

PART 6.33 – CA-27 ZONE, FISGARD STREET DISTRICT

Permitted Uses	1	Subject to the provisions of the remaining sections of this Schedule, all the uses permitted in the CA-3 Zone, Central Area General Commercial District are permitted in this zone and all regulations applicable to the CA-3 Zone, Central Area General Commercial District apply in this zone.
Floor Space Ratio	2	Where the floor <u>area</u> used for residential purposes in a <u>building</u> constitutes a <u>floor space ratio</u> of 2.0 to 1, the <u>floor space ratio</u> of that <u>building</u> shall not exceed 4.0 to 1.
Height	3	The <u>height</u> of a <u>building</u> shall not exceed 22m.
Sideyards	4	No <u>sideyard</u> is required.
Setbacks	5	The ground floor may be used for residential purposes provided the residential use is sited at least 3m from any <u>street</u> .