

SECTION 14 - ZONE R-6: RESIDENTIAL/COMMERCIAL**14.1 Permitted Uses**

Within a Zone R-6, no land shall be used and no building or structure shall be erected or used except for one of the Permitted Uses listed in Column 1 below.

14.2 Regulations

Within a Zone R-6, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled "General Regulations" and the additional regulations listed in Column 2 below for the specific uses.

| <u>Sub-Section</u> | <u>Column 1</u> <u>Permitted Uses</u> | <u>Column 2</u> <u>Additional Regulations</u> |
|---------------------------|--|---|
| 14.2.1 | Any use permitted in Zone R-5 | In conformity with the regulations for uses permitted in Zone R-5 |
| 14.2.2 | Any use permitted in Zone R-7 | In conformity with the regulations for uses permitted in Zone R-7 except that the Minimum Amenity Area need not exceed 46.5 square metres per dwelling unit |
| 14.2.3 | Office - Business or Professional | In conformity with the provisions of sub-section 14.3 |
| 14.2.4 | Studio | In conformity with the provisions of sub-section 14.3 |
| 14.2.5 | Clinic | In conformity with the provisions of sub-section 14.3 |
| 14.2.6 | Dental or Medical Laboratory or Supplies | In conformity with the provisions of sub-section 14.3 |
| 14.2.7 | Day Nursery or Nursery School | In conformity with the provisions of sub-section 14.3 |
| 14.2.8 | Travel Agency | In conformity with the provisions of sub-section 14.3 |
| 14.2.9 | Interior Decorator | In conformity with the provisions of sub-section 14.3 |
| 14.2.10 | Parking Lot | In conformity with the provisions of sub-section 14.3 |

| <u>Sub-Section</u> | <u>Column 1</u> <u>Permitted Uses</u> | <u>Column 2</u> <u>Additional Regulations</u> |
|---------------------------|--|--|
| 14.2.11 | <u>Accessory Uses</u> | |
| | (a) Buildings or structures accessory to the foregoing permitted uses | In conformity with the provisions of sub-section 6.4 |
| | (b) Deleted | |
| | (c) Deleted by Sign By-law 80-92 | |
| 14.3 | <u>Regulations for Non-Residential Uses</u> | |
| 14.3.1 | Minimum Lot Area: 370 square metres | |
| 14.3.2 | Minimum Side Yard: 3 metres on one side and 1.2 metres on the other side | |
| 14.3.3 | Minimum Rear Yard: 7.5 metres | |
| 14.3.4 | Maximum Building Height: Main Building - 10.5 metres | |
| 14.3.5 | Maximum Lot Coverage - All Buildings: 50% of Lot Area | |
| 14.3.6 | Off-Street Parking: In conformity with the provisions of sub-sections 6.11 and 6.13 | |
| 14.3.7 | Notwithstanding the foregoing regulations, existing buildings may be converted for a permitted use and such buildings shall be deemed to conform to the requirements of this By-law so long as the required off-street parking is provided. Any addition or extension to an existing building shall conform to the Minimum Yard and Minimum Height requirements set out above. | |