

17.2 Town Housing (ZT2) – Moffatt Road (City Centre)

17.2.1 Purpose

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

17.2.2 Permitted Uses

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

17.2.3 Secondary Uses

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

17.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.11 **floor area ratio** provided that is entirely used to accommodate on-site parking.

17.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

17.2.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. A chimney may project 0.8 m into the required **front yard**.
3. The north **side yard** is 4.8 m.
4. The south **side yard** is 3.0 m.
5. **Balconies** may project 1.2 m into the required south **side yard**.
6. The minimum **rear yard** is 5.4 m.
7. A chimney or **balcony** may project 1.2 m into the required **rear yard**.

17.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.0 m.
2. The maximum **height** for **accessory buildings** is 10.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.2.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 20.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area** requirement.

17.2.9 Landscaping & Screening

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

17.2.10 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 on-site parking shall be located no closer than 12.3 m from the **front lot line** or 5.7 m from the south **lot line**.

17.2.11 Other Regulations

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