

## 20.28 Residential / Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie) [Bylaw 9163, Mar 9/15]

### 20.28.1 Purpose

The **zone** provides for low **density town housing** and **live/work uses**.

### 20.28.2 Permitted Uses

- **housing, town**
- **live/work dwelling**

### 20.28.3 Secondary Uses

- **boarding and lodging**
- **child care**
- **community care facility, minor**
- **home business**

### 20.28.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.90.

### 20.28.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

### 20.28.6 Yards & Setbacks

1. The minimum **front yard, exterior side yard, interior side yard** and **rear yard** is 3.0 m.

### 20.28.7 Permitted Heights

1. The maximum **height** for **buildings** is the lesser of 12.0 m or 3 **storeys**.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

### 20.28.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 0.60 ha.

### 20.28.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided and maintained in accordance with Section 6.0 of this bylaw.

### 20.28.10 On-Site Parking and Loading

1. On-site **vehicle** parking and loading shall be provided according to the standards set out in Section 7.0, except that:
  - a) the minimum number of **parking spaces** per **dwelling unit** shall be 1.5; and

- b) the maximum number of **dwelling units** that may utilize a **tandem arrangement** is 55% of the total number of **dwelling units**.

#### **20.28.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.