

PART 4.53 - CR-D ZONE, DALLAS RESIDENTIAL COMMERCIAL DISTRICT

Definition	1	In this Part, “live/work” means a use that includes <ul style="list-style-type: none"> (a) not more than 3 people engaged in any of the following uses that involve the making, servicing, or selling of goods, or the providing of services: <ul style="list-style-type: none"> (i) artist studio; (ii) making, processing, and assembly of products in an <u>area</u> that does not exceed 280 m²; (iii) personal and professional services; (iv) testing, servicing, and repairing of goods, and (b) at least one person residing in the <u>dwelling unit</u> where the use specified under paragraph (a) is carried on.
Uses	2	Only the following uses are permitted in this zone: <ul style="list-style-type: none"> (a) live/work; (b) residential; (c) retail; (d) <u>restaurant</u>; (e) making, processing, and assembly of products on a small scale; (f) artist studio.
Height	3	The <u>height</u> of a <u>building</u> must not exceed 15m.
Floor Space Ratio	4	The <u>floor space ratio</u> must not exceed 2 to 1.
Lot Coverage	5	The <u>site coverage</u> must not exceed 50%.
Open Space	6	<u>Open site space</u> must be at least 45%.
Siting	7	Live/work and commercial uses may be located only in a <u>basement</u> or a first <u>storey</u> .

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| Setbacks | 8 | <p>(1) The <u>setback</u> from Dallas Road must be at least</p> <ul style="list-style-type: none">(a) 3m for the walls of the first to third <u>storeys</u> of a <u>building</u>; and(b) 4.8m for the wall of the fourth <u>storey</u> of a <u>building</u>; <p>(2) The <u>setback</u> from Simcoe Street must be at least</p> <ul style="list-style-type: none">(a) 6m for the walls of the first to third <u>storeys</u> of a <u>building</u>; and(b) 7.8m for the wall of the fourth <u>storey</u> of a <u>building</u>. <p>(3) The shortest horizontal distance between the most easterly boundary of a <u>lot</u> and the nearest <u>balcony</u> or wall on that <u>lot</u> must be at least 6 m.</p> |
| Parking | 9 | <p>(1) Schedule C applies for parking requirements that are not specified in subsection (2).</p> <p>(2) A <u>lot</u> must contain at least two off-street parking spaces for each live/work unit.</p> |