

## 15.12 Coach House (ZS12) - Broadmoor

### 15.12.1 Purpose

The **zone** provides for **coach houses** in conjunction with **single detached housing**.

### 15.12.2 Permitted Uses

- **housing, single detached** with a **coach house**

### 15.12.3 Secondary Uses

- **bed and breakfast** [Bylaw 8672, Jan 24/11]
- **boarding and lodging**
- **community care facility, minor**
- **home business**

### 15.12.4 Permitted Density

1. The maximum **density** is 55 units/ha.
2. The maximum **floor area ratio** (FAR) is:
  - a) 0.55, together with an additional 0.1 provided the **lot** in question contains one or more **dwelling units** with less than 60.0 m<sup>2</sup> each of **gross floor area**; and
  - b) 0.03 which must be used exclusively for covered areas of the **principal building** which are open on one or more sides.
3. For the purposes of this **zone** only, all those parts of the **building** used for on-site parking purposes are excluded from the **floor area ratio** calculations.

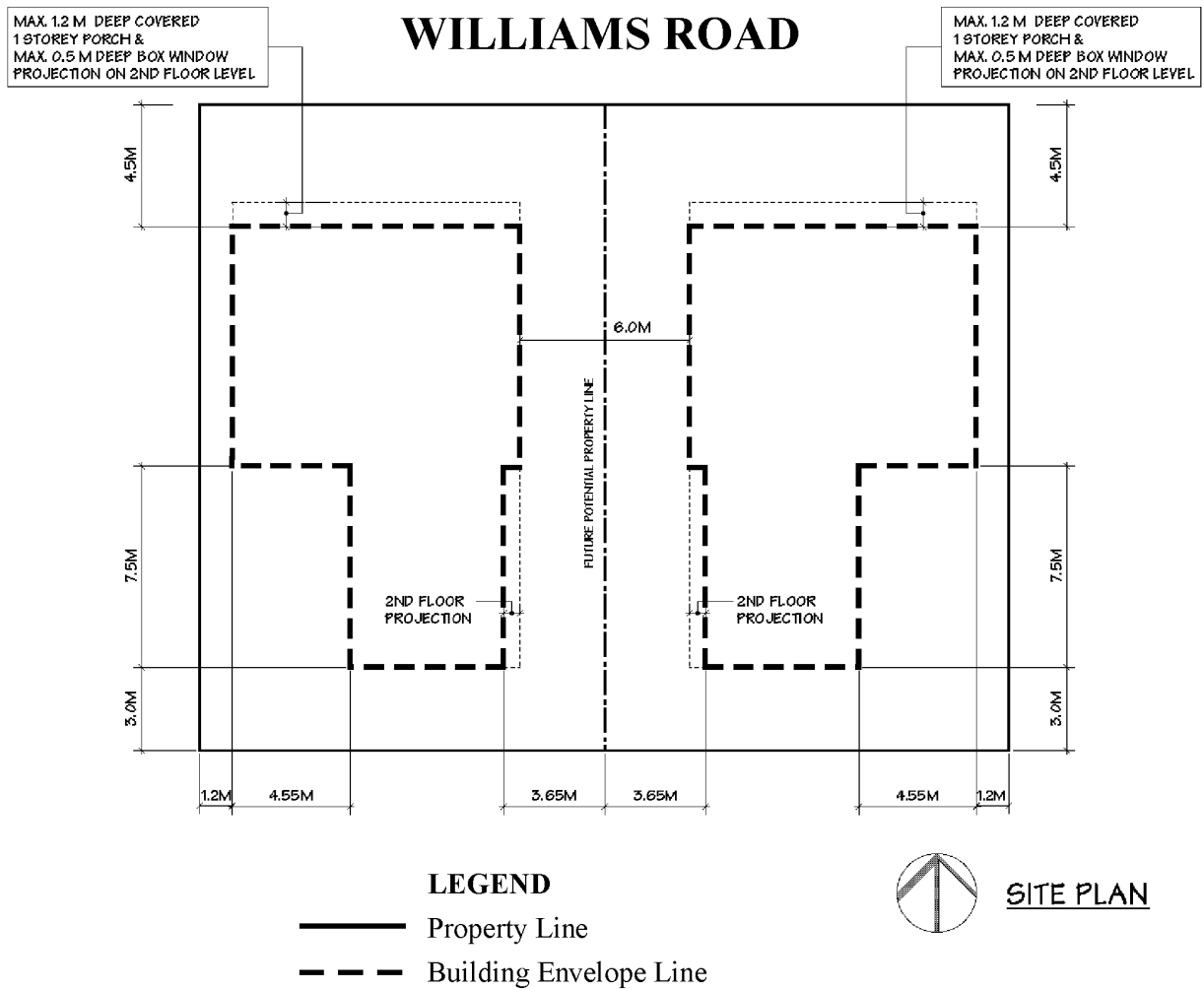
### 15.12.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

### 15.12.6 Yards & Setbacks

1. **Buildings** shall not be sited outside the **building envelope** identified in Diagram 1, Section 15.12.6.2

2. Diagram 1



**15.12.7 Permitted Heights**

- The maximum **height** for **principal buildings** and **accessory buildings** is 9.0 m, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m. [Bylaw 9488, Mar 21/16]

**15.12.8 Subdivision Provisions/Minimum Lot Size**

- There are no minimum **lot** dimensions and areas.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	n/a

**15.12.9 Landscaping & Screening**

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

### 15.12.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the minimum number of **parking spaces** provided shall be 2 spaces per primary **dwelling unit** and 1 space per additional smaller **dwelling unit**.

### 15.12.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

