

## SECTION 8 MIXED-USE ZONES

### 8.0 General Provisions

Within Mixed-Use (MU) Zones, no land shall be used, and no building or structure shall be erected or used except for one or more of the Permitted Uses listed for the respective zoning categories in the columns of Section 8.1, subject to the applicable regulations in this section and Sections 4 (General Regulations) and 5 (Transportation Provisions) of this Zoning By-law.

### 8.1 Permitted Uses

Uses	Regulation Section	MU-1	MU-2	MU-3	MU-4
<b>a) Non-Residential Use</b>					
Art Gallery	8.2/8.3	✓	✓	✓	✓
Business or Professional Office	8.2/8.3	✓	✓	✓	✓
Commercial Schools	8.2/8.3	✓	✓	✓	✓
Community Centre	<sup>1, 13</sup> 8.4		✓	✓	
Day Care Centre or Nursery School	<sup>1, 13</sup> 8.4	✓	✓	✓	✓
Domiciliary Hostels – Institutional	<sup>1, 13</sup> 8.4		✓	✓	
Emergency Services – Ambulance/Fire/Police	<sup>1, 13</sup> 8.4		✓	✓	
Financial Institution	8.2/8.3	✓	✓	✓	✓
Fitness Centre or Studio	8.2/8.3	✓	✓	✓	✓
Funeral Home				✓	✓
Government Building	<sup>1</sup> 8.4	✓	✓	✓	✓
Health Service Facility	8.2/8.3	✓	✓	✓	✓
Hospital	<sup>1</sup> 8.4		✓	✓	✓
Interior Decorator	8.2/8.3	✓	✓	✓	✓
Laundromat/Dry Cleaning	8.2/8.3	✓	✓	✓	✓
Library	<sup>1</sup> 8.4	✓	✓	✓	✓
Museum	8.2/8.3	✓	✓	✓	✓
Parks and Open Space		✓	✓	✓	✓
Parking Lot	5	✓	✓	✓	✓
Personal Services	8.2/8.3	✓	✓	✓	✓
Place of Worship	<sup>1</sup> 8.4		✓	✓	
Private Club				✓	✓
Public or Private Utilities		✓	✓	✓	✓
Public Recreational Use	<sup>1</sup> 8.4		✓	✓	
Residential Care Facility – Institutional	<sup>1, 13</sup> 8.4		✓	✓	
Restaurant	8.2/8.3		✓	✓	✓ <sup>9</sup>
Retail or Wholesale	8.2/8.3		✓	✓	✓ <sup>10</sup>
Sanatorium – Institutional	<sup>1, 13</sup> 8.4		✓	✓	

