

17.62 Town Housing (ZT62) – Francis Road

17.62.1 Purpose

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

17.62.2 Permitted Uses

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

17.62.3 Secondary Uses

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

17.62.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.70, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.62.5 Permitted Lot Coverage

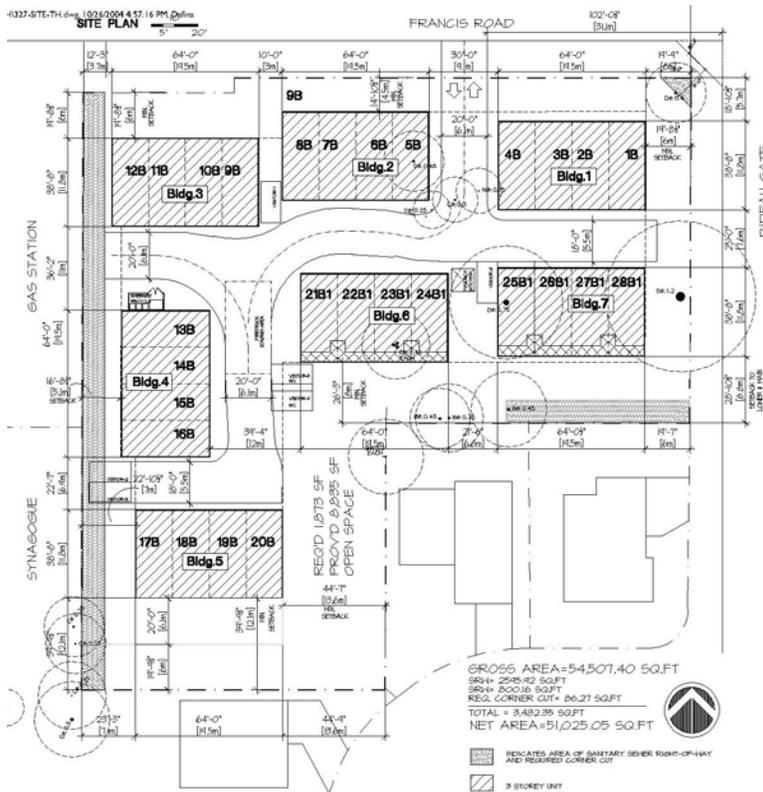
1. The maximum **lot coverage** is 40% for **buildings**.

17.62.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1, Section 17.62.6.3
2. **Cantilevered roofs** and **balconies**, unenclosed fireplaces and chimneys forming part of a **principal building** may project into the **yards** and **setbacks** for a maximum distance of 1.0 m.

3. Diagram 1

Yard Setback	Minimum Setback Required
Public Road Setback (north)	Francis Road: 4.5 m to Building 1 and 2 6.0 m to Building 3
(east)	Rideau Gate: 6 m to Building 1 and 7
Side Yard (south)	12.1 m to Building 5 8.0 m to Building 6 8.8 m to Building 7
Rear Yard (west)	3.7 m to Building 3 5.1 m to Building 4 7 m to Building 5



17.62.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.62.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,500.0 m².

17.62.9 Landscaping & Screening

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

17.62.10 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.

17.62.11 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.

