

15.10 Single Detached (ZS10) – Steveston

15.10.1 Purpose

The **zone** provides for **single detached housing** on small lots.

15.10.2 Permitted Uses

- **housing, single detached**

15.10.3 Secondary Uses

- **bed and breakfast** [Bylaw 8672, Jan 24/11]
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

15.10.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. For the purposes of this **zone** only, 45.0 m² which may be used for **accessory buildings** and on-site parking is not included in the calculation of maximum **floor area ratio**.

15.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.10.6 Yards & Setbacks

1. The minimum **front yard** is 4.3 m, except that along Moncton Street the required **front yard** shall be 6.0 m.
2. **Porches** which form part of the **principal building**, are less than 5.0 m in **height** and are open on those sides which face a public **road** or public **walkway** may be located in the **front yard**, but no closer than 3.0 m to the **front lot line**.
3. **Bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 0.5 m.
4. The minimum **interior side yard** is 1.2 m for a **principal building** and 0.6 m for an **accessory building**.
5. The minimum **exterior side yard** and **side yard abutting** a public **walkway** is 3.0 m.
6. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the **side yard** for a distance of not more than 0.5 m.

7. Where a **party wall** agreement is in place, no **side yard** shall be required for an **accessory building** from the **lot line** to which the agreement applies.
8. The minimum **rear yard** is 10.0 m.
9. An extension of the **principal building** in the form of a covered **walkway** that links the **principal building** with on-site parking, is no greater than 2.0 m in width and 3.0 m in **height** and is open on at least two sides, and **accessory buildings** may be located within the **rear yard**, but shall be no closer than:
 - a) 3.0 m to a **lot line** which **abuts** a public road;
 - b) 1.2 m to a **lot line** which **abuts** a public lane; or
 - c) 0.6 m to any other **lot line**.
10. A private outdoor space with a minimum area of 37.0 m² and a minimum dimension of 4.5 m shall be provided within the **rear yard** unobstructed by on-site parking or **buildings** (exclusive of the covered **walkway** described above).
11. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the private outdoor space for a distance of not more than 0.5 m.

15.10.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **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. [Bylaw 9488, Mar 21/16]
2. Uninhabitable roof elements may project through the envelopes to a maximum of 1.0 m measured vertically.

[Bylaw 9488, Mar 21/16]

3. The maximum **height** for **accessory structures** is 9.0 m.

15.10.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Maximum lot width	Minimum lot depth	Minimum lot area
8.0 m	9.0 m	15.0 m	29.0 m	270.0 m ²

15.10.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.10.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that:
 - a) on-site **vehicle parking spaces** shall be located within 8.0 m of a **rear lot line**; and
 - b) shall be no closer than 3.0 m to a **side lot line** which **abuts a road** and 0.6 m to all other **lot lines**.

15.10.11 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.

