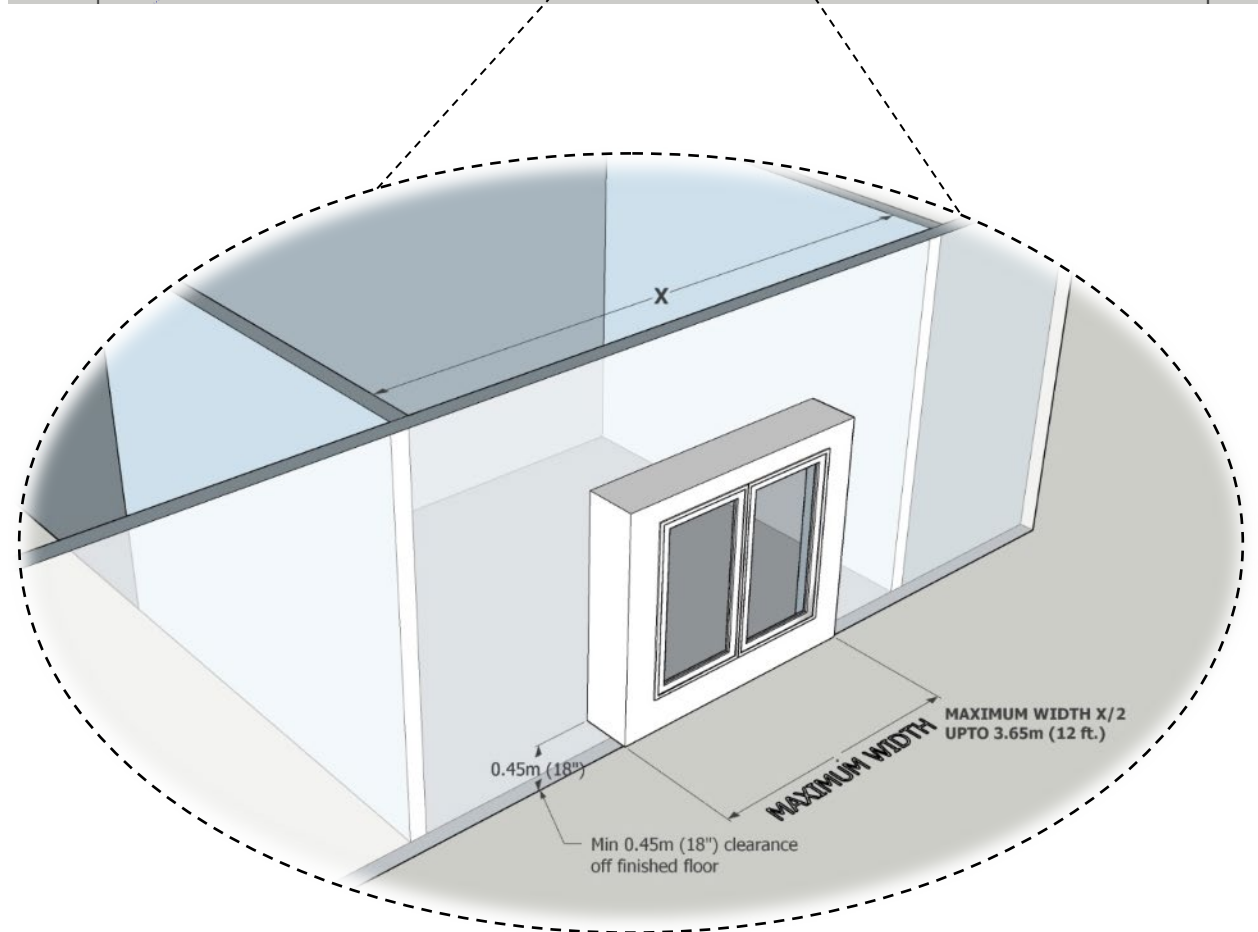
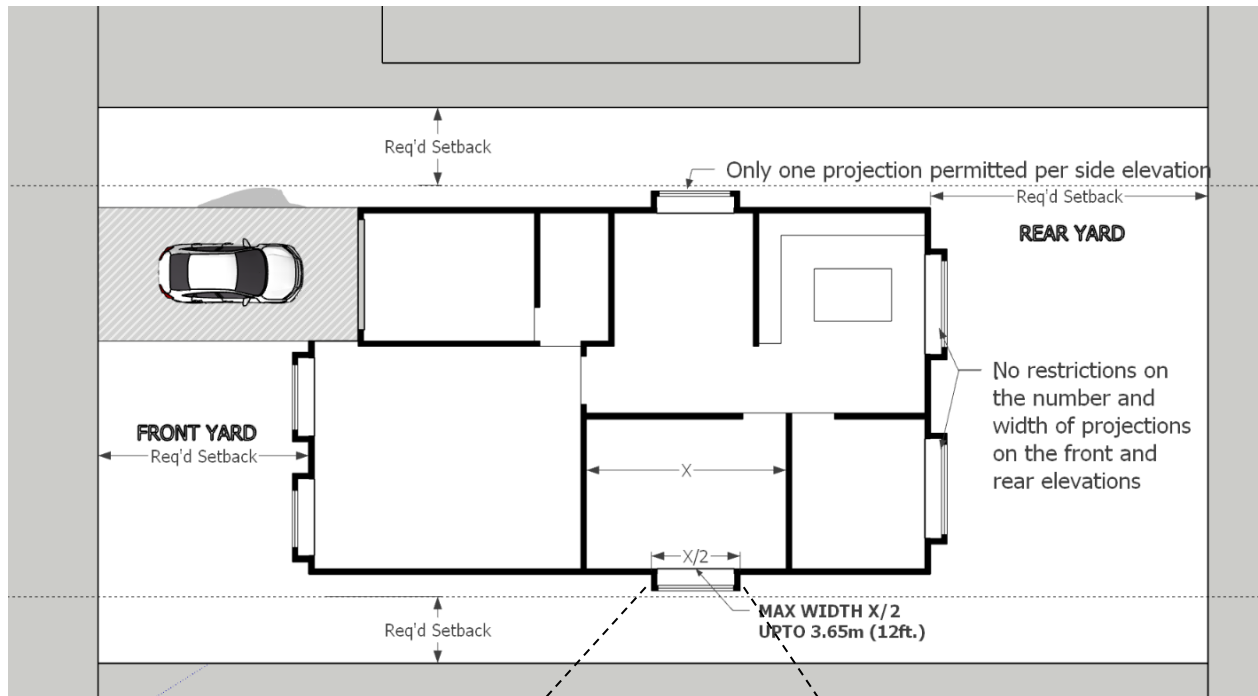


Figure 2: Regulation for width of window projection into the interior side yard.