

8.12 SHR (SUBURBAN HILLSIDE RESIDENTIAL) ZONE

(1) DESCRIPTION

The SHR (Suburban Hillside Residential) Zone consists of residential areas in the hillside-upland area or on the fringe of the valley floor where full community services are available and, owing to varying topography and slopes, a mixture of lot sizes and development standards are appropriate.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

(a) ONE FAMILY RESIDENTIAL

(i) single family detached dwelling

(b) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)

(i) secondary suite

(c) URBAN ANCILLARY USES

(d) ACCESSORY HOME OCCUPATION

(3) LOT SIZE (minimum – subject to Special Regulation)

(a) Minimum lot size shall increase progressively with the slope of the land where “slope” is defined herein by Special Regulation. Minimum lot size shall increase at a ratio of 30m² per 1% increase in slope as indicated in the following table:

	<u>Slope of Land</u>	<u>Minimum Lot Size</u>		<u>Slope of Land</u>	<u>Minimum Lot Size</u>
(i)	9% or less	360m ²	(xii)	20%	690m ²
(ii)	10%	390m ²	(xiii)	21%	720m ²
(iii)	11%	420m ²	(xiv)	22%	750m ²
(iv)	12%	450m ²	(xv)	23%	780m ²
(v)	13%	480m ²	(xvi)	24%	810m ²
(vi)	14%	510m ²	(xvii)	25%	840m ²
(vii)	15%	540m ²	(xviii)	26%	870m ²
(viii)	16%	570m ²	(xix)	27%	900m ²
(ix)	17%	600m ²	(xx)	28%	930m ²
(x)	18%	630m ²	(xxi)	29%	960m ²
(xi)	19%	660m ²	(xxii)	30%	990m ²

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(4) *LOT DIMENSIONS (minimum lot dimensions relate directly to the minimum lot size as determined by slope)*

	<i>WIDTH</i>	<i>DEPTH</i>
(a) <i>All lot sizes</i>	<i>12m</i>	<i>20m</i>

(5) *DENSITY (maximum)* *N/A*

(6) *LOT COVERAGE (maximum)*

(a) <i>RESIDENTIAL</i>	<i>40%</i>	
(b) <i>URBAN ANCILLARY USES (lot smaller than 650m²)</i>		<i>45m² per du</i>
(c) <i>URBAN ANCILLARY USES (lot exceeding 650m²)</i>		<i>60m² per du</i>

(7) *FLOOR AREA RATIO (maximum)* *55%*

(8) *SETBACKS (minimum distances to lot lines relate directly to the minimum lot size and dimensions)*

	<i>FLL</i>	<i>RLL</i>	<i>ISLL</i>	<i>ESLL</i>
(a) <i>ONE FAMILY RESIDENTIAL</i>	<i>4.5*</i>	<i>6.0</i>	<i>**</i>	<i>4.5</i>
(b) <i>URBAN ANCILLARY</i>	<i>6.0</i>	<i>1.5</i>	<i>1.5</i>	<i>4.5</i>

** FLL setback to garage doors shall not be less than 6.0m*

***ISLL setback shall be a minimum of 10% of the lot width*

(9) *SITING*

(a) *Where more than one structure for Residential Use is sited on a lot or within a Strata Development, said structures shall be sited so as to provide a "siting area" with respect to each structure, equivalent to the building footprint plus the setbacks applicable to the structure as if it were sited on a fee simple lot, exclusive of roads and other common areas.*

(10) *BUILDING HEIGHT (maximum)*

(a) <i>RESIDENTIAL</i>	<i>8.5m</i>
(b) <i>URBAN ANCILLARY (1000m² lot size)</i>	<i>6.0m</i>
(c) <i>URBAN ANCILLARY(<1000m² lot size)</i>	<i>4.0m</i>

(11) *OFF-STREET PARKING*

(a) *Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.*

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(b) *Shall provide at least the following number of parking spaces:*

(i) *2 parking spaces per dwelling unit*

(12) *OFF-STREET LOADING (minimum) N/A*

(13) *AMENITY AREA (minimum) N/A*

(14) *FENCING, SCREENING & LANDSCAPING*

(a) *Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.*

(15) *SIGNS*

(a) *Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.*

(16) *SPECIAL REGULATIONS*

(a) *For the purpose of this zone “average slope” shall mean the average natural (pre-development) slope, calculated as the difference in elevation between the midpoint of the front lot line and the midpoint of the rear lot line divided by the distance between those points; OR the difference in elevation between the midpoints of the side lot lines divided by the distance between those points; whichever is greater.*

(b) *The maximum slope of any lot created shall not exceed 30%.*

(AB #3573)