

15.26 Single Detached (ZS26) – South McLennan (City Centre) [Bylaw 9548, Jun 20/16]

15.26.1 Purpose

The **zone** provides for **single detached housing**.

15.26.2 Permitted Uses

- **housing, single detached**

15.26.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

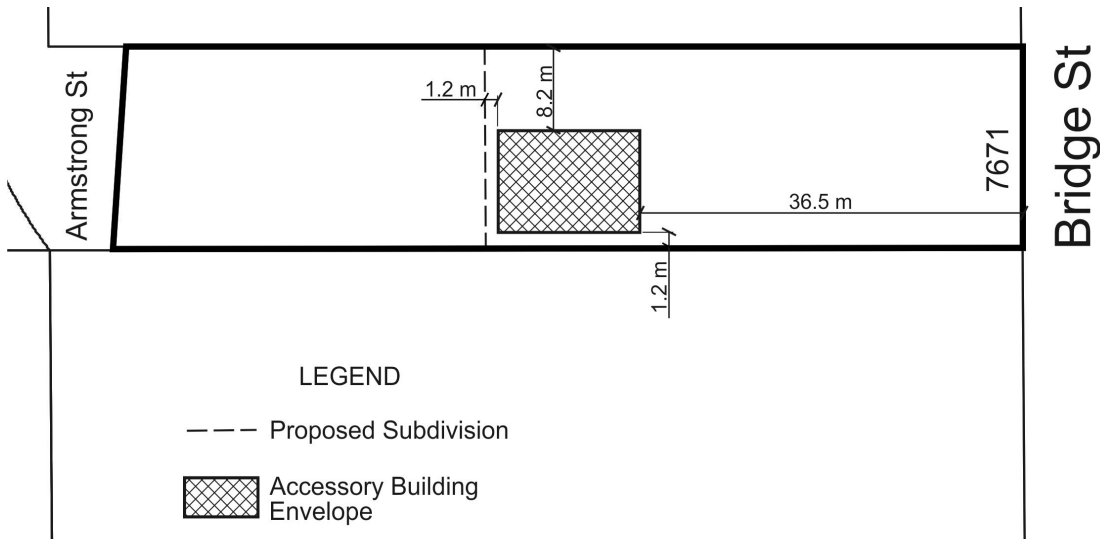
15.26.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) for a **principal dwelling unit** is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. The maximum **floor area ratio** (FAR) for an **accessory building** is 0.12 applied to the **lot area**.
4. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
 - a) 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on one or more sides and must face the **front lot line** or **rear lot line**;
 - b) 10% of the **floor area** total calculated for the **lot** in question, to a maximum of 20.0 m² provided that:
 - i) this **floor area** is located directly above a **garage**;
 - ii) this **floor area** is located directly below sloping ceilings where the ceiling is attached directly to the underside of the sloping roof and having a minimum slope of 9:12 roof pitch; and
 - iii) the distance from the floor to the ceiling is no higher than 2.5 m measured vertically.

15.26.5 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. 25% of the **lot area** is restricted to **landscaping** with live plant material.
4. An **accessory building** that has a **floor area** of more than 10.0 m² shall only be located within the area shown as "Accessory Building Envelope" in Diagram 1, Section 15.26.5.5.

5. Diagram 1



15.26.6 Yards & Setbacks

1. The minimum **front yard** is:
 - a) 6.0 m for parking pads, **garages** and **carports** provided that the maximum **garage** door width shall be the greater of 4.9 m or 50% of the **building** width; and
 - b) 6.0 m for **buildings** and **structures**.
2. **Bay windows** which form part of the **principal building** may project into the **front yard** for a distance of 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 4.0 m.
5. There is no **side yard** requirement for an **accessory building** that has an area of 10.0 m² or less.
6. The minimum **rear yard** is 6.0 m.
 Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** of more than 10.0 m², may be located within the **rear yard** but no closer than:
 - a) 6.0 m to a **lot line abutting** a public road; or
 - b) 0.6 m to any other **lot line**.

15.26.7 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.
2. The ridge line of a front roof dormer may project horizontally up to 0.9 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 0.9 m beyond the **residential vertical lot width envelope** but no further than the **side yard setback**.
4. The maximum **height** for **accessory structures** is 9.0 m.

15.26.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. A **fence** shall not be located within 6.0 m of a **road** unless:
 - a) a minimum of 30% of the total vertical area of the **fence** is open to the other side or constructed of a transparent material; and
 - b) the maximum **fence height** is 0.9 m. In the case of such a **fence**, its **height** shall be calculated as the vertical distance between the highest point on the **fence** and the greater of:
 - i) the point at which the **fence** intersects the ground; or
 - ii) the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent road**.
3. The maximum **height** of a **fence** located elsewhere within a required **yard** is 2.0 m.
4. On a **lot** that has resulted from a single **subdivision** plan that created two or more **lots**, the **owner** shall plant and maintain three (3) trees of a minimum size of 60.0 mm calliper measured at 1.2 m above the root ball, at least one (1) of which shall be located within 6.0 m of the **front lot line**.

15.26.9 On-Site Parking and Loading

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

15.26.10 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.

