

15.30 Single Detached (ZS30) – Patterson Road [Bylaw 10287, Mar 28/22]

15.30.1 Purpose

The **zone** provides for **single detached housing**.

15.30.2 Permitted Uses

- **housing, single detached**

15.30.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**
- **bed and breakfast**

15.30.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. The maximum **floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²
3. Notwithstanding Section 15.30.4.2, the reference to “0.4” is increased to a higher **density** of “0.55” if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZS30 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

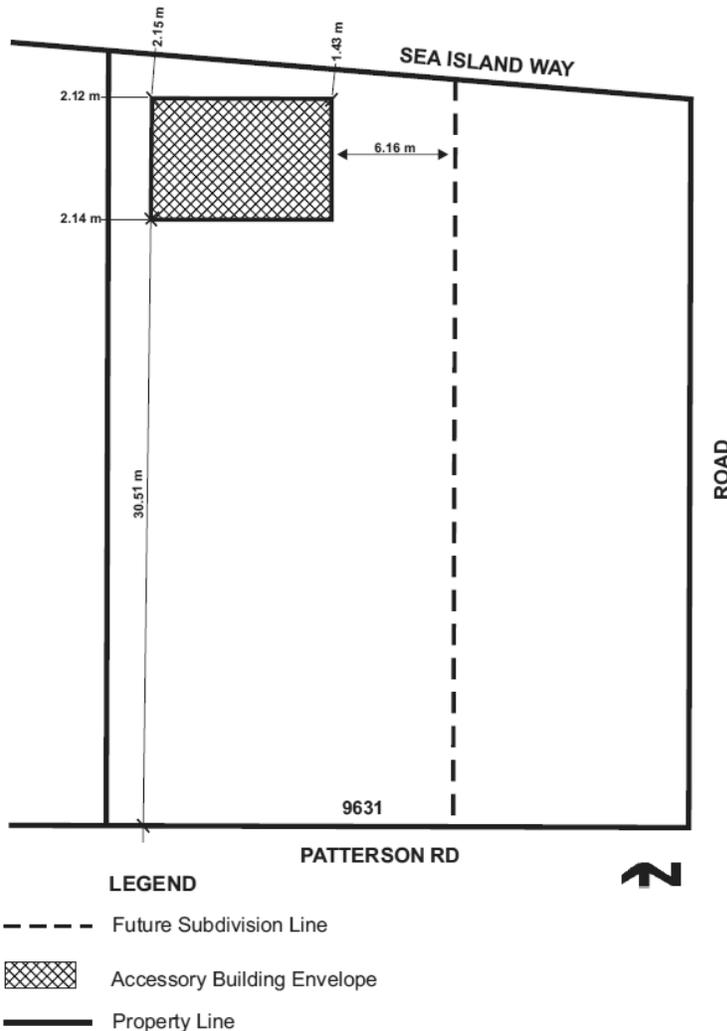
15.30.5 Permitted Lot Coverage

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 surface**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.
4. Any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

15.30.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.

5. A detached **accessory building** of more than 10.0 m² used exclusively as a **garage** for on-site parking purposes may be located in the **rear yard** as per “Accessory Building Envelope” in Diagram 1, Section 15.30.6.6.
6. Diagram 1



15.30.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **storeys**, 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.
2. The maximum **height** for **accessory structures** is 9.0 m.

15.30.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that **corner lots** are required to have an additional 2.0 m of **lot width**.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
6.0 m	12.0 m	24.0 m	360.0 m ²

15.30.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0, except that in the **ZS30 zone**:
 - a) **fences**, when located within 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.8 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot**, outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.

15.30.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.30.11 Other Regulations

1. No **single detached housing dwelling unit** shall have an exterior wall oriented to an **interior side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

