

17.20 Town Housing (ZT20) – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub-Area)

17.20.1 Purpose

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

17.20.2 Permitted Uses

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

17.20.3 Secondary Uses

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

17.20.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60 (exclusive of all parts of the **building** used for on-site parking purposes), together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.20.5 Permitted Lot Coverage

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

17.20.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 3.0 m.
4. Verandas and **bay windows** may project into the required **yard** for a distance of not more than 1.0 m.

17.20.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.20.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 80.0 m.
2. The minimum **lot depth** is 50.0 m.
3. There is no minimum **lot area**.

17.20.9 Landscaping & Screening

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

17.20.10 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.

17.20.11 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.