

## 15.20 Coach House (ZS20) – Burkeville [Bylaw 8455, Dec 14/09]

### 15.20.1 Purpose

The **zone** provides for **single detached housing** with a **coach house** above a detached **garage**, with **vehicle access** to a rear **lane**.

### 15.20.2 Permitted Uses

- **housing, single detached**, with a **coach house**

### 15.20.3 Secondary Uses

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

### 15.20.4 Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per **lot**.
2. The maximum **floor area ratio** (FAR) is 0.55, 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>, provided that:
  - a) the **coach house** has a minimum **gross floor area** of 33.0 m<sup>2</sup> and does not exceed a **gross floor area** of 60.0 m<sup>2</sup>; and
  - b) the **gross floor area** of the second **storey** of the **accessory building** containing the **coach house** does not exceed 80% of the **gross floor area** of the **first storey**.
3. For the purpose of this **zone** only, 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **single detached housing** or **coach house**, which are open on one or more sides, with the maximum for the **coach house** being 6.0 m<sup>2</sup>, is not included in the calculation of maximum **floor area ratio**.

### 15.20.5 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.

### 15.20.6 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. Portions of the **principal building** which are less than 2.0 m in **height** may be located in the **rear yard** but no closer than 1.2 m to any other **lot line**.
6. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing the **coach house** is 4.5 m.
7. **Accessory buildings** are not permitted in the **front yard**.

#### 15.20.7 Permitted Heights

1. The maximum **height** for **single detached housing** is 2 ½ **storeys** or 9.0 m, whichever is less, 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 the **accessory building** containing the **coach house** is 2 **storeys** or 7.4 m, whichever is lesser.
3. The maximum **height** for **accessory structures** and **accessory buildings** not containing the **coach house** is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof. *[Bylaw 9488, Mar 21/16]*

#### 15.20.8 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	Minimum lot depth	Minimum lot area
n/a	18.0 m	24.0 m	450.0 m <sup>2</sup> for <b>dwelling unit</b> 550.0 m <sup>2</sup> for <b>subdivision</b>

#### 15.20.9 Landscaping & Screening

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

#### 15.20.10 On-Site Parking and Loading

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

#### 15.20.11 Other Regulations

1. **Boarding and lodging** shall be located only in a **single detached housing** unit, and not in the **coach house**.
2. A **child care program** shall not be located in the **coach house**.
3. The **coach house** must be located above a detached **garage**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.