

17.33 Town Housing (ZT33) – South McLennan (City Centre)

17.33.1 Purpose

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

17.33.2 Permitted Uses

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

17.33.3 Secondary Uses

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

17.33.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.93, together with an additional 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**.
2. Any portion of **floor area** which exceeds 5.0 m in **height** shall be considered to comprise two floors and shall be measured as such.

17.33.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.

17.33.6 Yards & Setbacks

1. The minimum **setback** from Garden City Road is 3.0 m.
2. The minimum **setback** from Jones Road is 4.57 m.
3. The minimum **setback** from Turnill Street is 6.0 m.
4. The minimum **interior side yard** is 5.5 m.
5. **Bay windows, balconies** and **porches** may project for a distance of not more than 1.0 m into any **yard** or **setback**.

17.33.7 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.

17.33.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,047.0 m².

17.33.9 Landscaping & Screening

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

17.33.10 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.

17.33.11 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.