

17.61 Town Housing (ZT61) - Hamilton

17.61.1 Purpose

The zone provides for **single detached housing, two-unit housing and town housing**, along with other compatible uses.

17.61.2 Permitted Uses

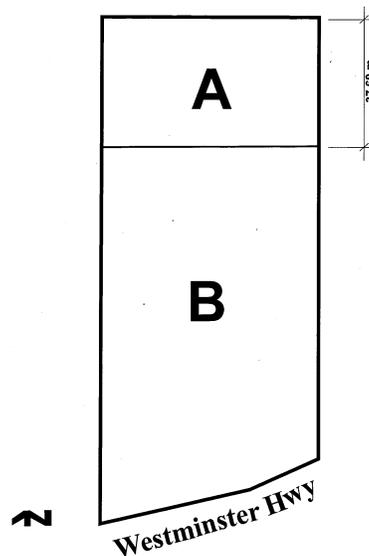
- child care
- housing, single detached
- housing, two-unit
- housing, town

17.61.3 Secondary Uses

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

17.61.4 Permitted Density

1. The maximum **density** is two **single detached housing dwelling units** or one **two-unit housing dwelling unit** per **lot** in the area identified as “A” on Diagram 1, Section 17.61.4.4.
2. The maximum **floor area ratio (FAR)** in the area identified as “A” on Diagram 1, Section 17.61.4.4 is 0.74.
3. The maximum **floor area ratio (FAR)** in the area identified as “B” on Diagram 1, Section 17.61.4.4 is 0.70.
4. Diagram 1 [Bylaw 8575, Dec 20/10]



17.61.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** in the area identified as “A” on Diagram 1, Section 17.61.4.4 is 45%.
2. The maximum **lot coverage** for **buildings** in the area identified as “B” on Diagram 1, Section 17.61.4.4 is 38%.

17.61.6 Yards & Setbacks

1. The minimum **road setback** from Westminster Highway is 6.0 m.
2. The minimum **road setback** from Sharpe Avenue is 4.5 m.
3. The minimum **side yard** for **buildings** in the area identified as “A” on Diagram 1, Section 17.61.4.4 is 1.5 m.
4. The minimum **side yard** for **buildings** in the area identified as “B” on Diagram 1, Section 17.61.4.4 is 3.0 m.
5. The minimum **rear yard** for **buildings** in the area identified as “A” on Diagram 1, Section 17.61.4.4 is 8.7 m.
6. The minimum **rear yard** for **buildings** in the area identified as “B” on Diagram 1, Section 17.61.4.4 is 4.5 m. [Bylaw 8575, Dec 20/10]
7. **Balconies, bay windows** and **cantilevered roofs** forming part of the **principal building** may project for a distance of not more than:
 - a) 1.7 m into the **road setbacks**; and
 - b) 0.8 m into the **side yards**.
8. **Porches** and entry stairs forming part of the **principal building** may project for a distance of not more than 3.5 m into the **road setbacks**.
9. **Balconies, bay windows, cantilevered roofs, porches** and entry stairs forming part of the **principal building** may project for a distance of not more than 3.0 m into the **rear yard**.

17.61.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.61.8 Subdivision Provisions/Minimum Lot Size

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

17.61.9 Landscaping & Screening

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

17.61.10 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 where two **parking spaces** are intended to be used by the residents of a single **dwelling unit**, they may be provided in a **tandem arrangement** with one **parking space** located behind the other and, typically, both spaces set perpendicular to the **adjacent** manoeuvring aisle. [Bylaw 8575, Dec 20/10]

17.61.11 Other Regulations

1. **Single detached housing** and **two unit housing** are permitted only within the area identified as “A” in Diagram 1 in Section 17.61.4.4.
2. **Town housing** is permitted only within the area identified as “B” in Diagram 1 in Section 17.61.4.4
3. 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.

