

17.3 Town Housing (ZT3) - Hamilton

17.3.1 Purpose

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

17.3.2 Permitted Uses

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

17.3.3 Secondary Uses

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

17.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, together with an additional:
 - a) 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**; and
 - b) 0.11 **floor area ratio** provided that is entirely used to accommodate storage rooms, laundry rooms and rooms for mechanical or electrical facilities at the ground level only.

17.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

17.3.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 3.0 m.
3. The minimum **exterior side yard** is 6.0 m.
4. The minimum **rear yard** is 3.0 m.

17.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.6 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.3.8 Subdivision Provisions/Minimum Lot Size

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

17.3.9 Landscaping & Screening

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

17.3.10 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.

17.3.11 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.