

17.68 Town Housing (ZT68) – Steveston Highway/Shell Road [Bylaw 8309, Mar 8/10]

17.68.1 Purpose

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

17.68.2 Permitted Uses

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

17.68.3 Secondary Uses

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

17.68.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.76, together with an additional 0.10 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**.

17.68.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 43% for **buildings**.

17.68.6 Yards & Setbacks

1. The minimum **setback** from public **road** is 5.1 m.
2. Portions of the **principal building** which are less than 6.0 m in **building height** and contain no more than one storey may project into the public **road setback** for a distance not exceeding 0.8 m.
3. Portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a public **road** may project into the public **road setback** for a distance not exceeding 1.5 m.
4. **Bay windows** may project into the public **road setbacks** for a distance of not exceeding 0.6 m.
5. The minimum **side yard** and **rear yard** is 3.0 m.
6. **Balconies, bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance not exceeding 1.5 m and the **rear yard** not exceeding 0.6 m.

17.68.7 Permitted Heights

1. The maximum **height** for **buildings** 12.0 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.

17.68.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 90.0 m.
2. The minimum **lot depth** is 34.5 m.
3. There is no minimum **lot area**.

17.68.9 Landscaping & Screening

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

17.68.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 1.5 spaces per **dwelling unit** for residents and 0.2 space per **dwelling unit** for visitors.
2. Where it is intended that residents of a single **dwelling unit** will use two standard **parking spaces**, the spaces may be provided in a **tandem arrangement**.

17.68.11 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.