

15.3 Single Detached (ZS3) – Steveston

15.3.1 Purpose

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

15.3.2 Permitted Uses

- **housing, single detached**

15.3.3 Secondary Uses

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

15.3.4 Permitted Density

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

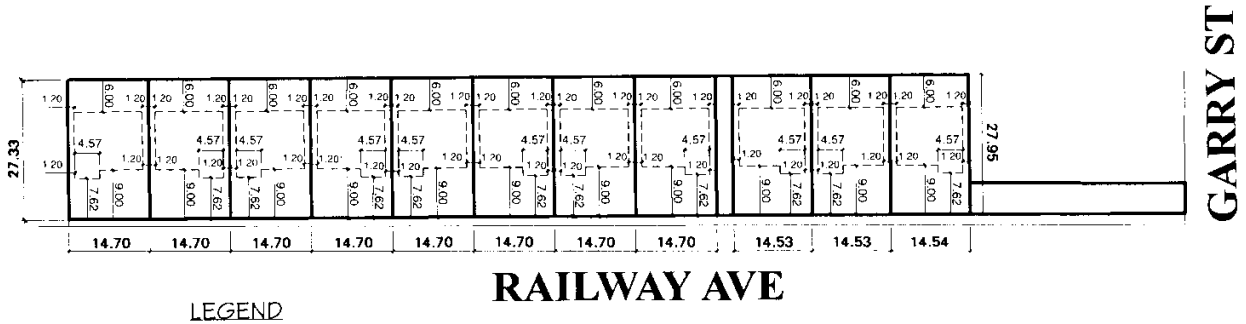
15.3.5 Permitted Lot Coverage

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.

15.3.6 Yards & Setbacks

1. **Buildings** may not be sited outside the **building envelopes** identified in Diagram 1, Section 15.3.6.2.

2. Diagram 1



LEGEND

- SITE BOUNDARY
- BUILDING ENVELOPES

Note: All dimensions are in metres

3. **Accessory buildings** may be located in a required **rear yard** provided that they are no closer to a **lot line** than 1.2 m. There is no **lot line setback** requirement for an **accessory building** that has an area of 10.0 m² or less which is located within a required **rear yard**.
4. The minimum **front yard** is:
 - a) 9.0 m for parcels 12 to 18 and parcels 34 to 36 on Diagram 1 Section 15.3.8.2 in order to make adequate provision for a driveway with turnaround capability; and
 - b) 6.0 m for parcels 19 to 33 on Diagram 1, Section 15.3.8.2.
5. The minimum **interior side yard** for parcels 12 to 36 on Diagram 1 Section 15.3.8.2 is:
 - a) 1.8 m for **lots** 18.0 m or more in width; or
 - b) 1.2 m for **lots** less than 18.0 m wide.
6. The minimum **exterior side yard** for parcels 12 to 36 on Diagram 1 Section 15.3.8.2 is 3.0 m.
7. The minimum **rear yard** for parcels 12 to 36 on Diagram 1 Section 15.3.8.2 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.

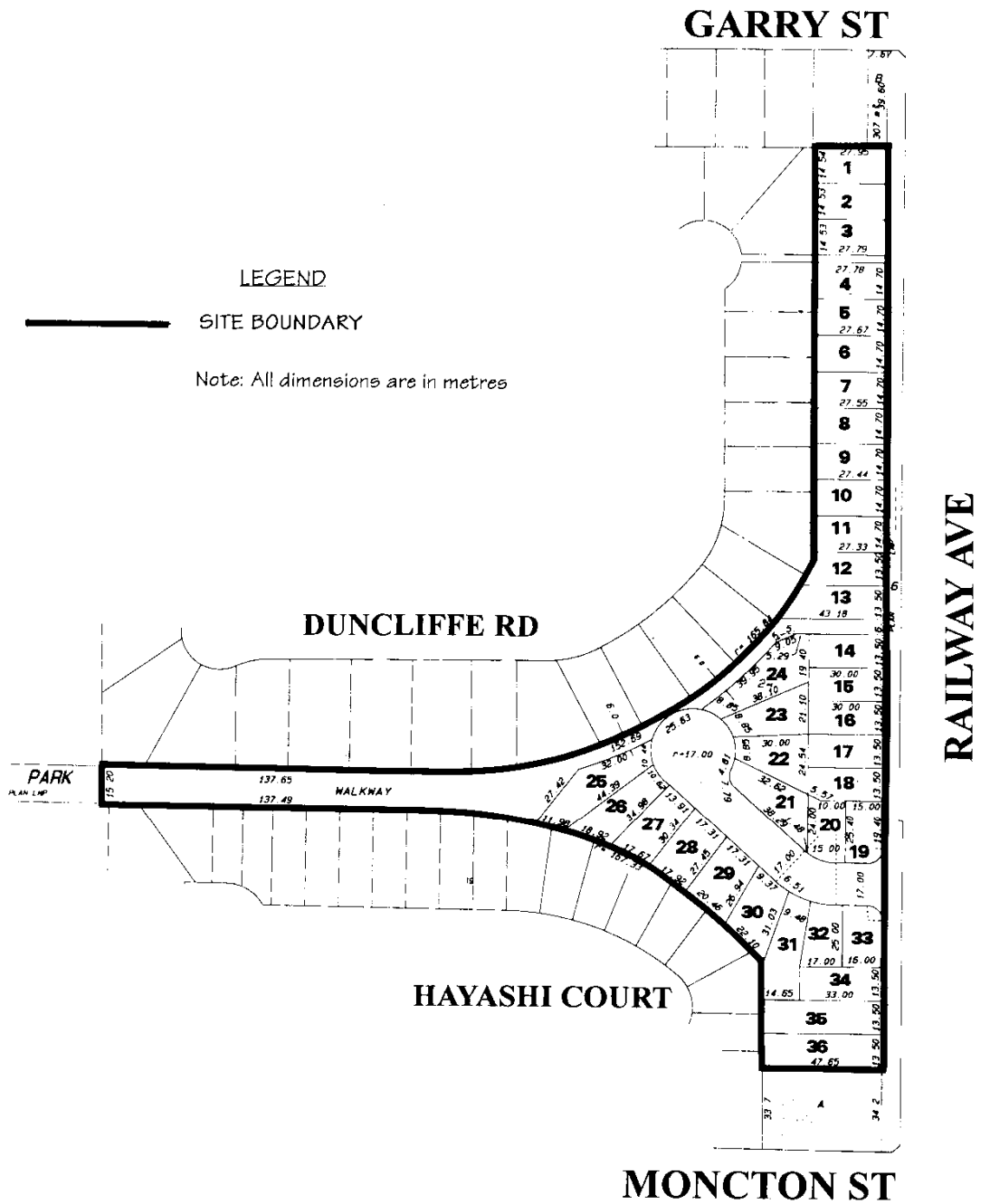
15.3.7 Permitted Heights

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 maximum **height** for **accessory structures** is 9.0 m. [Bylaw 9488, Mar 21/16]

15.3.8 Subdivision Provisions/Minimum Lot Size

1. New parcels which may be created in this **zone** shall have the minimum dimensions shown in Diagram 1, Section 15.3.8.2.

2. Diagram 1



15.3.9 Landscaping & Screening

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

15.3.10 On-Site Parking and Loading

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

15.3.11 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.