Uses		Regulation Section	MU-1	MU-2	MU-3	MU-4
	School under a Regional School Board (Public or Separate) or a Private School Holding a Provincial Charter	<sup>1, 13</sup> 8.4		✓		
	Senior Citizen Centre	<sup>1, 13</sup> 8.4		✓	✓	✓
	Service and Repair of Household Items	<sup>1</sup> 8.2/8.3	✓	✓	✓	✓
	Studio	8.2/8.3	✓	✓	✓	✓
	Travel Agency	8.2/8.3	✓	✓	✓	✓
	Youth Recreational Centres	<sup>1, 13</sup> 8.4	✓	✓	✓	✓
<b>b)</b>	<b>Residential Use <sup>13</sup></b>					
	Bed and Breakfast	4.10/8.5	✓		✓	✓
	Duplex	8.5	✓		✓	✓
	Dwelling Conversion	<sup>2</sup> 4.17/8.5	✓		✓	✓
	Triplex	8.5	✓		✓	✓
	Fourplex	8.5	✓		✓	✓
	Group Home	<sup>3</sup> 4.22/8.5	✓		✓	✓
	Semi Detached	8.5	✓		✓	✓
	Single Detached	8.5	✓		✓	✓
	Twin-Link Home	8.5	✓		✓	✓
	Apartments	8.5/8.9 <sup>12</sup>	✓	✓ <sup>12</sup>		✓
	Townhouse - Row	8.5	✓		✓	✓
	Townhouse – Stacked	8.5/8.9 <sup>12</sup>	✓	✓ <sup>12</sup>		✓
<b>c)</b>	<b>Mixed Non-Residential and Residential Use <sup>13</sup></b>					
	Live/Work Building	8.6		✓	✓	✓
	Mixed-Use or Combined -Use Building	8.7/8.8 <sup>11</sup>		✓	✓	✓ <sup>11</sup>
<b>d)</b>	<b>Accessory Use</b>					
	Accessory Dwelling Units	<sup>4</sup> 4.4	✓		✓	✓
	Accessory Buildings or Structures to Residential Uses	4.1/4.2	✓	✓	✓	✓
	Accessory Buildings or Structures to Non-Residential Uses/Outdoor Patio <sup>14</sup>	8.2/8.3/ 9.3 j)	✓	✓	✓	✓
	Accessory Buildings or Structures - Mixed Non-Residential and Residential Uses	<sup>5</sup> 8.6/8.7		✓	✓	✓
	Accessory Buildings for Horse Transportation	4.3	✓		✓	✓
	Home Occupation	<sup>6</sup> 4.24	✓		✓	✓
	Private Home Day Care	<sup>7</sup>	✓		✓	✓
	Short Term Rental	<sup>8</sup> 4.37	✓	✓	✓	✓

Uses	Regulation Section	MU-1	MU-2	MU-3	MU-4
<p>Note: The "Reg." refers to the section number of other regulations in the Zoning By-law that are applicable.</p> <ol style="list-style-type: none"> <li>1) Shall not occupy a Mixed-Use or Live/Work Building.</li> <li>2) Dwelling Conversion where permitted are subject to the regulations in Section 8.5 that are applicable to a single detached where it does not conflict with Section 4.17.</li> <li>3) Group Homes shall comply to the applicable regulations for a Residential Building – One Unit in the zone that the parcel lies and Section 4.22.</li> <li>4) Accessory Dwelling Units within a permitted residential use in the MU-1 and MU-3 Zones.</li> <li>5) Permitted only as an accessory to a residential use and not accessory to a non-residential or mixed-use in accordance with Section 4.3.</li> <li>6) Permitted only with a singled detached, unless the home occupation is only an office which is allowed in other housing types - see Section 4.24.</li> <li>7) Permitted only with a single detached unit.</li> <li>8) Permitted with only certain residential uses in accordance with Section 4.36.</li> <li>9) Not including a drive-thru restaurant.</li> <li>10) Retail not permitted includes a convenience store.</li> <li>11) See regulation in Section 8.8 for combined-use buildings within the MU-4 Zone when converting a portion of an existing commercial building to include residential unit(s). The construction of a new commercial mixed-use building shall comply to the regulations of Section 8.7.</li> <li>12) See Section 8.9 which provides regulations for a stand-alone residential apartment building(s) and/or townhouse stacked building(s) in conjunction with a permitted non-residential use(s).</li> <li>13) Notwithstanding anything contrary, where the (F), (FF), (FW), (SE) or (RBA) suffix is applied to a property or portion thereof within any Mixed-Use Zone, a residential building or live/work building, mixed-use building or combined-use building, or any non-residential use noted in Section 8.1 a) above with a Number 13 suffix shall only be permitted if a permit or written consent is obtained from the GRCA or in compliance with the corresponding Overlay Zone provisions in Section 15.</li> <li>14) See Section 9.3 j) for regulations related to an Outdoor Patio accessory to a restaurant.</li> </ol>					

## 8.2 Standard Regulations for Commercial Uses

The following standard regulations apply to MU Zoned lands that develop solely with one or more commercial uses listed in Section 8.1 and noted in the respective regulation column.

