

18.10 Low Rise Apartment (ZLR10) – North McLennan (City Centre)

18.10.1 Purpose

The **zone** provides for medium **density**, low rise apartments and townhouses in the North McLennan area.

18.10.2 Permitted Uses

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

18.10.3 Secondary Uses

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

18.10.4 Permitted Density

1. The maximum **floor area ratio** is 1.43, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 41.1% for **buildings**.

18.10.6 Yards & Setbacks

1. The minimum south **front yard**, west **side yard** and north **rear yard** is 7.62 m.
2. The minimum east **side yard** is 7.32 m.
3. **Balconies** and **porches** may project 1.5 m into the aforesaid **yards**.
4. Notwithstanding the limitations imposed above, where a **lot line** forms a common boundary between two **lots** zoned this **site specific zoning district**, the minimum **yard** from the **lot line** shall be 5.0 m.

18.10.7 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 12.0 m.

18.10.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 6,000.0 m².

18.10.9 Landscaping & Screening

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

18.10.10 On-Site Parking & 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 **dwelling units** that have a **floor area** of less than 90.0 m² require 1.0 space for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.10.11 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.