

PART 4.43 – CR-C -COOK COMMERCIAL RESIDENTIAL DISTRICT

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| Permitted Uses | 1 All of the uses permitted in the CR-3M Zone, Commercial Residential Apartment Modified District are permitted in this zone. |
| Setbacks | <p>2 The <u>setback</u> for non-residential uses located on the first <u>storey</u> of a <u>building</u> must be at least:</p> <p>(a) 8m from Cook Street; and
(b) 3.3m from Balmoral Street.</p> <p>3 The <u>setback</u> for non-residential uses located on the second or higher <u>storeys</u> of a <u>building</u> must be at least:</p> <p>(a) 11m from Cook Street; and
(b) 3.3m from Balmoral Street.</p> <p>4 The <u>setback</u> for residential uses</p> <p>(a) must be at least 11m from Cook Street; and
(b) from Balmoral Street must be at least the greater of the following amounts:</p> <p>(i) one-half the <u>height</u> of the <u>building</u> plus 0.9m; or
(ii) 3.3m.</p> <p>5 A parking or turn-around area must not be located closer than 3.3m to Balmoral Street.</p> |
| General Regulations | 6 Except as provided in this Part, the regulations applicable in the CR-3M Zone, Commercial Residential Apartment Modified District apply in this zone. |