

17. Site Specific Residential (Town Houses) Zones

17.1 Town Housing (ZT1) – Moffatt Road (City Centre)

17.1.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.1.2 Permitted Uses

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

17.1.3 Secondary Uses

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

17.1.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.13 **floor area ratio** provided that is entirely used to accommodate on-site parking.

17.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.1.6 Yards & Setbacks

1. The minimum **front yard** is 5.4 m.
2. Garbage and recycling enclosures may be located in the **front yard**.
3. The minimum **side yard** is 3.6 m.
4. A maximum length of 9.2 m of the **building** may project up to 1.0 m into the **side yard**.
5. The minimum **rear yard** is 4.5 m.

17.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 8.9 m.
2. The maximum **height** for **accessory buildings** is 8.9 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

17.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.1.10 On-Site Parking and 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 parking aisles for 90° angle parking shall have a minimum width of 7.0 m.

17.1.11 Other Regulations

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