

## 17.35 Town Housing (ZT35) – Garry Street (Steveston)

### 17.35.1 Purpose

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

### 17.35.2 Permitted Uses

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

### 17.35.3 Secondary Uses

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

### 17.35.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

### 17.35.5 Permitted Lot Coverage

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

### 17.35.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.
3. The minimum **exterior side yard** is 6.0 m.

### 17.35.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.3 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

### 17.35.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 1,560.0 m<sup>2</sup>.

### 17.35.9 Landscaping & Screening

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

### 17.35.10 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.

### 17.35.11 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.