

## 17.54 Town Housing (ZT54) – Steveston Highway (Steveston)

### 17.54.1 Purpose

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

### 17.54.2 Permitted Uses

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

### 17.54.3 Secondary Uses

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

### 17.54.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, together with an additional:
  - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
  - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

### 17.54.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 37% for **buildings**.

### 17.54.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Porches** and stairs which combined may project into the **front yard** for a distance of not more than 2.8 m.
3. The minimum **side yard** is 3.0 m.
4. The minimum **rear yard** is 4.6 m.

### 17.54.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m when located within 16.0 m of a **lot line abutting** Steveston Highway.
2. The maximum **height** for **buildings** is 9.0 m when located more than 16.0 m of a **lot line abutting** Steveston Highway.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

### 17.54.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.

2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

#### 17.54.9 Landscaping & Screening

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

#### 17.54.10 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.

#### 17.54.11 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.