

**PART 4.3 C1-N ZONE – NEIGHBOURHOOD SHOPPING DISTRICT**

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| Permitted Uses | 1 | <p>The following uses are permitted:</p> <ul style="list-style-type: none"> <li>(a) the uses permitted in the R-2 Zone, Two family Dwelling District (Part 2.1), subject to and in accordance with the regulations contained in or incorporated by reference into the R1-B Zone, Single Family Dwelling District (Part 1.2);</li> <li>(b) commercial-residential <u>buildings</u>, which for the purposes of this Section, shall include any <u>building</u> comprised of two or more <u>storeys</u>, all of which, save only the first, are used or intended to be used exclusively for the purpose of providing a place or places of permanent residence therein, and the first or ground <u>storey</u> of which is used or intended to be used exclusively for the purpose of carrying on therein one or more of the other uses hereinafter specified;</li> <li>(c) business offices;</li> <li>(d) professional businesses</li> <li>(e) chartered banks;</li> <li>(f) retail stores;</li> <li>(g) <u>restaurants</u>;</li> <li>(h) theatres;</li> <li>(i) clubs for social or recreational purposes;</li> <li>(j) bakeries, if all of the products baked or prepared therein are sold or intended to be sold by retail therein or therefrom;</li> <li>(k) <u>laundrettes</u>, which for the purpose of this Section mean any place to which members of the public are invited or admitted for the purpose of laundering clothes or other fabrics therein upon payment of a fee or other charge for the privilege, and which is not used or intended to be used for such purpose except by members of the public;</li> </ul> |
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- (l) attended coin-operated drycleaning plants which for the purposes of this Section mean any place where:
  - (a) there are facilities for the drycleaning of clothes and other fabrics;
  - (b) such facilities consist entirely of coin-operated machines;
  - (c) members of the public are invited or admitted for the purpose of using such facilities; and
  - (d) there is in attendance at all times while such place is opened to the public at least one person having charge of the management or control thereof and of the facilities therein;
- (m) drycleaning or clothes pressing establishments or both which:
  - (a) do not occupy in excess of 278m<sup>2</sup> of floor space, and
  - (b) are used or intended to be used for the purpose of dealing directly with the members of the public served thereby.
- (n) high tech;
- (o) call centre.

- Height 2 No building shall exceed 21.5m in height.
- Setbacks 3 No part of any building that is not wholly below finished ground level except roof projections, entrance canopies, steps, balconies and lawful signs shall be nearer to any street that a horizontal distance of 3m.
- 4 No part of any building shall be nearer to any boundary which the lot upon which it is situate has in common with a lot upon which there is a building used or intended to be used for residential purposes than a horizontal distance of 2.5m or a distance equal to one-quarter of the height of the building on the former lot, whichever shall be the greater.

Landscaping	5	All that portion of the <u>lot</u> lying between any <u>buildings</u> situated on the <u>lot</u> and the <u>street</u> or <u>streets</u> bounding the <u>lot</u> shall be graded and landscaped, provided that this Section shall not apply to any portion of the <u>lot</u> that is used or intended to be used only for the movement of motor vehicles.
Storage	6	Except within a <u>building</u> lawfully in use, no commodity, merchandise, stock in trade or other material or thing related to any commercial use shall be stored or displayed at any place within the <u>setback</u> areas.
Floor space ratio	7	The <u>floor space ratio</u> of any <u>building</u> shall not exceed 1.4 to 1.

Note: for parking requirements see Schedule "C"