Requirements	MU-1	MU-2	MU-3	MU-4
<b>Minimum Lot Area (m<sup>2</sup>)</b>	370	2000	700	370
<b>Minimum Lot Width (m)</b>	N/A	30	16	N/A
<b>Minimum Building Line Setback (m)</b>	5	5	5	0
<b>Minimum Building Line Flankage (m)</b>	4.5	4.5	4.5	0
<b>Minimum Side Yard (m)</b>	3	3	3	0
<b>Minimum Rear Yard (m)</b>	7.5	7.5	7.5	4.5
<b>Maximum Building Height (Main Building) (m)</b>	10.5	4 storeys or 16 m., whichever is less	4 storeys or 16 m., whichever is less	2.5 storeys or 10.5 m, whichever is less
<b>Maximum Lot Coverage (%)</b>	60	60	60	60
<b>Maximum Net Density<sup>1</sup> (units/ha)</b>	120	120	120 <sup>2</sup>	120
<b>Buffer Strips</b>	In conformity with Section 4.11.			
<b>Off-Street Parking/Loading/Driveway</b>	In conformity with Section 5 <sup>3,4,5 and 6</sup>			
<b>Maximum Impervious Coverage</b>	80% as per definition of Section 3			

Requirements	MU-1	MU-2	MU-3	MU-4
<p>All measurements in metric – linear measurements in metres (m) and floor/lot area measurements in square metres (m<sup>2</sup>). Gross Floor Area – GFA.</p> <ol style="list-style-type: none"> <li>1. Applies if the property contains residential uses in association with permitted commercial uses or institutional uses as outlined in Section 8.1.</li> <li>2. In addition to the maximum net density of 120 units/ha, a property within the MU-3 Zone cannot exceed a floor area ratio of 2 m<sup>2</sup> of commercial floor space to every person accommodated within the development.</li> <li>3. Notwithstanding the applicable provision in Section 5, parking in the front yard for non-residential uses and mixed-use/live-work building in the MU-3 Zone is prohibited.</li> <li>4. Applicable to the MU-4 Zone only, notwithstanding the regulations in this section and the R-5/R-7 zones, buildings existing as of November 28, 2006, may be converted for a permitted use and such building 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 after November 28, 2006, shall conform to the Minimum Yard and Maximum Height requirements set out in this section, if converted to a permitted commercial use or the applicable R-5 or R-7 zones, if converted to a residential use.</li> <li>5. Notwithstanding the requirements of Section 5 of this Zoning By-law, where in a Zone MU-4, the off-street parking shall be fifty per cent (50%) of the requirements for each of the specific uses set out in Section 5 of the Zoning By-law.</li> <li>6. Notwithstanding the requirements of Section 5 of this Zoning By-law, where in a Zone MU-4 the provision of off-street parking is on the same lot as the use, building or structure requiring such off-street parking is located is impossible (or impractical), such off-street parking facilities may be located on another lot within Zone MU-4 or Zone C-1. Where off-street parking is provided on a lot other than the lot containing the building or use for which the parking is required, the owner of the lot upon which the parking is located shall, at their own expense, cause to be registered in the Registry Office an undertaking from the owner to the Township of Woolwich against the title of the property to guarantee that the land required for parking by this By-law shall continue to be so used only for this purpose until such time as the Township shall relieve the owner of said undertaking, at which time the owner shall have provided alternate parking space in conformity with the regulations contained in this By-law.</li> </ol>				

### 8.3 General Regulation for Permitted Commercial Uses

The following general regulations apply to non-residential commercial uses listed in Section 8.1 and noted in the respective regulation column.

