

15.17 Single Detached Accessible (ZS17) – Acheson Bennett (City Centre)

15.17.1 Purpose

The **zone** provides for **single detached housing** that is accessible.

15.17.2 Permitted Uses

- **housing, single detached** with an accessible **dwelling unit**

15.17.3 Secondary Uses

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

15.17.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.65 provided the **lot** contains an accessible **dwelling unit**.

15.17.5 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.

15.17.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Bay windows**, fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 3.0 m.
5. The minimum **rear yard** is 6.0 m.
6. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** of more than 10.0 m² in area may be located within the **rear yard setback** but no closer than:
 - a) 3.0 m to a **rear lot line** which **abuts** a public road, or
 - b) 0.6 m to a **rear lot line**.

15.17.7 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. 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 **front yard setback**.
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 **side yard setback**.

[Bylaw 9488, Mar 21/16]

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

15.17.8 Subdivision Provisions/Minimum Lot Size

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

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.17.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. A **fence** shall not be permitted within 1.0 m of a **side lot line abutting** a public **road** or public **walkway**, 2.0 m of a **rear lot line** or 3.0 m of a **front lot line**.
3. A **fence**, when located within 3.0 m of a **side lot line abutting** a public **road** or 4.3 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**.
4. A **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.

15.17.10 On-Site Parking and Loading

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

15.17.11 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.
2. A **single detached housing** in this **zone** shall contain an accessible **dwelling unit**.

3. For the purposes of this **zone**, an accessible **dwelling unit** shall incorporate the following design features, which accommodate age or health-related conditions restricting **use** and enjoyment of the **dwelling unit**, and which shall maintain and enhance the “barrier-free” quality of the unit:
- a) wider main-floor corridors (1,220.0 mm min.) to accommodate wheelchairs and walkers;
 - b) level entry thresholds;
 - c) wheel-chair accessible **kitchen** and laundry;
 - d) roll-in shower on the main floor;
 - e) 1,524.0 mm turning diameter in the downstairs and one of the upstairs bathrooms;
 - f) installation of grab bars;
 - g) lower counter tops in the **kitchen** and laundry;
 - h) accommodation for future elevator;
 - i) future locks, latches, handles, controls conveniently located and highly visible; and
 - j) **garage** conveniently located and enables wheelchair manoeuvring.

