

**PART 6.62 - CA-49 ZONE, CORMORANT 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 4.75 to 1 if a <u>building</u> devotes at least 50% of its <u>total floor area</u> for apartment use.
Siting	3	A <u>dwelling unit</u> may be located on the ground floor of a <u>building</u> .
Parking	4	No part of a <u>building</u> above 10 m in <u>height</u> shall be closer to the <u>street boundary</u> than a horizontal distance of 3 m.
	1	A <u>lot</u> must contain parking spaces equal in number to at least 60% of the number of <u>dwelling units</u> on that <u>lot</u> .
General	2	Except as provided in this Part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District, apply in this Zone.