

17.18 Town Housing (ZT18) – St. Albans Sub Area (City Centre)

17.18.1 Purpose

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

17.18.2 Permitted Uses

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

17.18.3 Secondary Uses

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

17.18.4 Permitted Density

1. The maximum number of **dwelling units** is nine.
2. The maximum **floor area ratio** (FAR) is 0.60 (exclusive of all parts of the **building** used for on-site parking), together with an additional 50.0 m² provided that it is used entirely to accommodate **amenity space**.
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.

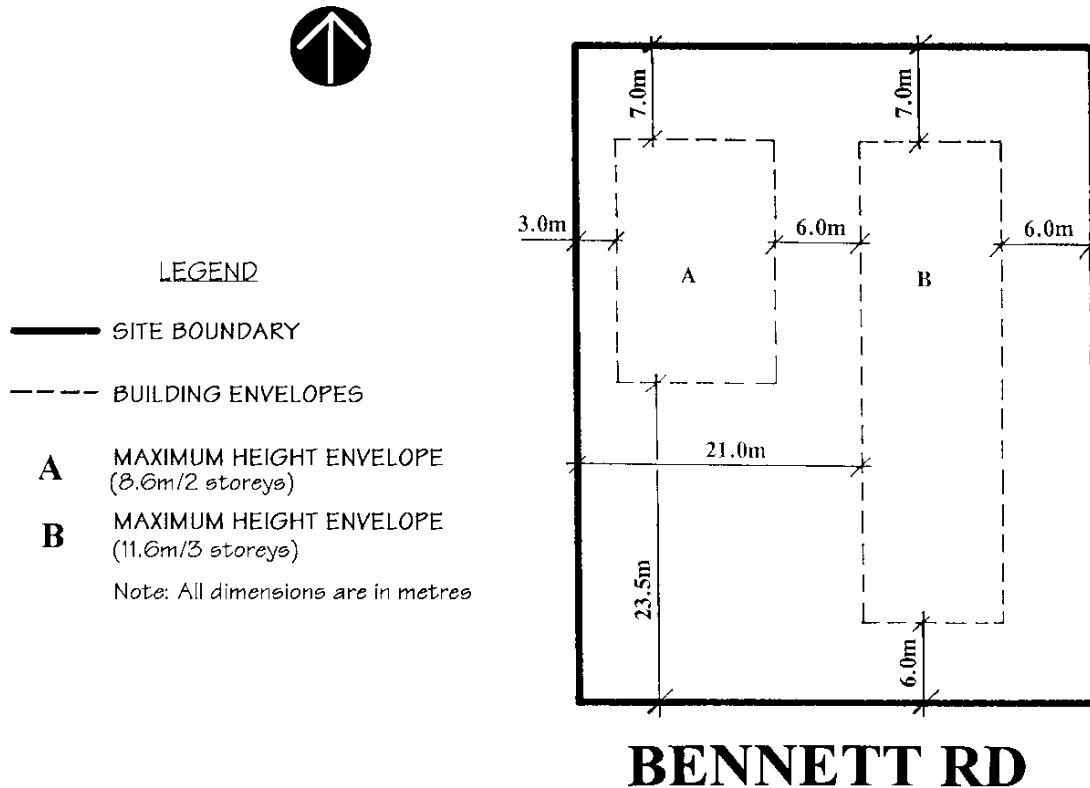
17.18.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% 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]

17.18.6 Yards & Setbacks

1. **Buildings** may not be sited outside the **building envelopes** identified in Diagram 1 in Section 17.18.6.2.

2. Diagram 1.



3. A portion of a **principal building** which is intended to accommodate electrical services, and is less than 3.0 m in **height** and 3.0 m in **length**, may be located within the west **side yard**, but no closer to the west **lot line** than 1.6 m.

4. **Bay windows** may project 0.7 m into the **front yard** and **rear yard**.

17.18.7 Permitted Heights

1. The maximum **height** for **buildings**, or portions thereof shall not exceed the figure indicated within the **building envelope** identified in Diagram 1 in Section 17.18.6.2.

2. The maximum **height** for **accessory structures** is 9.0 m.

17.18.8 Subdivision Provisions/Minimum Lot Size

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

17.18.9 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 4.5 m of a **lot line** which **abuts** a public road.

3. When a **fence** is located within the required **front yard** or west **side yard**, 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.

17.18.10 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.

17.18.11 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.

