

17.60 Town Housing (ZT60) – North McLennan (City Centre)

17.60.1 Purpose

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

17.60.2 Permitted Uses

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

17.60.3 Secondary Uses

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

17.60.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, together with an additional:
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.60.5 Permitted Lot Coverage

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

17.60.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. Portions of the **principal building** which are open on those sides which face a **road** may project into the **front yard** or **exterior side yard** not more than 1.5 m. [Bylaw 8444, May 25, 2010]
3. **Bay windows** may project into the **front yard** or **exterior side yard** [Bylaw 8444, May 25, 2010] for a distance of not more than 0.6 m.
4. **Cantilevered roofs** may project into the **front yard** or **exterior side yard** [Bylaw 8444, May 25, 2010] for a distance of not more than 1.0 m.
5. The minimum **side yard** and **rear yard** is 3.0 m.
6. **Balconies, bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m and into the **rear yard** for a distance of not more than 1.8 m.
7. The minimum **setback** to a public **lane** is 1.2 m. For the purpose of this subsection, a public **lane** means land in public ownership or secured for public **use** for **access** and transportation purposes and having a minimum width of 6.0 m. [Bylaw 8444, May 25, 2010]

17.60.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.

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

17.60.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 1,010.0 m².

17.60.9 Landscaping & Screening

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

17.60.10 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.

17.60.11 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.