

PART 4.44 - C1-2 ZONE, FORT LIMITED COMMERCIAL DISTRICT

Uses	1	All of the uses permitted in the C-1 Zone, Limited Commercial District are permitted in this Zone.
Height	2	A <u>building</u> must not exceed 17m in <u>height</u> .
Siting	3	Office uses must not be located on a ground floor.
Setbacks	4 (1)	The following distances are the minimum <u>setbacks</u> required in this Zone: <ul style="list-style-type: none"> (a) 6m from Fort Street; (b) 2.4m from Foul Bay Road; (c) 13m from the rear <u>lot line</u>; (d) 2.4m from the western <u>lot line</u>;
	(2)	The 4 th storey of a building must not be located closer than: <ul style="list-style-type: none"> (a) 9.5m to Fort Street; (b) 7m to Foul Bay Road; (c) 5.8m to a lane; (d) 17.4m to a northern <u>lot line</u>,
Parking	5	Parking that is not <u>enclosed parking space</u> must be located in a <u>rear yard</u> .
General Regulations	6	Except as provided in this part, the regulations applicable in the C-1 Zone, Limited Commercial District apply in this Zone.
	7	The <u>floor space ratio</u> must not exceed <ul style="list-style-type: none"> (a) 1.4 to 1, or (b) 1.69 to 1 if the <u>lot</u> to which the <u>floor space ratio</u> applies contains art that is located in a public place and that has a value of at least \$53,000.00.