

# PART 4.90 – C1-MF ZONE, MOSS & FAIRFIELD LIMITED COMMERCIAL DISTRICT

## 4.90.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Personal services
- b. Restaurant
- c. Retail
- d. Bakeries which sell by retail all of the products baked or prepared on the same premises
- e. Daycare
- f. Place of worship and accessory uses normally associated with a place of worship
- g. Multiple dwelling
- h. Home occupation subject to the regulations in Schedule “D”

## 4.90.2 Location of Uses

- a. The uses in Part 4.90.1 (a)-(f) are only permitted on the first storey of a building
- b. The uses in Part 4.90.1 (g)-(h) are only permitted above the first storey of a building

## 4.90.3 Lot Area

- a. Lot area (minimum) 990.0m<sup>2</sup>

## 4.90.4 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 1.7:1
- b. Combined floor area (maximum) for the uses in Part 4.90.1 (a)-(e) 150.0m<sup>2</sup>

## 4.90.5 Height, Storeys

- a. Principal building height (maximum) 12.00m
- b. Storeys (maximum) 4

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## 4.90.6 Setbacks, Projections

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| a. <u>Setback</u> from any <u>street line</u> (minimum)                            | 6.00m  |
| b. <u>Rear yard setback</u> (minimum)  | 6.00m  |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)               | Greater of 2.40m or one-quarter the <u>height</u> of the adjoining side wall |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 2.40m  |

## 4.90.7 Vehicle and Bicycle Parking

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|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. <u>Bicycle parking</u> (minimum) | Subject to the regulations in Schedule “C” |