- a) Notwithstanding the foregoing regulations, existing buildings within the MU-1 and MU-3 Zones may be converted for a permitted use and such buildings shall be deemed to conform to the requirements of this Zoning By-law so long as the required off-street parking in Section 5 is provided. Any addition or extension to an existing building shall conform to the Minimum Yard and Minimum Height requirements in Section 8.2.
- b) No Restaurant use shall exceed 300 square metres of gross floor area.
- c) No Retail or Wholesale Establishment shall exceed 600 square metres of gross floor area.
- d) No outdoor storage or display of goods or materials of any kind shall be permitted.
- e) Notwithstanding Section 5, all off-street parking spaces shall not be located within the required Front Yard.
- f) Any use which is or may become obnoxious, offensive, or dangerous by reason of the presence, emission, or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse, matter, or water carried waste, is specifically prohibited.
- g) A permitted restaurant use may include an outdoor seating area (i.e., Outdoor Patio) as an accessory use, in addition to the maximum Gross Leasable Floor Area requirement that may be prescribed in the special regulations of this Section and is subject to the following.
  - i) No Outdoor Patio shall be permitted within the yard where more than 1 lot line adjoins lands which are within a residential zone;

- ii) No Outdoor Patio shall be located above the first storey floor elevation of the main building where the Outdoor Patio adjoins a residential zone unless the Outdoor Patio is a distance of a minimum of 30 metres from the boundary of the residential zone;
- iii) An Outdoor Patio that is permitted within a side or rear yard shall be located a minimum of 1 metres from the lot line;
- iv) An Outdoor Patio permitted within a front yard and/or flankage shall have a minimum 0 metre setback to the street line; and
- v) An Outdoor Patio shall not encroach onto or impact a required parking space on the lands and shall be a minimum 3 metres away from any loading space and 1 metre away from any parking space, parking aisle or driveway.
- h) Outdoor Storage is prohibited but this does not include the outdoor display of merchandise as an accessory use to a permitted retail operation.
- i) The commercial uses shall be conducted within an enclosed building or structure, except for the following:
  - i) the parking or loading of a vehicle;
  - ii) an outdoor patio of a restaurant in accordance with subsection g) above; and
  - iii) an outdoor sales and display area, where permitted.

#### **8.4 Standard Regulations for Permitted Institutional Uses**

The following regulations apply to MU Zoned lands that develop solely with one or more institutional uses listed in Section 8.1 and noted in the respective regulation column.

- a) **Minimum Lot Area** – 1390 square metres.
- b) **Minimum Lot Width** – 30 metres.
- c) **Minimum Side Yard** – 4.5 metres.
- d) **Minimum Rear Yard** – 7.5 metres.
- e) **Maximum Building Height (Main Building)** - 10.5 metres.
- f) **Maximum Lot Coverage** - 60%.
- g) **Off-Street Parking/Loading/Driveway** – In accordance with Section 5.

#### **8.5 Standard Regulations for Permitted Residential Uses**

The following regulations apply to MU Zoned lands that develop solely with one or more residential uses listed in Section 8.1 and noted in the respective regulation column.

- a) **Minimum Lot Area:**
  - i) Single/Duplex – 220 square metres.
  - ii) Semi/Link – 220 square metres.
  - iii) Triplex/Fourplex – 465 square metres.
  - iv) Apartment – 700 square metres.
  - v) Townhouse Row – 90 square metres per dwelling unit.
  - vi) Townhouse Stacked – 700 square metres.
- b) **Minimum Lot Width:**
  - i) Interior: Single/Duplex – 8 metres.
  - ii) Corner: Single/Duplex – 10 metres.

