

## 22.19 Neighbourhood Commercial (ZC19) – Shellmont Area

### 22.19.1 Purpose

The **zone** provides for the daily shopping and **business** needs of residents in the vicinity.

### 22.19.2 Permitted Uses

- **amenity space**
- **amenity space, community**
- **child care**
- **office**
- **restaurant**
- **retail, convenience**
- **retail, general**

### 22.19.3 Secondary Uses

- **home business**
- **housing, apartment**

### 22.19.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.48.

### 22.19.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings** and covered **walkways**.

### 22.19.6 Yards & Setbacks

1. The minimum **setback** from Williams Road is 4.0 m.
2. The minimum **setback** from Shell Road is 2.6 m.
3. Covered **walkways** may project a maximum of 2.4 m into the required **setbacks**.

### 22.19.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

### 22.19.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

### 22.19.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

### 22.19.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

### 22.19.11 Other Regulations

1. **Amenity space** and **community amenity space** must have a minimum area of 303.0 m<sup>2</sup>.
2. **Apartment housing** shall be limited to one single **dwelling unit**.
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.