

## 16.5 Two-Unit Dwelling (ZD5) – Steveston/Williams [Bylaw 9551, Nov 13/18]

### 16.5.1 Purpose

The **zone** provides for **two-unit housing** and other compatible **uses** on properties along minor **arterial roads** within the Steveston Area.

### 16.5.2 Permitted Uses

- **housing, two-unit**

### 16.5.3 Secondary Uses

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

### 16.5.4 Permitted Density

1. The maximum **density** is one **two-unit housing** unit per **lot**.
2. The maximum **floor area ratio** is 0.40, together with an additional 37.5 m<sup>2</sup> per **dwelling unit** for use only as **accessory buildings** and on-site parking, which cannot be used for **habitable space**.
3. Notwithstanding Section 16.5.4.2, the reference to “0.4” is increased to a higher **density** of “0.60” if the **owner**, at the earliest time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZD5 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Notwithstanding Section 16.5.4.2 and Section 16.5.4.3, the maximum **floor area per dwelling unit** is 167.22 m<sup>2</sup>.

### 16.5.5 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. 25% of the **lot area** is restricted to **landscaping** with live plant material.

### 16.5.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m
2. The minimum **interior side yard** is:
  - a) 2.0 m for **lots** of 20.0 m or more in width;
  - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; or
  - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except it is 6.0 m on an **arterial road**.
4. 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.

5. The minimum **setbacks** for **accessory buildings, carports, garages** and parking pads are:
  - a) 12.0 m for the **front yard**;
  - b) 3.0 m for the **exterior side yard**;
  - c) 1.2 m for the **interior side yard**; and
  - d) 6.0 m for the **rear yard**; except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
6. **Bay windows, hutches**, fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building** may project for a distance of:
  - a) 1.0 m into the **front yard**;
  - b) 0.6 m into the **exterior side yard**; and
  - c) 0.6 m into the **rear yard**.
7. **Porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of 1.5 m into the **front yard** and **exterior side yard**.
8. **Balconies** which form part of the **principal building** may project a distance of:
  - a) 0.6 m into the **front yard**;
  - b) 0.6 m into the **exterior side yard**; and
  - c) 0.6 m into the **rear yard**.
9. Other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
  - a) 3.0 m of a public **road**;
  - b) 6.0 m of an **arterial road**; and
  - c) 1.2 m of the **rear lot line**.
10. No portion of a **two-unit housing building, garage** or **carport** shall be located further than 50.0 m from the **front lot line**, and in the case of **corner lot** or a **double fronting lot**, the **lot line** from which the **lot** is addressed and is principally **accessed**.

### 16.5.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **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.
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.

4. The maximum **height** for detached **accessory buildings** less than 10 m<sup>2</sup> is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
5. The maximum **height** for detached **accessory buildings** greater than 10 m<sup>2</sup> is 4.0 m measured from **finished site grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof.
6. The maximum **height** for **accessory structures** is 5.0 m.

#### **16.5.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 13.5 m, except where a vehicular access easement between the **front lot line** and the **carports, garages** and parking pads is secured on the neighbouring property, in which case the minimum **lot width** may be reduced to 10.5 m.
2. The width of the vehicular access easement in Section 16.5.8.1 must be least 50% the ultimate width of the required driveway.
3. The minimum **lot depth** is 45.0 m.
4. The minimum **lot area** is 464.5.0 m<sup>2</sup>.

#### **16.5.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The **owner** shall plant and maintain within 3.0 m of the **front lot line** one new or replacement tree of a minimum size of 6.0 cm on every **lot**.
3. In the case of a **corner lot**, an additional new or replacement tree shall be planted within 3.0 m of the **side lot line** which **abuts a road**.
4. **Fences**, when located within 3.0 m of a **side lot line abutting** a public **road**, shall not exceed 1.2 m in **height**.

#### **16.5.10 On-Site Parking and Loading**

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.
2. Where a driveway access is on an **arterial road**, the driveway width shall be 6.0 m for a driveway access servicing 2 or more units.
3. Where a shared driveway access is servicing 3 or more units, one visitor **parking space** shall be provided.
4. Visitor parking shall be:
  - a) marked with a clearly visible sign a minimum size of 300 mm by 450 mm with the words "VISITORS ONLY" in capital letters identifying the spaces; and
  - b) marked on the parking surface with the words "VISITORS ONLY" in capital letters a minimum 30 cm high and 1.65 m in length.

### **16.5.11 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.