

15.18 Single Detached (ZS18) – Broadmoor

15.18.1 Purpose

The **zone** provides for **single detached housing** which fronts an **arterial road** and provisions have been made for **access** to a **lane**.

15.18.2 Permitted Uses

- **housing, single detached**

15.18.3 Secondary Uses

- **bed and breakfast** [Bylaw 8672, Jan 24/11]
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

15.18.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.60 applied to a maximum of 465.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 465.5 m².
3. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
 - a) 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on one or more sides and must not be located more than 0.6 m above the lowest horizontal floor; and
 - b) 45.0 m² which may be used for **accessory buildings** and on-site parking;

15.18.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% 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.

15.18.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Bay windows**, fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 3.0 m.
5. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.

6. An **accessory building** of more than 10.0 m² in area that is used exclusively for on-site **vehicle** parking may be located within the **rear yard setback** area but no closer than:
 - a) 3.0 m to a **lot line abutting** a public **road**; or
 - b) 1.2 m to any other **lot line**.

15.18.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m. [Bylaw 9488, Mar 21/16]
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **side yard setback**.

[Bylaw 9488, Mar 21/16]

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

15.18.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 1.5 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.18.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided and maintained in accordance with Section 6.0 of this bylaw.
2. A **fence**, when located within 3.0 m of a **side lot line abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**.
3. A **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
4. For **corner lots**, the portion of the **lot** between the **principal building** and a **lot line** which **abuts** a public **road** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
5. A private outdoor space with a minimum area of 20.0 m² and a minimum width or depth of 3.0 m shall be provided outside of the **front yard** free of **accessory buildings**, covered **walkways**, and on-site parking.

15.18.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m. For the purpose of this **zone** only, a driveway is any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

15.18.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

