

Section 6.4.30.50

(580.81)

**COMMERCIAL RESIDENTIAL 1**

**(CR1)**

**Permitted Uses and Minimum Site Area**

Permitted Use	Required Site Area
a) Office use	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) Dwelling Units – each unit	185 m <sup>2</sup>
h) Public Parking Lot	n/a

**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	10.0 m
Parcel coverage	75%

**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:

- a) where the adjoining parcel is zoned commercial or industrial then the setback from the common interior side lot line may be reduced to zero;
- b) where any part of a parcel contains a watercourse then the regulations in Section 3 of this Part shall apply
- c) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.