

15.7 Single Detached (ZS7) – Terra Nova

15.7.1 Purpose

The **zone** provides for **single detached housing** on small lots.

15.7.2 Permitted Uses

- **housing, single detached**

15.7.3 Secondary Uses

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

15.7.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. For the purposes of this **zone**, 45.0 m² which may be used for **accessory buildings** and on site parking is not included in the calculation of maximum **floor area ratio**.

15.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% 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.

15.7.6 Yards & Setbacks

1. The minimum **front yard** is 4.3 m.
2. Portions of the **principal building** which do not exceed 5.0 m in **height** and are open on one or more sides may project into the required **front yard**, but in no event closer to the **front lot line** than 3.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 3.0 m.
5. 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.
6. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** of more than 10.0 m² in area, may be located within the **rear yard** but no closer than 0.6 m to another **lot line** that does not **abut a road**.

15.7.7 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 **accessory structures** is 9.0 m. *[Bylaw 9488, Mar 21/16]*

15.7.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Maximum lot width	Minimum lot depth	Minimum lot area
6.0 m	8.0 m	12.0 m	24.0 m	270.0 m ²

15.7.9 Landscaping & Screening

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

15.7.10 On-Site Parking and Loading

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

15.7.11 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.