- iii) Interior: Semi/Link – 7.5 metres.
  - iv) Corner: Semi/Link – 10 metres.
  - v) Interior: Triplex/Fourplex – 15 metres.
  - vii) Corner: Triplex/Fourplex – 18 metres.
  - viii) Apartment – 20 metres.
  - ix) Townhouse Row – N/A.
  - x) Townhouse Stacked – 20 metres.
- c) **Building Line Setback - Front Wall:**
- i) Single/Semi/Link/Duplex/Townhouse Row:
    - Attached 2 car garage or 1 car garage on a lot 11 metres wide or greater – 6 metres.
    - Attached 1 car garage on a lot less than 11 metres wide – 9 metres.
  - ii) Triplex/Fourplex (including garages) – 6 metres.
  - iii) Apartment - See Section 7.6 b).
  - iv) Townhouse Stacked – See Section 7.8 c).
- d) **Building Line Setback – Flankage:**
- i) Single/Semi/Link/Townhouse Row – 3.5 metres.
  - ii) Duplex/Triplex/Fourplex – 4.5 metres.
  - iii) Apartment – 4.5 metres.
  - iv) Townhouse Stacked – 4.5 metres.
- e) **Building Line Setback – Front Porches:**
- i) Single/Semi/Link/Townhouse Row – 2 metres.
  - ii) Duplex/Triplex/Fourplex – 3.5 metres.
  - iii) Apartment – 3.5 metres.
  - iv) Townhouse Stacked – 3.5 metres.
- f) **Side Yard Setback:**
- i) Single (Interior Side Yard) - minimum 0.6 metre side yard on one side of the lot if a total of 1.8 metre is maintained between units. If there is no attached garage, a minimum of 2.75 metre side yard is required to provide for a required parking space behind the building line setback.
  - ii) Semi/Link/Duplex/Triplex/Fourplex (Interior Side Yard) - 1.2 metre side yard setback in the applicable zone, unless there is no attached garage, then a minimum 2.75 metre side yard is required to provide for a required parking space(s) behind the building line setback.
  - iii) Semi/Link (Shared Side Yard) – Zero along the common wall.
  - iv) Townhouse Row – See Section 7.3 f).
  - v) Apartment – See Section 7.6 c).
  - vi) Townhouse Stacked – See Section 7.8 d).
- g) **Rear Yard Setback:** 7 metres.
- h) **Ground Floor Area:**
- i) One-storey housing except in iii), iv) and v) – 70 square metres.
  - ii) More than one storey except in iii), iv) and v) – 50 square metres.
  - iii) Duplex/Triplex/Fourplex per unit – 50 square metres.
  - iv) Townhouse Row – 60 square metres.

- v) Apartment – See Section 7.6 f).
- vi) Townhouse Stacked – 17.5 square metres.
- i) **Maximum Main Building Height:**
  - i) All Housing Types except in ii) – 10.5 metres.
  - ii) Triplex and Fourplex – 12 metres.
  - iii) Apartment – 8 storeys or 30 metres, whichever is less.
  - iv) Townhouse Stacked – 4 storeys or 16 metres, whichever is less.
- j) **Maximum Lot Coverage:** 60 %.
- k) **Parking/Driveway:** In accordance with Section 5.
- l) **Landscape Area (Front Yard):** In accordance with Section 4.30.
- m) **Minimum Amenity Area:** See the R-6 Zone in Section 7 for the minimum amenity area of the applicable housing type.

### 8.6 Regulations for Live/Work Building

The following regulations apply to MU Zoned lands that develop solely with one or more live/work buildings listed in Section 8.1 and noted in the respective regulation column.

- a) A Live/Work Building takes the form of a Residential – Townhouse type building where a component of the first floor at ground level contains a commercial business that is permitted within the underlying zoning and integrated with the residential dwelling unit, and such building is subject to the following regulations.
- b) That the Residential-Townhouse type building shall comply with the regulations in Sections 7.4 and 7.5, as well as the applicable regulations in Sections 7.3, 7.7 or 7.8 corresponding to the specific Residential-Townhouse type building, except for Maximum Building Height as provided in Section c) below.
- c) That the Maximum Building Height shall be 4 Storeys or 16 metres, whichever is less.
- d) That the property owner is the principle occupant of the person carrying on the integrated commercial business.
- e) That the integrated commercial business may employ one or more persons residing with the associated residential unit plus no more than two additional employees.
- f) That the permitted uses shall not include any uses within the Institutional Zone, a Group Home, a Restaurant or the Service and Repair of Household Items as noted in Section 8.1<sup>1</sup>.
- g) Shall comply with the maximum gross floor area size of Retail Establishment in Section 8.3 c).
- h) Any use which is or may become obnoxious, offensive, or dangerous by reason of the presence, emission, or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse, matter, or water carried waste, is specifically prohibited.
- i) No outdoor storage or display of goods or materials of any kind shall be permitted.
- j) Off-Street Parking shall be provided in accordance with Section 5 for the permitted commercial and residential use save and except that parking may be located within the front yard and stacked.

