

## 17.34 Town Housing (ZT34) – 7th Avenue (Steveston)

### 17.34.1 Purpose

The **zone** provides for up to ten single detached character **town housing** units with a heritage appearance.

### 17.34.2 Permitted Uses

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

### 17.34.3 Secondary Uses

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

### 17.34.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.784 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations).

### 17.34.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50.4% for **buildings**.

### 17.34.6 Yards & Setbacks

1. The minimum **front yard** is 4.5 m.
2. **Porches** may project into the **front yard** for a distance of not more than 2.5 m and stairs may extend up to the **front lot line**.
3. The minimum **side yard** is 3.0 m.
4. **Porches** may project into the **side yard** for a distance of not more than 2.0 m.
5. The minimum **rear yard** is 3.8 m.
6. **Porches** may project into the **rear yard** for a distance of not more than 2.4 m.

### 17.34.7 Permitted Heights

1. The maximum **height** for **principal buildings**:
  - a) facing the **lane** is 10.84 m as measured from the lowest horizontal floor in the **building**; and
  - b) facing 7th Avenue is 11.22 m as measured from the lowest horizontal floor in the **building**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

#### 17.34.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

#### 17.34.9 Landscaping & Screening

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

#### 17.34.10 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.

#### 17.34.11 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.