

## PART 4.28

Cl-P-FL ZONE, FORT AND LEIGHTON PUB DISTRICT

- |                     |  |
|---------------------|--|
| Permitted Uses      | 1 The only use permitted is a neighbourhood pub.   |
| Minimum Site Area   | 2 No <u>building</u> shall be erected, used or maintained on a <u>lot</u> having an area of less than 1,486 m <sup>2</sup> .   |
| Floor Space Ratio   | 3 The <u>floor space ratio</u> shall not exceed 0.23 to 1.   |
| Height              | 4 No <u>building</u> shall exceed 8 m in <u>height</u> .   |
| Setbacks            | 5 The minimum <u>setback</u><br>(a) from the <u>front lot line</u> shall be 0.9 m;<br>(b) from the <u>rear lot line</u> shall be 3 m;<br>(c) from the west <u>lot line</u> shall be 41 m;<br>(d) from the east <u>lot line</u> shall be 1.8 m. |
| Open Site Space     | 6 No less than 30% of any <u>site</u> shall be maintained as <u>open site space</u> .  |
| Parking             | 7 For every three seats in a neighbourhood pub one parking space shall be provided.  |
| Special Regulations | 8 Any outdoor seating shall be sited on the south side of the <u>building</u> containing the pub and within an area of 7 m by 8.5 m.   |