

17.16 Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)

17.16.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.16.2 Permitted Uses

- **child care**
- **housing, town**

17.16.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **community care facility, minor**

17.16.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60 (exclusive of all parts of the **building** which are used for on-site parking purposes with no limitations), together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.16.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **lots** of less than 2,000.0 m² is 40%, and for all other **lots** the maximum **lot coverage** is 30%.
2. For **lots** of any size in the McLennan South Sub-Area (Section 15-4-6), the maximum **lot coverage** is 40% when the maximum **building height** is 2 ½ **storeys**.

17.16.6 Yards & Setbacks

1. The minimum **yard abutting** No. 4 Road is 9.0 m.
2. The minimum **yard abutting** other public **roads** is 6.0 m.
3. The minimum **side yard** is 3.0 m.
4. The minimum **rear yard** is 3.0 m.

17.16.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m but not exceeding 3 **storeys**, except that it is 10.0 m but not exceeding 2 ½ **storeys** within 20.0 m of a public **road**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.16.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot depth**, **lot width** or **lot area** requirements.

17.16.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.16.10 On-Site Parking and Loading

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

17.16.11 Other Regulations

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