

## 15.6 Single Detached (ZS6) – London Landing (Steveston)

### 15.6.1 Purpose

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

### 15.6.2 Permitted Uses

- **housing, single detached**

### 15.6.3 Secondary Uses

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

### 15.6.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.43.

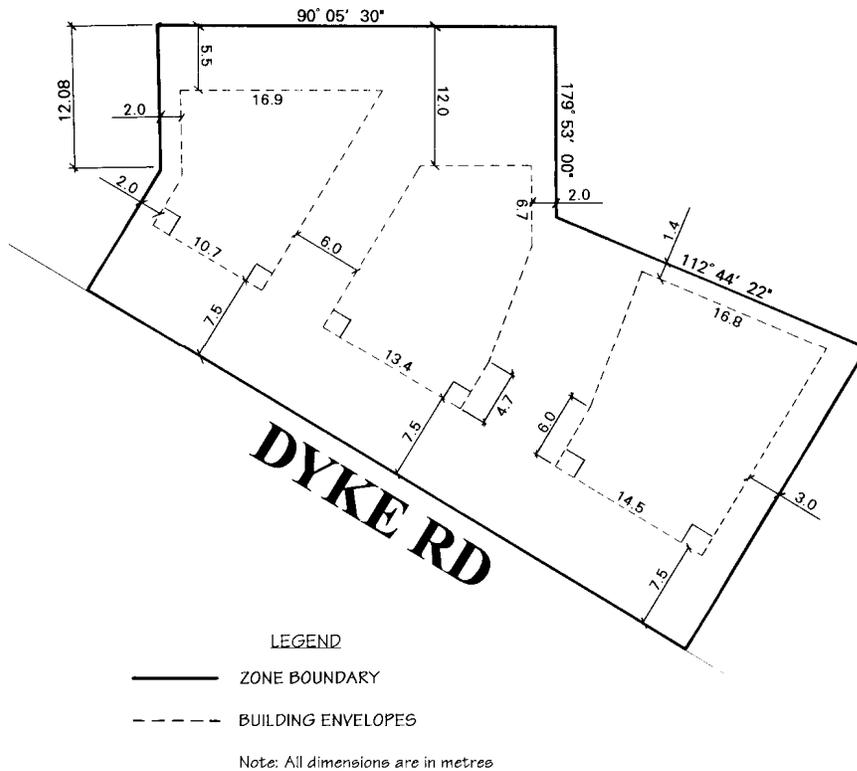
### 15.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

### 15.6.6 Yards & Setbacks

1. **Buildings** shall not be sited outside the **building envelope** identified in Diagram 1, Section 15.6.6.2.

2. Diagram 1



15.6.7 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]*

15.6.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	535.0 m <sup>2</sup>

15.6.9 Landscaping & Screening

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

15.6.10 On-Site Parking and Loading

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

### **15.6.11 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.

