

PART 4.111 – CR-FG ZONE, FERNWOOD COMMERCIAL RESIDENTIAL (GLADSTONE) DISTRICT

4.111.1 Permitted Uses in this Zone

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

- a. Uses and regulations permitted in the R-2-T Zone
- b. Retail
- c. Bakery
- d. Restaurant
- e. Neighbourhood pub, restricted to 133 m²
- f. Personal services
- g. Self-contained dwelling units
- h. Commercial-residential buildings

4.111.2 General

If the primary use of a Lot is a use permitted in the R-2-T, Two Single Family Dwellings District:

- a. The regulations in the R-2-T, Two Single Family Dwellings District apply
- b. The regulations set out in sections 4.111.3-4.111.7 do not apply.

4.111.3 Lot Area

- | | |
|-------------------------------|---------------------------------|
| a. <u>Lot area</u> (minimum) | 627m ² |
| b. <u>Lot width</u> (minimum) | 13.74m average <u>lot</u> width |

4.111.4 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|-------------------|
| a. <u>Total floor area</u> (maximum) | 950m ² |
| b. <u>Floor space ratio</u> (maximum) | 1.52:1 |

4.111.5 Height, Storeys

- | | |
|---|-----|
| a. Principal <u>building height</u> (maximum) | 12m |
| b. <u>Storeys</u> (maximum) | 4 |

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4.111.5 Setbacks

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 5.70m |
| b. <u>Rear yard setback</u> (minimum) | 6.00m |
| c. <u>West side yard setback</u> from the interior <u>lot line</u> (minimum) | 3.50m |
| d. <u>East side yard setback</u> from the interior <u>lot line</u> (minimum) | 3.50m |
| e. A <u>building canopy</u> which faces a <u>street boundary</u> may project into a <u>setback</u> (maximum) | 2.00m |

4.111.6 Site Coverage, Open Site Space

- | | |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 61% |
|-----------------------------------|-----|

4.111.7 Vehicle and Bicycle Parking

- | | |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

