

## 15.13 Single Detached Firehall (ZS13) – Burkeville

### 15.13.1 Purpose

The **zone** provides for **single detached housing** and a **fire hall**.

### 15.13.2 Permitted Uses

- **housing, single detached**
- **fire hall**

### 15.13.3 Secondary Uses

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

### 15.13.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) for **single detached housing** only is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.

### 15.13.5 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. 30% of the **lot area** is restricted to **landscaping** with live plant material.

### 15.13.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** for **single detached housing** is:
  - a) 2.0 m for **lots** 20.0 m or more in width;
  - b) 1.8 m for **lots** 18.0 m or more but less than 20.0 m in width; or
  - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **interior side yard** for **fire hall** is 1.0 m.
4. The minimum **exterior side yard** is 3.0 m for **single detached housing** and 6.0 m for **fire hall**.
5. The minimum **rear yard** for **single detached housing** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
6. There is no **rear yard setback** requirement for an **accessory building** to a **fire hall**.

### 15.13.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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 a **fire hall** is 12.0 m.

[Bylaw 9488, Mar 21/16]

3. The maximum **height** for **accessory structures** is 9.0 m.

### 15.13.8 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
7.5 m	18.0 m	24.0 m	550.0 m <sup>2</sup>

### 15.13.9 Landscaping & Screening

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

### 15.13.10 On-Site Parking and Loading

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

### 15.13.11 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.