

17.86 Town Housing (ZT86) – Hamilton [Bylaw 9932, Jul 25/22]

17.86.1 Purpose

This **zone** provides for a mixed-use **development** consisting of stacked **town housing** and ground-oriented **town housing** with a maximum **floor area ratio** of 0.40 that may be increased to 1.0 with a **density bonus** that would be used for rezoning applications in order to help achieve the City’s affordable housing and **community amenity space** objectives.

17.86.2 Permitted Uses

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

17.86.3 Secondary Uses

- **boarding and lodging**
- **home business**

17.86.4 Permitted Density

1. The maximum **floor area ratio** is 0.40 with a maximum additional 0.10 **floor area ratio** permitted provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.86.4.1, the reference to “0.40” is increased to a higher **density** of “1.0”, if at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZT86 **zone**, the **owner**:
 - a) pays \$70.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**; and
 - b) pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

17.86.5 Maximum Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

17.86.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 4.0 m from the **front lot line**;
 - b) 2.0 m from the east **lot line**;
 - c) 7.5 m from the west **lot line**; and
 - d) 6.0 m from the **rear lot line**.

17.86.7 Maximum Heights

1. The maximum **height** for **principal buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

17.86.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 75.0 m and minimum **lot depth** is 85.0 m.
2. The minimum **lot area** is 7,000 m².

17.86.9 Landscaping And Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

17.86.10 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 with the exception that up to 67% of the **parking spaces** may be in a **tandem arrangement**.

17.86.11 Other Regulations

1. A minimum of 75% of the **dwelling units** shall be in a stacked arrangement wherein a portion of one **dwelling unit** is located directly above another **dwelling unit** within a **building**.
2. 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.