

PART 4.49 - CR-3OB ZONE, OAK BAY COMMERCIAL RESIDENTIAL DISTRICT

Definition	1	In this Part, “gas bar” means a place where only a combination of all of the following uses are carried on: <ul style="list-style-type: none"> (i) the sale by retail of petroleum or petroleum products for use in motor vehicles, excluding <u>garages</u>, body shops, and retail business that only sells automotive parts and accessories; (ii) a store or shop for the sale of food, and small goods, wares, or merchandise up to 150 m²; (iii) a <u>restaurant</u> with up to 30 seats.
Uses	2	The following uses are the only uses permitted in this Zone: <ul style="list-style-type: none"> (a) all of the uses permitted in the CR-3 Zone, Commercial Residential Apartment District; (b) gas bars.
Number of Buildings	3	A <u>lot</u> may contain more than one <u>building</u> .
Floor Space Ratio	4	The maximum <u>floor space ratio</u> for a <u>lot</u> on which the only use is a commercial-residential <u>building</u> is 1.4 to 1 if at least 70% of the off-street parking spaces required under this Bylaw are provided as <u>underground parking spaces</u> .
Setbacks	5	No <u>setback</u> is required from a <u>street</u> for a <u>building</u> that is used as all or part of a gas bar.
Parking	6	At least 9 off-street parking spaces must be located on a <u>lot</u> that is used only as a gas bar.
General	7	Except as provided in this Part, the regulations applicable in the CR-3 Zone, Commercial Residential Apartment District apply in this Zone.