

PART 4.71 - CR-5 ZONE, COMMERCIAL RESIDENTIAL PEMBROKE DISTRICT

Uses

- 1 The following uses are the only uses permitted in this Zone:
 - (a) bakeries;
 - (b) call centres;
 - (c) dry cleaners;
 - (d) financial institutions;
 - (e) high tech;
 - (f) multiple dwellings;
 - (g) offices;
 - (h) restaurants;
 - (i) retail sales;
 - (j) trades requiring artisan skills.

Restrictions on Uses

- 2 (a) multiple dwellings are not permitted in the first storey;
- (b) multiple dwellings are not permitted in Development Area 1.

Definitions

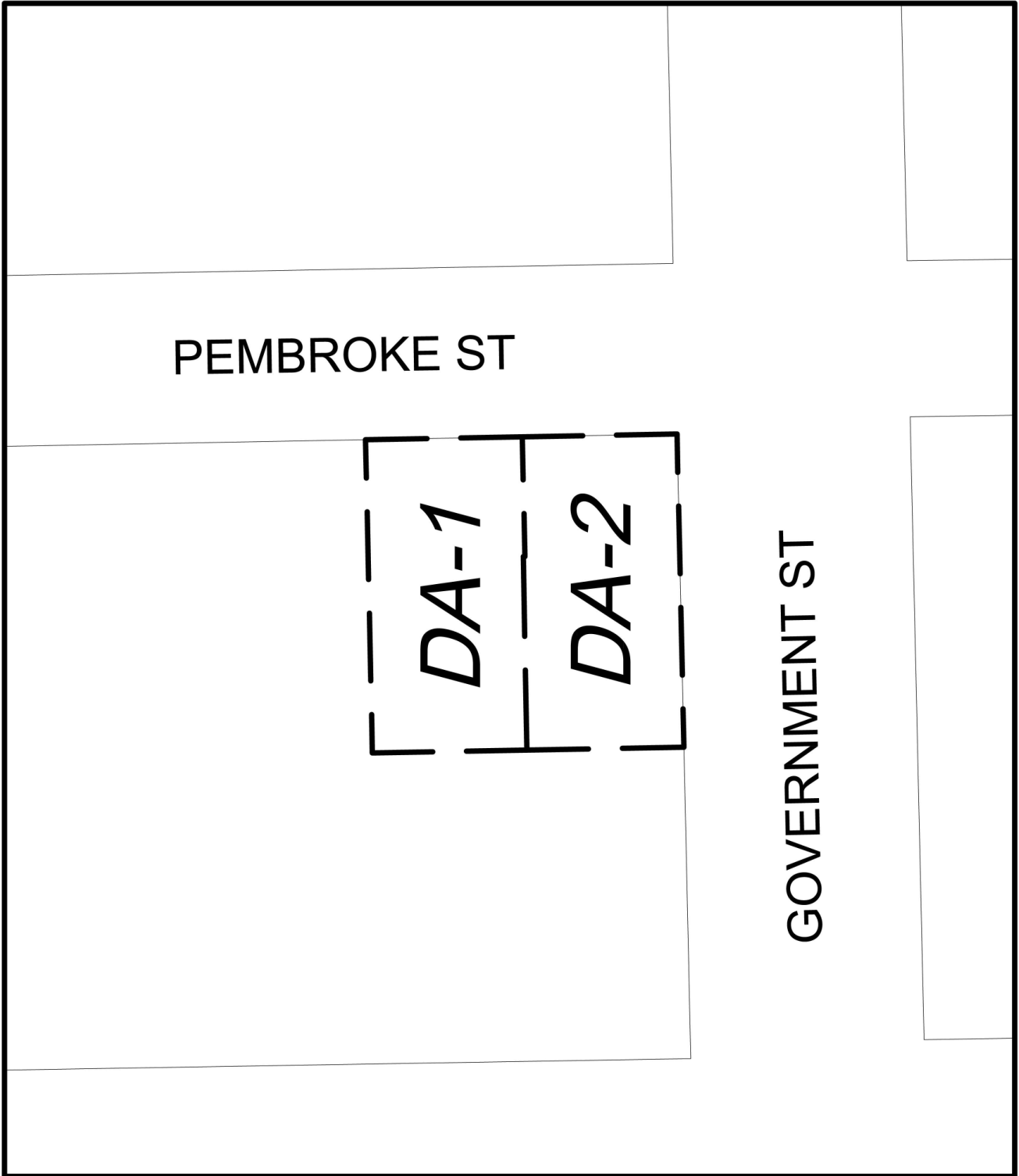
- 3 In this Zone,
“Development Area 1 and Development Area 2 “ mean the areas respectively designated as such on the map included in this Schedule.

Regulations Table

4

<i>Category of regulation</i>	<i>Requirements</i>			
	<u>Development Area 1</u>		<u>Development Area 2</u>	
<u>Lot Area</u> (min.)	668 m ²		675 m ²	
<u>Height</u> (max.)	9.4 m		10.7 m	
<u>Floor Space Ratio</u> (max.)	0.7:1		2.61:1	
<u>Site Coverage</u> (max.)	28%		91%	
<u>Setbacks</u> (min)	<i>Boundary</i>	<i>Setback (m)</i>	<i>Boundary</i>	<i>Setback (m)</i>
	Pembroke	Nil	Pembroke	Nil
	South	21	South	Nil
	Side –east	Nil	Side – east	Nil
	Side - west	Nil	Side - west	Nil
<u>Parking</u> (min.)	14		Nil	

5 Except as prescribed in the above table, the parking requirements in Schedule C apply to land in this Zone.



Appendix A
Development Areas
Commercial Residential Pembroke District

