

16.4 Heritage Two-Unit Dwelling (ZD4) – London Landing (Steveston) [Bylaw 9028, Jun 23/14]

16.4.1 Purpose

The **zone** provides for a heritage-style two-unit **dwelling**.

16.4.2 Permitted Uses

- **housing, two-unit**

16.4.3 Secondary Uses

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

16.4.4 Permitted Density

1. The maximum **density** is one **two-unit housing** unit.
2. The maximum **floor area ratio** is 0.70, together with 0.1 **floor area ratio** which must be used exclusively for covered areas of the **principal building** which are open on one or more sides.

16.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 80% 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.

16.4.6 Yards & Setbacks

1. The minimum **front yard** is 6.5 m, except that entry stairs may project into the **front yard** for a distance of no more than 1.5 m.
2. The minimum west **side yard** is 3.0 m.
3. The minimum east **side yard** is 2.2 m, except that entry stairs may project into the east **side yard** by no more than 1.0 m.
4. The minimum north-east **side yard** is 1.5 m.
5. The minimum **rear yard** is 6.0 m.
6. **Porches, balconies, bay windows, and cantilevered roofs** forming part of the **principal building** may project into the **exterior side yard** and **side yard** for a distance of not more than 0.6 m.

16.4.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 12.5 m, but containing not more than 2 habitable **storeys**.
2. The maximum **height** for **accessory structures** is 4.0 m.

16.4.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 500.0 m².
2. There are no minimum **frontage**, **lot width** or **lot depth** requirements.

16.4.9 Landscaping & Screening

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

16.4.10 On-site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

16.4.11 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.