

17.65 Town Housing (ZT65) – North McLennan (City Centre)

17.65.1 Purpose

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

17.65.2 Permitted Uses

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

17.65.3 Secondary Uses

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

17.65.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.81, 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.

17.65.5 Permitted Lot Coverage

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

17.65.6 Yards & Setbacks

1. The minimum **setback** from Hemlock Drive is 5.0 m.
2. The minimum **setback** from Ferndale Road is 6.0 m.
3. **Bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 1.2 m.
4. Unenclosed **porches** and **balconies** may project into the **road setbacks** for a distance of not more than 2.0 m.
5. Entry stairs which provide **access** to an entrance at the first-**storey** level may be located within the **road setbacks** but no closer to a **lot line** than 2.0 m.
6. The minimum **side yard** and **rear yard** is 3.0 m.
7. Portions of the **principal building** less than 6.0 m in **building height** and containing no more than one-**storey** may project into the **side yard** for a distance of not more than 1.5 m.
8. Portions of the **principal building** less than 9.0 m in **building height** and containing no more than two-**storeys** may project into the **side yard** for a distance of not more than 1.0 m.
9. **Porches, balconies**, electrical closets and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 0.6 m.

17.65.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.65.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

17.65.9 Landscaping & Screening

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

17.65.10 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.

17.65.11 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.