

## 15.19 Single Detached (ZS19) – Mirabel Court *[Bylaw 8310, Sep 13/10]*

### 15.19.1 Purpose

The **zone** provides for **single detached housing** on an **arterial road** where provision has been made for **access** to a **lane**.

### 15.19.2 Permitted Uses

- **housing, single detached**

### 15.19.3 Secondary Uses

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

### 15.19.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. The maximum **floor area ratio (FAR)** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.

### 15.19.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 80% 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.

### 15.19.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
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. An extension of the **principal building** in the form of an enclosed room which links the **principal building** with the **garage** 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; or
  - b) 1.2 m to any other **lot line**.
6. **Bay windows** which form part of the **principal building** may project into the **rear yard** for a distance of 1.0 m or one-half of the **rear yard**, whichever is less.

### 15.19.7 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 the front roof dormer may project horizontally up to 0.914 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
3. The ridge line of the side roof dormer may project horizontally up to 0.914 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **side yard**.

[Bylaw 9488, Mar 21/16]

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

### 15.19.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **frontage** and **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	365.0 m <sup>2</sup>

### 15.19.9 Landscaping & Screening

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

### 15.19.10 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 on-site parking for the **use** of residents shall be provided at the rate of 4.0 spaces per **dwelling unit**.

### 15.19.11 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.