

17.31 Town Housing (ZT31) – North McLennan (City Centre)

17.31.1 Purpose

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

17.31.2 Permitted Uses

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

17.31.3 Secondary Uses

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

17.31.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.71, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.31.5 Permitted Lot Coverage

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

17.31.6 Yards & Setbacks

1. The minimum north and west **lot line setback** is 6.0 m.
2. The minimum south and east **lot line setback** is 5.0 m.
3. Where a **lot line** forms a common boundary between two **lots** zoned Town Housing (ZT31), the minimum **setback** from that **lot line** is 4.5 m.

17.31.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but not more than three **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.31.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 6,400.0 m².

17.31.9 Landscaping & Screening

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

17.31.10 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.

17.31.11 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.