

Development Description	Proposed
ZONE: The designation of the land as defined in the City of Whitehorse Zoning Bylaw.	
USE: The main purpose for which the land or buildings are to be used.	
LOT AREA: The total horizontal area within the lot lines of a lot.	
SITE COVERAGE: The percentage of the horizontal area of a lot that will be built upon including accessory buildings or structures but excluding steps, eaves, cornices and similar projections, courtyards, terraces or patios, driveways, aisles and parking stalls.	
FLOOR AREA, GROSS: The sum of the horizontal areas of each storey of the building measured from the exterior faces of the exterior walls. (Excluding attached garages, attics, balconies, breezeways, carports, porches, and terraces.)	
BUILDING HEIGHT: The vertical distance measured from the average elevation of the finished grade along the front of the building to the highest point of the roof surface or any parapet thereon.	
YARD, FRONT: The distance from the front property line to the nearest permitted principal building or structure.	
YARD, SIDES: The distance from each side property line to the nearest permitted principal building or structure.	(please indicate each side)
YARD, REAR: The distance from the rear property line to the nearest permitted principal building or structure.	
TOTAL PUBLIC ROAD FRONTAGE: The total distance of each property line adjacent to a public road or street.	
LANDSCAPING PLANTINGS: The required landscape planting area calculation in all zones is based on 3.0 m x total public road frontage. In most zones 1 tree per 25m ² or 1 shrub per 15m ² of landscape planting area is required. For specific landscape requirements reference Section 5 of the Zoning Bylaw.	
PARKING SPACES: The minimum dimensions of a typical parking space are Width = 2.75m Length = 6.0m Vertical Clearance = 2.1m. For specific parking requirements reference Section 7 of the Zoning Bylaw.	
AMENITY AREA OR SPACE: The area of a project intended for recreational purposes, which may include open spaces, communal play areas, lounges, sundecks and roofdecks but shall not include the areas occupied at grade by the buildings, service areas, parking areas or driveways.	