

17.42 Town Housing (ZT42) – Bayview Street (Steveston)

17.42.1 Purpose

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

17.42.2 Permitted Uses

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

17.42.3 Secondary Uses

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

17.42.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, provided that:
 - a) 45.0 m² per **dwelling unit** may be used for **accessory buildings** and on-site parking and is not calculated in the **floor area ratio**;
 - b) an additional 0.10 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**; and
 - c) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on one or more sides, is permitted and not included in the calculation of **floor area ratio**.

17.42.5 Permitted Lot Coverage

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

17.42.6 Yards & Setbacks

1. The minimum **yard** is 4.3 m.
2. **Porches** which form part of the **principal building**, are less than 5.0 m in **height** and are open to those sides which face or are visible from a **road** or a trail, may be located within the required **yards**, but no closer to a **lot line** or public **rights-of-way** secured under public rights of passage than 3.0 m.
3. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the required **yards** for a distance of not more than 0.5 m.
4. The minimum **setback** from a **lane** is 1.2 m.

17.42.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except that **buildings** within 30.0 m of the boundary line of a **lot** zoned Low Density Townhouses (RTL1) shall have a maximum **building height** of 9.0 m but not exceeding 2 ½ **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 9.0 m.

17.42.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,000.0 m².

17.42.9 Landscaping & Screening

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

17.42.10 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.

17.42.11 Other Regulations

1. A private outdoor space with a minimum total area of 37.0 m² per **dwelling unit** shall be provided for the exclusive **use** of each individual units. The private outdoor space shall:
 - a) be incorporated by any combinations of **yards at grade**, terraces, **balconies** and/or roof decks; and
 - b) have a minimum width and depth of 3.0 m.
2. 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.