

16.6 Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor) *[Bylaw 10148, Dec 14/20]*

16.6.1 Purpose

The **zone** provides for **two-unit housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 013 on Lucas Road in the Broadmoor area.

16.6.2 Permitted Uses

- **child care**
- **housing, two-unit**

16.6.3 Secondary Uses

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

16.6.4 Permitted Density

1. The maximum number of **buildings** for **two-unit housing** in this **zone** is 5.
2. The maximum **floor area ratio** (FAR) is 0.36 (inclusive of all parts of the **building** used for on-site parking purposes).

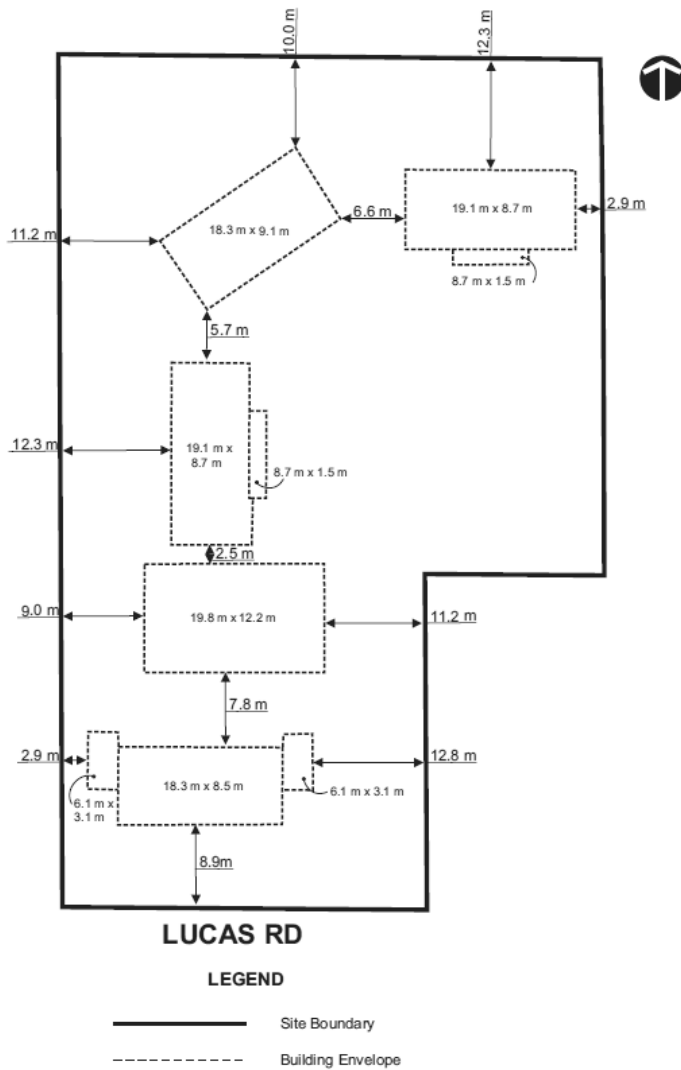
16.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 70% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 30% of the **lot area** is restricted to **landscaping** with live plant material.

16.6.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 16.6.6.1.a).

a) Diagram 1



16.6.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

16.6.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 50.0 m.
2. The minimum **lot frontage** is 40.0 m.
3. The minimum **lot area** is 4,865 m².

16.6.9 Landscaping & Screening

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

16.6.10 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.

16.6.11 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.

