

## 18.15 Low Rise Apartment (ZLR15) – North McLennan (City Centre)

### 18.15.1 Purpose

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

### 18.15.2 Permitted Uses

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

### 18.15.3 Secondary Uses

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

### 18.15.4 Permitted Density

1. The maximum **floor area ratio** is 1.71, 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.

### 18.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

### 18.15.6 Yards & Setbacks

1. The minimum public **road setback** is:
  - a) Garden City Road: 10.0 m;
  - b) Ferndale Road: 6.0 m; and
  - c) Katsura Road: 4.5 m.
2. Notwithstanding the limitations imposed above:
  - a) **porches, balconies, bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the public **road setback** not more than 1.2 m;
  - b) entry stairs may project into the public **road setback** not more than 2.0 m; and
  - c) gateways, pergolas and similar landscape **structures** that do not form part of the **principal building** may be located within the public **road setback** but shall not be closer to a **lot line** than 2.0 m.
3. The minimum **side yard** and **rear yard** is 6.0 m, except that **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** not more than 1.2 m.

### 18.15.7 Permitted Heights

1. The maximum **height** for **buildings** is 16.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

#### 18.15.8 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 m<sup>2</sup>.

#### 18.15.9 Landscaping & Screening

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

#### 18.15.10 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:
  - a) **dwelling units** having a **gross floor area** of up to and including 90.0 m<sup>2</sup> require 1.0 space;
  - b) **dwelling units** having a **gross floor area** of more than 90.0 m<sup>2</sup> require 1.5 spaces; and
  - c) visitor parking for all **dwelling units** shall be 0.2 spaces.

#### 18.15.11 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.