

17.104 Town Housing (ZT104) – North McLennan (City Centre) [Bylaw 10586, Mar 10/25]

17.104.1 Purpose

This **zone** provides for **town housing** and other compatible **uses**.

17.104.2 Permitted Uses

- **child care**
- **housing, town**

17.104.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

17.104.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.90, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.104.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 65% 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. Reduction in live **landscaping** may be permitted through a development permit or development variance permit process to a minimum live **landscaping** coverage of 17.5%.

17.104.6 Yards & Setbacks

1. The minimum **front yard** is 5.40 m but may be reduced to 2.4 m if a proper interface is provided as specified in a Development Permit approved by the **City**.
2. The minimum east **side yard** is 3.0 m but may be reduced to 1.9 m for portions of the **building abutting** a drive isle and where a proper interface is provided as specified in a Development Permit approved by the **City**.
3. The minimum west **side yard** is 3.0 m.
4. The minimum **rear yard** is 4.5 m.

17.104.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.104.8 Minimum Lot Size

1. The minimum **lot width** is 26.0 m.

2. The minimum **lot depth** is 42.0 m.
3. The minimum **lot area** is 1,050.0 m².

17.104.9 Landscaping & Screening

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

17.104.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to standards set out in Section 7.0, except that a maximum of two (2) **parking spaces** can be small spaces.

17.104.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.