

Part 4.6.1

C1-RC ZONE, REGIONAL SHOPPING CENTRE DISTRICT

Permitted Uses

- 1 The following uses are permitted:
 - (a) all uses permitted in the C-1 Zone, Limited Commercial District, subject to the regulations applicable to that Zone, except that residential or mixed residential uses are prohibited;
 - (b) Service Stations.

Regulations

- 2 For the purpose of the preceding section, the servicing of motor vehicles shall not include any work or service in the performance of which:
 - (a) the cylinder head of the engine of a motor is removed;
 - (b) any part of the chassis or frame of a motor vehicle is removed, repaired or replaced;
 - (c) any part of the transmission or drive train of a motor vehicle is removed, repaired or replaced;
 - (d) any part of the exterior portion or portions of the body of a motor vehicle or any externally mounted automotive accessory or fitting, other than a lamp, licence plate, windshield wiper, mirror, bumper guide, wheel or tyre, is removed, repaired or replaced.

Height

- 3 No building used or intended to be used for a service station shall exceed 11 m in height.

Street frontage

- 4 No service station shall be constructed, placed, maintained or used on a lot unless the lot has in common with at least one street or boundary of not less than 30 m.

Setbacks

- 5 No building on a lot on which there is a service station and no part of that building shall be nearer to any street than a distance of 4.5 m.
- 6 The preceding section shall not apply to
- (a) a lawful sign or floodlight pole;
 - (b) a fence or wall not exceeding 1 m in height at any point lying within a distance of 5 m of any street, or
 - (c) a tank or receptacle for the storage of petroleum products, lying wholly below the surface of the ground;

but without restricting the generality of the provisions of the preceding section, it shall apply to every pump, pump island, air or water pipe or stand or other fixture and the structure on or in which the same may be.

- 7 No building on a lot on which there is a service station shall be nearer to any boundary of any lot lying within a Single Family Dwelling District, R1-A or R1-B Zones (Parts 1.1 and 1.2) than a distance of 4.5 m.

Off-Street Parking

- 8 Where a lot on which there is or is intended to be a service station lies at the intersection of two or more streets so that it has two or more boundaries in common with the streets, the area or areas of any part or parts of the lot lying within a distance of 9 m of any point of intersection of the common boundaries (or the point or points of intersection of the extension in a straight line of them or of any of them) shall not be taken into

account in determining the number of parking units that are or are intended to be set aside, provided and maintained thereon.

Floor Space Ratio

- 9 No building shall have a floor space ratio in excess of 0.7:1 and no portion of any building used for business offices or professional businesses shall have a floor space ratio in excess of 0.10:1.

Note: Parking - for requirements see Schedule "C".