- k) That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.
- l) That the building conforms to the requirements of all other by-laws of the municipality.
- m) That no Live/Work Building shall be permitted, or a change of a commercial use be permitted until a Zoning Compliance Certificate has been issued by the Township.

### **8.7 Regulations for Mixed-Use Building**

The following regulations apply to MU Zoned lands that develop solely one or more commercial mixed-use buildings listed in Section 8.1 and noted in the respective regulation column.

- a) A Mixed Use Building shall be in the form of a Residential – Townhouse type building or Residential - Apartment building which includes self-contained commercial uses permitted in the underlying zoning.
- b) If a Mixed Use Building takes the form of a Residential - Apartment building then the residential dwelling unit or units may be located on the second floor and/or succeeding floors and/or below the street floor frontage of any building and the street floor frontage of the building shall be used for a permitted commercial use. Not more than one (1) dwelling unit may be located at ground floor level and shall be to the rear of a permitted commercial use and are subject to the following additional regulations.
  - i) Minimum Lot Area shall be 700 square metres.
  - ii) Minimum Lot Width shall be 20 metres.
  - iii) Minimum Building Line Setback and Flankage:
    - Front wall of the commercial unit – 5 metres.
    - Flankage of the commercial and if applicable, residential unit – 4.5 metres.
    - Front wall of any detached or attached garage including garage door openings for underground parking – 6 metres.
    - Front wall and Flankage of any open/covered porch or covered vestibule for the commercial unit, including balconies – 3.5 metres.

Notwithstanding the above regulations, the Minimum Building Line Setback and Flankage in the MU-4 Zone is zero.
  - iii) Minimum Side Yard Setback shall be 3 metres. In any Residential Building - Apartment containing ten (10) or more units and where access to required off-street parking is provided through one side yard only, the minimum width of such side yard shall be not less than 5.5 metres. Notwithstanding the above regulations, the Minimum Side Yard Setback in the MU-4 Zone is zero.
  - iv) Minimum Rear Yard Setback shall be 7.5 metre.
  - v) Minimum Amenity Area, which may include common areas for indoor recreational and entertainment or a balcony or any combination thereof is 30 square metres per unit.
  - vi) Maximum Lot Coverage all Building is 60%.
  - vii) Maximum Building Height is 4 Storeys or 16 metres, whichever is less.



