

PART 4.80 – C1-HM ZONE, HILLSIDE AND MARKET DISTRICT

4.80.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. All of the uses permitted in the C1-N Zone, Neighbourhood Shopping District,
- b. Transient accommodation
- c. Public building
- d. Home occupation subject to the regulations in Schedule “D”

4.80.2 General Regulations

Except as provided in this part, the regulations set out in the C1-N Zone, Part 4.3 of the Zoning Regulation Bylaw apply in this Zone.

4.80.3 Site Area, Floor Space Ratio

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|---------------------------------------|--------------------|
| a. <u>Site area</u> (minimum) | 5800m ² |
| b. <u>Floor space ratio</u> (maximum) | 1.48:1 |

4.80.4 Setbacks

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| a. <u>Front yard setback</u> (Hillside Ave) (minimum) | 3.90m |
| b. <u>Rear yard setback</u> (Market St.) (minimum) | 4.00m to building and 1.50m to parkade |
| c. <u>West Side yard setback</u> (Nanaimo St.) (minimum) | 6.00m to building and 0.10 to parkade |
| d. <u>East Side yard setback</u> (Blanshard St.) (minimum) | 1.40m |

4.80.5 Vehicle and Bicycle Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |