

20.3 Residential/Limited Commercial (ZMU3) – North McLennan (City Centre)

20.3.1 Purpose

The **zone** provides for high-**density** residential **uses** with compatible and a limited range of **secondary uses**.

20.3.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

20.3.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **home based business**
- **health service, minor**
- **office**
- **retail, convenience**
- **retail, general**
- **service, financial**
- **service, personal**

20.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for **convenience retail, general retail, minor health service, office, financial service** and **personal service** is 0.05.
2. The maximum **floor area ratio** (FAR) for all other **uses** is 2.45, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

20.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 80% for **buildings**.

20.3.6 Yards & Setbacks

1. The minimum **setback** for **convenience retail, general retail, minor health service, office, financial service** and **personal service** is:
 - a) 3.0 m from Garden City Road; and
 - b) 2.0 m from all other **lot lines**.
2. The minimum **setback** for all other **uses** is:
 - a) 10.0 m from Garden City Road;
 - b) 6.0 m from Katsura Street; and
 - c) 2.0 m from all other **lot lines**.
3. **Porches, balconies, bay windows, cantilevered roofs** and entry stairs forming part of the **principal building** may project into the public **road setback** for a distance of not more than 0.45 m.

20.3.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 45.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 20.0 m.

20.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,040.0 m².

20.3.9 Landscaping & Screening

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

20.3.10 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, except that the minimum number of **parking spaces** per **dwelling unit** shall be as follows:
 - a) 1.0 for **dwelling units** having a maximum of one **bedroom**;
 - b) 1.2 for **dwelling units** having two or more **bedrooms**; and
 - c) 0.2 for visitor parking for all units.

20.3.11 Other Regulations

1. **Convenience retail, general retail, minor health service, office, financial service** and **personal service** shall be limited to a maximum of 464.5 m² of **gross leasable floor area** located on the ground floor.
2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.