

## 15.15 Single Detached (ZS15) – South McLennan (City Centre)

### 15.15.1 Purpose

The **zone** provides for **single detached housing** in Section 15-4-6.

### 15.15.2 Permitted Uses

- **housing, single detached**

### 15.15.3 Secondary Uses

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

### 15.15.4 Permitted Density

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

### 15.15.5 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. 25% of the **lot area** is restricted to **landscaping** with live plant material.

### 15.15.6 Yards & Setbacks

1. The minimum **front yard** for parking pads, **garages** and **carports** is:
  - a) 6.0 m and the maximum **garage** width shall be 5.5 m for **lots** greater than or equal to 13.4 m;
  - b) 6.0 m and the maximum **garage** width shall be 4.2 m for **lots** less than 13.4 m;
  - c) 15.0 m for any **lot** and a **garage** width other than as permitted in 15.15.6.1.a) and b) above;
  - d) except that in the case of a **corner lot**, the minimum shall be 6.0 m.
2. The minimum **front yard** for **buildings** and **structures** is 6.0 m.
3. Fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
4. The minimum **interior side yard** is 1.2 m, except that where a **side lot line abuts** Bridge Street or Ash Street, the minimum **side yard** to that **lot line** shall be 6.0 m.
5. The minimum **exterior side yard** is 3.0 m.

6. The minimum **rear yard** 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.
7. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** of more than 10.0 m<sup>2</sup>, may be located within the **rear yard** but no closer than:
  - a) 6.0 m to a **lot line abutting** a public **road**; or
  - b) 0.6 m to any other **lot line**.

#### 15.15.7 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 ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **side yard setback**.

[Bylaw 9488, Mar 21/16]

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

#### 15.15.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that:
  - a) the minimum **lot width** for **corner lots** is 15.0 m;
  - b) where a **lot** shares a common boundary along any **lot line** with Bridge Street or Ash Street the minimum length of that common boundary shall be 18.0 m; and
  - c) where a **lot** shares a common boundary along its **front lot line** with Ash Street or Bridge Street, the minimum **lot area** shall be 550.0 m<sup>2</sup>.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
12.0 m	12.0 m	24.0 m	360.0 m <sup>2</sup>

#### 15.15.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. A **fence height** shall not exceed 1.2 m when located within 6.0 m of a **road**. In the case of such a **fence**, its **height** shall be calculated from the higher of:
  - a) the point at which the **fence** intersects the ground; or
  - b) the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent** roadway.
3. The maximum **height** of a **fence** located elsewhere within a required **yard** is 2.0 m.

4. On a **lot** that has resulted from a single **subdivision** plan that created two or more **lots**, the **owner** shall plant and maintain three (3) trees of a minimum size of 60.0 mm caliper measured at 1.2 m above the root ball, at least one (1) of which shall be located within 6.0 m of the **front lot line**.

#### **15.15.10 On-Site Parking and Loading**

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

#### **15.15.11 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.

