

17.83 Town Housing (ZT83) – North McLennan (City Centre) [Bylaw 9812, Apr 12/21]

17.83.1 Purpose

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

17.83.2 Permitted Uses

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

17.83.3 Secondary Uses

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

17.83.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.75, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.83.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 38% for **buildings**.

17.83.6 Yards & Setbacks

1. The minimum **road setback** is:
 - a) 5.7 m from No. 4 Road;
 - b) 5.1 m from Westminster Highway; and
 - c) 6.0 m on all other public **roads**.
2. The minimum **side yard** is 3.4 m.
3. The minimum **rear yard** is 5.2 m.
4. **Porches, bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance not more than 1.1 m.
5. **Porches, bay windows**, electrical closets and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** for a distance not more than 0.4 m and into the **rear yard** for a distance not more than 1.1 m.

17.83.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.83.8 Subdivision Provisions/Minimum Lot Size

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

2. The minimum **lot area** is 3,180.0 m².

17.83.9 Landscaping & Screening

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

17.83.10 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.

17.83.11 Other Regulations

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