

PART 3.24

R-9 ZONE, CENTRAL AREA (YATES AND QUADRA) STREETS) DISTRICT

Permitted Uses	1 All of the uses permitted in the R3-C Zone, Central Area Residential District are permitted in this zone.
Floor Space Ratio	2 Subject to Section 3, for any non-residential use, the <u>floor space ratio</u> shall not exceed .2 to 1.
	3 Where any <u>building</u> has a <u>floor space ratio</u> of not less than 3 to 1 devoted to residential use, the <u>floor space ratio</u> for non-residential use shall not exceed .96 to 1.
	4 The <u>floor space ratio</u> shall not exceed 5.1 to 1.
Number of Buildings	5 More than one <u>building</u> may be located on a <u>lot</u> .
Height	6 The <u>height</u> of any <u>building</u> shall not exceed 49 m.
Site Area	7 The minimum <u>area</u> of any <u>lot</u> shall be 1,858 m ² .
Site Coverage	8 The <u>site coverage</u> shall not exceed 65%.
Setbacks	9 For any portion of a <u>building</u> used for non-residential purposes, the minimum <u>setback</u> from any <u>street</u> intersection shall be 7.5 m.
	10 For any portion of a <u>building</u> used for residential purposes, the minimum <u>setback</u> from any <u>boundary</u> other than a <u>street</u> shall be 4.5 m.
	11 Except for balconies, bay windows and entrance canopies, for any portions of a <u>building</u> used for residential purposes, the minimum <u>setback</u> from any <u>street</u> shall be 4.5 m.
	12 Except as provided in the preceding sections, no <u>setbacks</u> are required.

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Parking

13 Where the required setback area is landscaped, off-street surface parking spaces may be sited within 1.5 m of any street and may be sited on any lot within the R-5 Zone, Central Area (Wilson Block) District and the R-10 Zone, Central Area (Vancouver and View Streets) District.

General Regulations

14 Except as provided in this part, the regulations applicable in the R3-C Zone, Central Area Residential District apply in this zone.