

PART 6.61 - CA-48 ZONE, YLOT 2 DISTRICT

Uses	1 All of the uses permitted in the CA-4 Zone, Central Area Commercial Office District, are permitted in this Zone.
Floor space ratio	2 The <u>floor space ratio</u> may be increased to a maximum of 3.1 to 1 if all of the following amenities are provided: <ul style="list-style-type: none">(a) <u>open site space</u> is at least 40%;(b) if residential use is included, at least one parking space, on land in this Zone, is provided for each <u>dwelling unit</u>;(c) if office use is included, at least one parking space is provided for every 100 m² of office use;(d) all parking spaces are <u>enclosed parking spaces</u>.
Setbacks	3 A <u>side yard</u> is not required.
General	4 Except as provided in this Part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District, apply in this Zone.