17.70 Town Housing (ZT70) – South McLennan [Bylaw 9107, Sep 14/15]

17.70.1 Purpose

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

17.70.2 Permitted Uses
- **child care**
- **housing, town**

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

17.70.4 Permitted Density

1. The maximum **floor area ratio** is 0.40, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

2. Notwithstanding Section 17.70.4.1, the reference to "0.40" shall be increased to 0.72 if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT70 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

17.70.5 Maximum Lot Coverage

1. Maximum **Lot Coverage**: 40% for all **buildings**.

17.70.6 Minimum Setbacks From Property Lines

1. **Public Road Setback**:

    a) 6.0 m from No. 4 Road.

    b) The minimum **setback** to any other **road** is 4.5 m, which can be reduced to 3.0 m, as specified by a Development Permit approved by the **City**.

2. The minimum **rear yard** is 3.0 m.

3. The minimum **interior side yard** is 3.0 m.

17.70.7 Maximum Heights

1. The maximum **height** for **buildings** is 12.0 m, but not exceeding 3 **storeys**.

2. The maximum **height** for **accessory buildings** is 6.0 m.

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

17.70.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

17.70.9 Landscaping and Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

17.70.10 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.