

**PART 1.98 -R1-A16 ZONE, ST. CHARLES3 SINGLE FAMILY DWELLING DISTRICT**

Uses	1	The following uses are the only uses permitted in this zone:  (a) all of the uses permitted in the R1-A Zone, Rockland Single Family Dwelling District;  (b) <u>nursing homes</u> .
Lot area	2	A <u>lot</u> that contains a <u>nursing home</u> must have an <u>area</u> of at least 3,000 m <sup>2</sup> .
Number of beds	3	A <u>nursing home</u> may contain up to 50 beds.
Height	4	The <u>height</u> of a <u>nursing home</u> must not exceed 8.8 m nor 2.5 <u>storeys</u> .
Floor space ratio	5	<u>Floor space ratio</u> for a <u>nursing home</u> must not exceed 0.9 to 1.
Lot coverage	6	Lot coverage for a <u>nursing home</u> must not exceed 40%.
Setbacks	7	The <u>setback</u> for a nursing home must be at least  (a) 12.7 m from a <u>front lot line</u> ;  (b) 11.4 m from a <u>rear lot line</u> ;  (c) 3.1 m from a north <u>lot line</u> ;  (d) 2.8 m from a south <u>lot line</u> .
Landscaping	8	At least 40% of a <u>lot</u> that contains a <u>nursing home</u> must be landscaped.
Parking	9	A <u>lot</u> must contain at least 1 parking space for every 5 beds in a <u>nursing home</u> on that <u>lot</u> .
	10	The <u>front yard</u> of a <u>lot</u> that contains a <u>nursing home</u> may contain up to 10 parking spaces.
General regulations	11	Except as provided in this Part, the regulations applicable in the R1-A Zone, Rockland Single Family Dwelling District, apply in this zone.