

SCHEDULE
PART 4.31

CR-G ZONE, COMMERCIAL RESIDENTIAL GORGE ROAD DISTRICT

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| Permitted Uses | 1 | All of the uses permitted in the CR-3 Zone, Commercial Residential Apartment District are permitted in this zone. |
| Exception | 2 | Non residential uses are permitted only within <u>commercial-residential buildings</u> as defined in Part 4.14, the CR-3 Zone, Commercial Residential Apartment District. |
| Floor Space Restriction | 3 | The <u>total floor area</u> devoted to non-residential uses shall not exceed 850 m ² . |
| Dwelling Unit Size | 4 | Each <u>dwelling unit</u> shall have a floor area of at least 33 m ² , measured from the interior wall surfaces and excluding <u>balconies</u> . |
| Site Area | 5 | The minimum <u>area</u> of any <u>lot</u> shall be 1800 m ² . |
| Setback | 6 | The minimum <u>setback</u> from Gorge Road shall be 5.1 m. |
| Screening | 7 | The <u>area</u> of any <u>lot</u> within 2.4 m of Dunedin Street shall be landscaped, except any <u>area</u> used as a driveway. |
| | 8 | Where any <u>surface parking spaces</u> are located near any <u>lot line</u> which abuts upon any other <u>lot</u> used for residential purposes, the area of the <u>lot</u> within 2.4 m of that <u>lot line</u> shall be landscaped. |
| General Regulations | 9 | Except as provided in this part, the regulations applicable in the CR-3 Zone, Commercial Residential Apartment District. |