

## 15.5 Single Detached Shrine (ZS5) – Steveston

### 15.5.1 Purpose

The **zone** provides for **single detached housing** which includes a **shrine**.

### 15.5.2 Permitted Uses

- **housing, single detached**

### 15.5.3 Secondary Uses

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

### 15.5.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum number of **shrines** is one, located entirely within the first floor of the **principal building** and limited to a maximum of 45% of the **floor area** for the **building**.
3. 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>.

### 15.5.5 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.

### 15.5.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** is 1.2 m.
3. The minimum **rear yard** is 6.0 m.
4. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** of more than 10.0 m<sup>2</sup> in area may be located within the **rear yard** but no closer than 0.6 m to another **lot line** that does not **abut a road**.

### 15.5.7 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]

### 15.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot** dimensions and areas.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	n/a

### 15.5.9 Landscaping & Screening

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

### 15.5.10 On-Site Parking and Loading

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

### 15.5.11 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. There shall be no exterior indication of any **use** other than **single detached housing** except for a single unilluminated sign not exceeding in area 0.37 m<sup>2</sup> with a maximum **height** of 0.6 m from **grade**. The permitted sign copy shall read "Buddhist Churches of Canada" and the sign shall be located in the southwest corner of the property.