

15.4 Z4: Limited Retail		Z4
15.4.1	<p>Purpose The purpose of this zone is to provide site-specific regulations for a specific area, primarily for a limited range of office and retail uses.</p>	
15.4.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • building & garden supply • office • retail, general • service, business support 	<p>15.4.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • restaurant
15.4.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1 The minimum lot width is 30.0 m. 2 The minimum lot area is 3,000 m². 3 The maximum site area is 1.0 ha. 	
15.4.5	<p>Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 50%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 3.0 m. 4. The minimum side yard is 3.0 m. 5. The minimum rear yard is 3.0 m. 	
15.4.6	<p>Other Regulations</p> <ol style="list-style-type: none"> 1 Only one principal building is permitted on a lot. 2 The maximum gross leasable floor area of a retail or building & garden supply use in one tenancy is 1,000 m². 3 The maximum gross leasable floor area of any other use in one tenancy is 280 m². 4 The maximum total gross leasable floor area of office uses for any site is 840 m². 5 Outdoor use is not permitted except for a building & garden supply; restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen. 6 Note: In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8. 	

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