

## 17.15 Town Housing (ZT15) – St. Albans Sub Area (City Centre)

### 17.15.1 Purpose

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

### 17.15.2 Permitted Uses

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

### 17.15.3 Secondary Uses

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

### 17.15.4 Permitted Density

1. The maximum number of **dwelling units** is nine.
2. The maximum **floor area ratio** (FAR) is 0.77, together with an additional 50.0 m<sup>2</sup> per **dwelling unit** used for on-site parking, storage rooms, laundry rooms and rooms for mechanical or electrical facilities on the ground level only (either for the exclusive **use** of individual units or for the total **development**).
3. Any portion of **floor area** that exceeds 5.0 m in **height** shall be considered to comprise two floors and shall be measured as such.

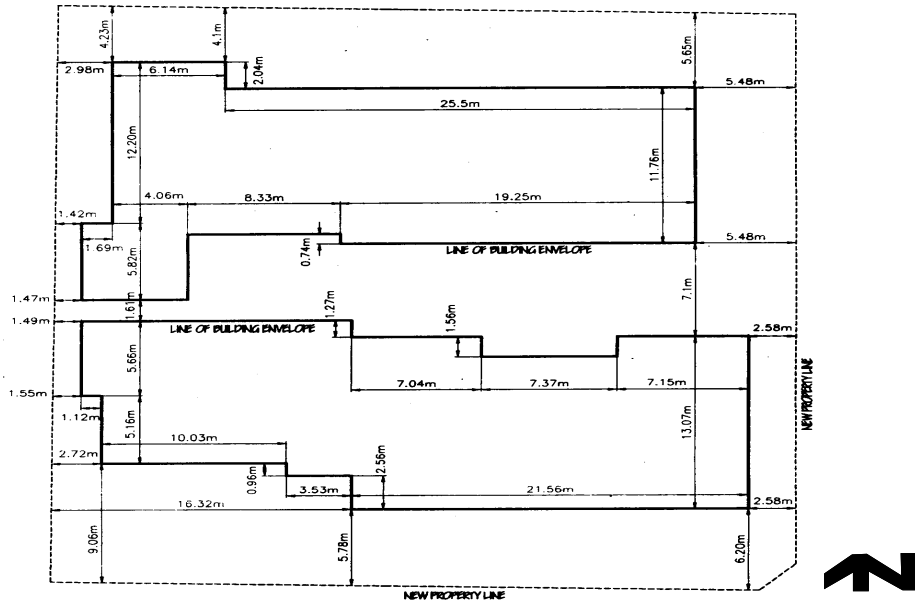
### 17.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 75% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**. [Bylaw 8743, Jun. 20/11]
3. 15% of the **lot area** is restricted to **landscaping** with live plant material. [Bylaw 8743, Jun. 20/11]

### 17.15.6 Yards & Setbacks

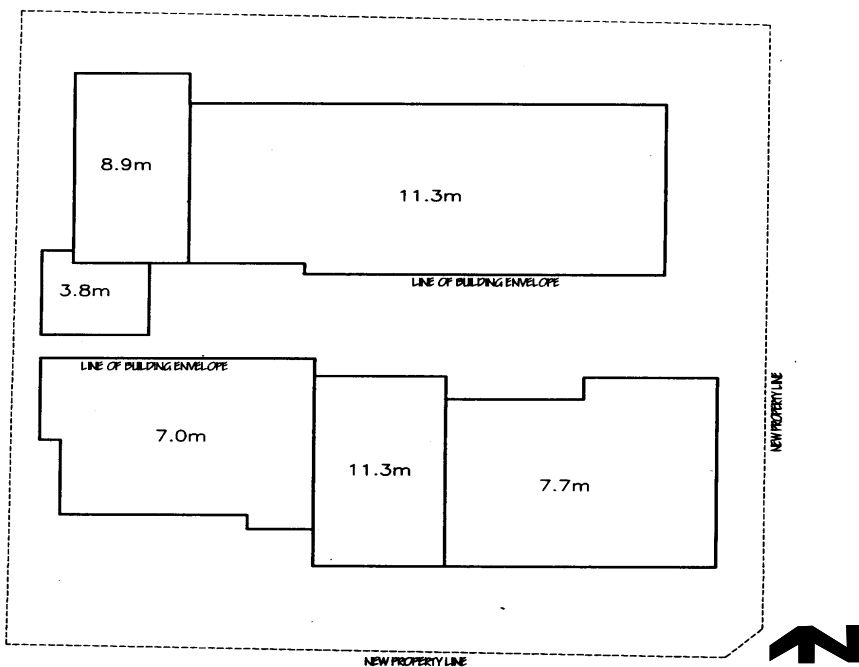
1. **Buildings** and parking **structures** may not be sited outside the **building envelope** identified in Diagram 1 in Section 17.15.6.2.

2. Diagram 1



17.15.7 Permitted Heights

1. The maximum **height** shall not exceed the figures indicated within the **building envelopes** identified in Diagram 1 in Section 17.15.7.3.
2. The maximum **height** for **accessory structures** is 9.0 m.
3. Diagram 1



#### 17.15.8 Subdivision Provisions/Minimum Lot Size

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

#### 17.15.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. No **fence** may be erected within 1.2 m of a **lot line** which **abuts** a public **road**.
3. When a **fence** is located within a required **yard** which **abuts** a public **road**, its **height** shall not exceed 1.2 m.
4. When a **fence** is located elsewhere within a required **yard**, its **height** shall not exceed 2.0 m.

#### 17.15.10 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.

#### 17.15.11 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.

