

SCHEDULE  
PART 2.27

RN-4 ZONE, SUPERIOR STREET NURSING HOME DISTRICT

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|---------------------|----|---|
| Permitted Uses      | 1  | All of the uses permitted in the RN Zone, Residential Nursing Home District are permitted in this zone.   |
| Site Coverage       | 2  | <u>Site coverage</u> may not exceed 45% of a <u>lot</u> .   |
| Floor Space Ratio   | 3  | <u>Floor space ratio</u> may not exceed 1.2 to 1.   |
| Minimum Site Area   | 4  | The minimum size of a <u>lot</u> may not be less than 2,500 m <sup>2</sup> .  |
| Open Site Space     | 5  | The minimum open site space of a <u>lot</u> shall be 40%.   |
| Height              | 6  | No <u>building</u> may exceed 14 m in <u>height</u> nor four <u>storeys</u> .   |
| Setbacks            | 7  | The minimum <u>setback</u><br><br>(a) from Superior Street shall be 10.82 m;<br><br>(b) from the <u>rear lot line</u> shall be 10.5 m; and<br><br>(c) from the west <u>lot line</u> shall be 4.5 m. |
|                     | 8  | No area required or used for parking, turn-around, cornices, stairs, retaining wall or fence may be sited within 3.5 m of the <u>front lot line</u> .   |
| General Regulations | 9  | No structure shall be sited within 2.5 m of the <u>front lot line</u> .   |
|                     | 10 | Except as provided in this part, the regulations applicable to the RN Zone, Residential Nursing Home District, apply in this zone.  |