

SCHEDULE
PART 6.42

CA-31 ZONE, SUSSEX DISTRICT

- Permitted Uses 1 The following uses are permitted:
- (a) all of the uses permitted in the CA-4 Zone, Central Area Commercial Office District;
 - (b) public buildings.
- Floor Space Ratio 2 Where
- (a) at least 425 m² of open site space is provided;
 - (b) all motor vehicle parking spaces are provided below ground;
 - (c) a pedestrian walkway of at least 3.7 m in width is provided connecting the street level of Broughton Street with the north boundary of the lot at least 30 m from Douglas Street;
 - (d) retail shops, restaurants and financial institutions with immediate access from Broughton or Douglas Street are sited along each street and along the pedestrian walkway; and
 - (e) the site area is at least 2500 m²;
- the floor space ratio may not exceed 4.6 to 1.
- Setbacks 3 For a corner lot, no building may be sited within the triangle formed by connecting a point on Broughton Street with a point on Douglas Street, 3 m distant from the intersection of the street boundaries.
- 4 Except for corner lots, no setbacks are required.

Parking

- 5 One parking space shall be provided for each 95 m² of office space where the office use exceeds 2850 m².
- 6 One parking space shall be provided for every two transient accommodation units.
- 7 One parking space shall be provided for every four dwelling units.
- 8 Except as provided in this part, no off-street parking or loading spaces are required.

General Regulations

- 9 Except as provided in this part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District apply in this zone.