

## 20.6 Residential/Limited Commercial (ZMU6) – St. Albans Sub Area (City Centre)

### 20.6.1 Purpose

The **zone** provides for high-**density** multiple-family residential **uses**, service, **business**, **offices**, **commercial** and associated **uses**.

### 20.6.2 Permitted Uses

- **child care**
- **health service, minor**
- **hotel**
- **housing, apartment**
- **housing, town**
- **office**
- **parking, non-accessory**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, financial**
- **service, business**

### 20.6.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

### 20.6.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.5, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

### 20.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

### 20.6.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 3.0 m.
2. There are no other minimum **yards**.

### 20.6.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 12.0 m.

### 20.6.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,500.0 m<sup>2</sup>.

#### 20.6.9 Landscaping & Screening

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

#### 20.6.10 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 manoeuvring aisle width shall be 6.7 m.

#### 20.6.11 Other Regulations

1. 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.