

## 15.8 Single Detached (ZS8) – Steveston, West Cambie and Hamilton

### 15.8.1 Purpose

The **zone** provides for **single detached housing** on small lots.

### 15.8.2 Permitted Uses

- **housing, single detached**

### 15.8.3 Secondary Uses

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

### 15.8.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. For the purposes of this **zone**, 45.0 m<sup>2</sup> which may be used only for **accessory buildings** and on-site parking is not included in the calculation of maximum **floor area ratio**.

### 15.8.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% 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.

### 15.8.6 Yards & Setbacks

1. The minimum **front yard** is 4.3 m.
2. Portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** may project into the required **front yard**, but in no event closer to the **front lot line** than 3.0 m.
3. An unenclosed, roofed **porch** may project into the required **front yard** for a distance of not more than 1.82 m.
4. The minimum **interior side yard** is 1.2 m for a **principal building** and 0.6 m for an **accessory building**.
5. Where a **party wall** agreement is in place, no **side yard** shall be required for an **accessory building** from the **lot line** to which that agreement applies.
6. The minimum **exterior side yard** and **side yard abutting a walkway** is 3.0 m.
7. The minimum **rear yard** is 10.0 m.

8. Portions of the **principal building** which are less than 2.0 m in **height**, an extension of a **principal building** in the form of an enclosed room which links the **principal building** with the **garage**, and **accessory buildings** may be located within the **rear yard** but no closer than 1.0 m to a **rear lot line**, provided that a private outdoor space, free of **accessory buildings**, covered **walkways** and on-site parking with a minimum area of 40.0 m<sup>2</sup> is provided.

### 15.8.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **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. [Bylaw 9488, Mar 21/16]
2. A front roof gable may project beyond the **residential vertical lot depth envelope**.
3. A side roof gable may project beyond the **residential vertical lot depth envelope**.

[Bylaw 9488, Mar 21/16]

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

[Bylaw 9488, Mar 21/16]

### 15.8.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Maximum lot width	Minimum lot depth	Minimum lot area
8.0 m	9.0 m	15.0 m	29.0 m	270.0 m <sup>2</sup>

### 15.8.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. A **fence** shall not be permitted within 1.0 m of a **side lot line abutting a road** or public **walkway**, 2.0 m of a **rear lot line** or 3.0 m of a **front lot line**.
3. A **fence**, when located 3.0 m of a **side lot line abutting a road** or 4.3 m of a **front lot line abutting a road** shall not exceed 1.2 m in **height**.
4. A **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.

### 15.8.10 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
  - a) on-site **vehicle parking spaces** shall be located within 8.0 m of a **rear lot line**; and
  - b) shall be no closer than 3.0 m to a **side lot line** which **abuts a road** and 0.6 m to all other **lot lines**.

### **15.8.11 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.

