

17.105 Town Housing (ZT105) – North McLennan (City Centre) [Bylaw 10588, Mar 10/25]

17.105.1 Purpose

The **zone** provides for **two-unit housing** and **town housing**, along with other compatible **uses**.

17.105.2 Permitted Uses

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

17.105.3 Secondary Uses

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

17.105.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.70 together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.105.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.105.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** and **rear yard** is 3.0 m.
3. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming parts of the **principal building** may project into the any **yard** or **setbacks** for a distance of not more than 1.2 m.

17.105.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.105.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 25.0 m.
2. The minimum **lot depth** is 70.0 m.
3. The minimum **lot area** is 1,950.0 m².

17.105.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.105.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0; except that not more than 7 of the required residential **parking spaces** shall be small spaces.

17.105.11 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.