

15.25 Single Detached (ZS25) – Yoshida Court (Steveston) [Bylaw 9438, Nov 24/15] [Bylaw 9490, Mar 21/16]

15.25.1 Purpose

The **zone** provides for **single detached housing** fronting Yoshida Court. This **zone** is for properties developed under Land Use Contract 130.

15.25.2 Permitted Uses

- **housing, single detached**

15.25.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**
- **bed and breakfast**

15.25.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. The maximum **floor area ratio** (FAR) is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².

15.25.5 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 surface**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.25.6 Yards & Setbacks

1. No portion of the **principal building** and **accessory buildings** of 10.0 m² or more shall be located further than 22.5 m from a constructed public **road abutting** the property.
2. The minimum **front yard** is 7.5 m.
3. The minimum north **side yard** is 0.6 m.
4. The minimum south **side yard** is 3.0 m.
5. The minimum **exterior side yard** is 3.0 m.
6. The minimum **rear yard** is 9.0 m. Portion of the **principal building** that is one **storey** in height and less than 4.0 m measured from **finished site grade** to the roof ridge for a **building** with a pitched roof, and 3.0 m for a **building** with a flat roof, may project 1.5 m into the **rear yard**.
7. A **carport** used to shelter one **vehicle** may be located in the **front yard** but no closer than 6.0 m to the **front lot line**.

15.25.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

15.25.8 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
6.0 m	9.0 m	24.0 m	270.0 m ²

15.25.9 Landscaping & Screening

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

15.25.10 On-Site Parking and Loading

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

15.25.11 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.
2. For the purpose of this **zone** only, Section 4.2.2, Section 4.3.1.b and Section 4.3.2 shall not apply.
3. Section 8.25.6.1 shall not apply to the following **lots**:

11791 Yoshida Court
P.I.D. 003-865-908
LOT 434 Section 2 Block 3 North Range 7 West New Westminster District Plan 56854

and

11784 Yoshida Court
P.I.D. 001-893-203
LOT 436 Section 2 Block 3 North Range 7 West New Westminster District Plan 56854