

## 15. Site Specific Residential (Single Detached and Small-Scale Multi-Unit Housing) Zones *[Bylaw 10573, Jun 24/24]*

### 15.1 Single Detached Heritage (ZS1) – London Landing (Steveston)

#### 15.1.1 Purpose

The **zone** provides for **single detached housing** that is a heritage home.

#### 15.1.2 Permitted Uses

- **housing, single detached**

#### 15.1.3 Secondary Uses

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

#### 15.1.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 1.0.

#### 15.1.5 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 surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

#### 15.1.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** is 1.2 m.
3. The minimum **rear yard** is 5.0 m.

#### 15.1.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 15.0 m, 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. The maximum **height** for **accessory structures** is 9.0 m. *[Bylaw 9488, Mar 21/16]*

#### 15.1.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	620.0 m <sup>2</sup>

**15.1.9 Landscaping & Screening**

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

**15.1.10 On-Site Parking and Loading**

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

**15.1.11 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.