

Bylaw 8578	15.18	Z18: Monterey Road Residential		Z18
	15.18.1 Purpose	The purpose of this zone is to provide site specific regulations for a mix of single and two-unit dwellings.		
	15.18.2 Principal Uses	Bylaw 8256	15.18.3	Secondary Uses
	<ul style="list-style-type: none"> • housing, single detached • housing, two-unit • community care facility, minor 			<ul style="list-style-type: none"> • home business 1 • secondary suite only in single detached housing
	15.18.4 Subdivision Regulations	<ol style="list-style-type: none"> 1. The minimum lot width is 17.0 m, except it is 15.0 m for single detached housing and 8.5 m for a single unit of attached side-by-side two-unit housing. 2. The minimum lot area is 500 m², except it is 400 m² for single detached housing and 250 m² for a single unit of attached side-by-side two-unit housing. 3. The maximum lot area is 2000 m². 		
	15.18.5 Development Regulations	<ol style="list-style-type: none"> 1. The maximum residential density is one dwelling unit per 250 m² or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house. 2. The maximum number of dwellings in one building is two. 3. The maximum number of principal buildings on one lot is 1. 4. The maximum percentage of two-unit housing permitted is 20%. The number of two-unit houses located adjacent to one another shall not exceed 2 in a row. 5. The maximum site coverage is 45%. 6. The maximum building height is 10.5 m. 7. The maximum number of storeys is 3. 8. The minimum front yard is 4.5 m. 9. The minimum interior side yard is 1.5 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5m. 10. The minimum rear yard is 6.0 m. 		
	15.18.6 Regulations for Accessory Development	<ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m². 2. The maximum height is 5.0 m. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m. 5. The minimum rear yard is 1.2 m. 		

15.18.7 Other Regulations

1. **Note:** in addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.