

15. Site Specific Residential (Single Detached) Zones

15.1 Single Detached Heritage (ZS1) – London Landing (Steveston)

15.1.1 Purpose

The **zone** provides for **single detached housing** that is a heritage home.

15.1.2 Permitted Uses

- **housing, single detached**

15.1.3 Secondary Uses

- **bed and breakfast** [Bylaw 8672, Jan 24/11]
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

15.1.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 1.0.

15.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **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.

15.1.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** is 1.2 m.
3. The minimum **rear yard** is 5.0 m.

15.1.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 15.0 m, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m. [Bylaw 9488, Mar 21/16]
2. The maximum **height** for **accessory structures** is 9.0 m. [Bylaw 9488, Mar 21/16]

15.1.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	620.0 m ²

15.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.1.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.1.11 Other Regulations

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