

Section 6.4.24

(580.23,580.61,580.73)

COMMERCIAL 4**C4****Permitted Uses**

Permitted Use	Required Site Area
a) Office	n/a
b) Personal Service Use	n/a
c) Public Assembly Use	n/a
d) Recreation Facility	n/a
e) Restaurant	n/a
f) Retail Store	n/a
g) Accessory dwelling units - each unit	100m ²
h) Accessory Hotel - each unit	100m ²

i. Density Bonus For Amenity

For density bonuses, please refer to Section 6.3(19) "Density Bonuses."

Maximum Number and Size of Buildings and Structures

Height	10.0m
Parcel coverage	75%

Except that the maximum parcel coverage may be increased by an amount equal to the percentage of landscape provided at ground level in excess of 25% of the lot area, to a maximum parcel coverage of 80%.

Floor Area Ratio	2.01
------------------	------

Landscape Requirements

20% of the lot must be landscaped.

Minimum Setback Requirements

Front lot line	1.0 m
Interior side lot lines	1.5 m
Interior side lot line adjacent to a lane	1.5 m
Exterior side lot line	1.0 m
Rear lot line	2.0 m

Except:

- where the adjoining parcel is zoned commercial or industrial then the setback from the common interior side lot line may be reduced to zero;
- that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0 m into any required setback area.