- viii) Off-Street Parking shall be provided in accordance with Section 5 for the permitted commercial use.
  - ix) Maximum gross floor area size of a Restaurant and Retail Establishment shall be in accordance with Sections 8.3 b) and c), respectively.
  - x) No outdoor storage or display of goods or materials of any kind shall be permitted.
  - xi) That the permitted uses shall not include any uses included in the Institutional Zone, a Group Home or a Service and Repair Shop of Household Items as noted in Section 8.1<sup>1</sup>.
  - xii) Any use which is or may become obnoxious, offensive, or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse, matter or water carried waste, is specifically prohibited.
  - xiii) That no Mixed Use Building shall be permitted, or a change of a commercial use be permitted until a Zoning Compliance Certificate has been issued by the Township.
  - xiv) The following regulations are related to the permitted residential units or units within a Mixed Use apartment building:
    - The Residential - Apartment units may share a common hallway and/or have individual direct outside access in conformity with the Building Code. An apartment unit with a primary access through another apartment unit is prohibited.
    - That each unit created shall be fully self-contained and shall have a floor area of not less than 17.5 square metres.
    - That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.
    - A minimum of 1.25 parking spaces are required for a residential unit.
    - That the building conforms to the requirements of all other by-laws of the municipality.
- c) If a Mixed Use Building takes the form of a Residential-Townhouse type building then the residential dwelling unit or units may be located on the second floor and/or succeeding floors and/or below the street floor frontage of any building and the street floor frontage of the building shall be used for a permitted commercial use. Not more than one (1) dwelling unit may be located at ground floor level and shall be to the rear of a permitted commercial use and are subject to the following additional regulations:
- i) That the Residential-Townhouse type building shall comply with the regulations in Sections 7.4 and 7.5, as well as the applicable regulations in Sections 7.3, 7.7 or 7.8 corresponding to the specific Residential-Townhouse-type building, except for Maximum Building Height as provided in iii) below.
  - ii) That the permitted uses shall not include any uses in the Institutional Zone, a Group Homes, a Restaurant or the Service and Repair of Household Items, or as noted in Section 8.1<sup>1</sup>.
  - iii) Maximum Building Height shall be 4 Storeys or 16 metres, whichever is less.

- iv) Maximum gross floor area size of Retail Establishment shall be in accordance with Section 8.3 c).
- v) No outdoor storage or display of goods or materials of any kind shall be permitted.
- vi) Any use which is or may become obnoxious, offensive or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse, matter or water carried waste, is specifically prohibited.
- vii) Off-Street Parking shall be provided in accordance with Section 5 for the permitted commercial and residential use save and except that parking may be located within the front yard and stacked.
- viii) That no Mixed Use Building shall be permitted, or a change of a commercial use be permitted until a Zoning Compliance Certificate has been issued by the Township.

### **8.8 Regulations for Combined-Use Building in the MU-4 Zone**

Within an existing commercial building in the MU-4 Zone that is being renovated/expanded to include residential units resulting in a Combined-Use Building, the residential dwelling unit or units may be located on the second floor or succeeding floors of any building and the street floor frontage of the building shall be used for a permitted non-residential use. Not more than one (1) dwelling unit may be located at ground floor level and to the rear of a permitted commercial use and are subject to the following additional regulations:

- a) That the building conforms to the requirements of all other by-laws of the Township
- b) That each residential dwelling unit created shall be fully self-contained and shall have a floor area of not less than 17.5 square metres.
- c) The dwelling unit may share a common hallway and/or have individual direct outside access in conformity with the Building Code. An apartment unit with a primary access through another apartment unit is prohibited.
- d) That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.
- e) That all dwelling unit or units in a building, the street floor frontage of which is used for a permitted non-residential use, the parking requirement is 1.25 spaces per unit.

### **8.9 Regulations for Stand-alone Apartments and/or Townhouse Stacked in the MU-2 Zone**

The following regulations apply to the development of a stand-alone residential apartment building(s) and/or townhouse stacked building(s) within the MU-2 Zone.

- a) That the development of a stand-alone residential apartment building(s) and/or townhouse stacked building(s) shall only be permitted if a permitted non-residential use(s) listed in Section 8.1 a) for the MU-2 is developed on the same property.
- b) That the non-residential use(s) noted in a) above may be located within a stand-alone building(s) and/or within a Live/Work building or Mixed-Use Combined Building as outlined in Section 8.1 c).

- c) That the non-residential use(s) shall be located and extend a minimum of 70% of the street floor frontage of the property and in compliance with the regulations in Sections 8.2, 8.3 and 8.4.
- d) That the stand-alone residential apartment building(s) and/or townhouse stacked building(s) shall be located to the rear of the building containing the non-residential use(s) which is located along the street floor frontage as referenced in c) above.
- e) That in addition to regulations in a) and d) above, the stand-alone residential apartment building(s) and/or townhouse stacked building(s) shall comply with the applicable regulations in Section 8.5.