

17.44 Town Housing (ZT44) – St. Albans Sub-Area (City Centre)

17.44.1 Purpose

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

17.44.2 Permitted Uses

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

17.44.3 Secondary Uses

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

17.44.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.80 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations), together with an additional 0.03 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.44.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 46% for **buildings**.

17.44.6 Yards & Setbacks

1. The minimum **front yard** and **rear yard** is 6.0 m.
2. The minimum **setback** from east **lot line** is 3.0 m.
3. The minimum **setback** from west **lot line** is 3.7 m.
4. Unenclosed **balconies**, **porches** and **bay windows** may project into the **front yard** and **rear yard** for a distance of not more than 1.80 m.
5. Unenclosed stairs connecting the **building's** second **storey** with **grade** may project into the **rear yard** for a distance of not more than 4.5 m and into the east **side yard** for a distance of not more than 1.8 m.

17.44.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.44.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 38.0 m.
2. The minimum **lot depth** is 85.0 m.
3. There is no minimum **lot area**.

17.44.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Where a public **rights-of-way** secured for the purpose of a public trail is less than 3.3 m wide, no **fence** may be installed along the boundary of that **rights-of-way**.
3. The **height** of a **fence**, calculated from the point where the **fence** intersects the ground, shall not exceed:
 - a) 1.2 m when located within the **front yard**;
 - b) 1.2 m when located within 3.0 m of a public **rights-of-way** secured for the purpose of a public trail; and
 - c) 2.0 m when located elsewhere within a required **yard**.

17.44.10 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 the basic on-site parking requirement for **single detached housing** and **town housing** shall be 1.5 spaces per **dwelling unit** for residents, together with 0.1 space per **dwelling unit** for visitor, for a total of 1.6 spaces per **dwelling unit**.

17.44.11 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.