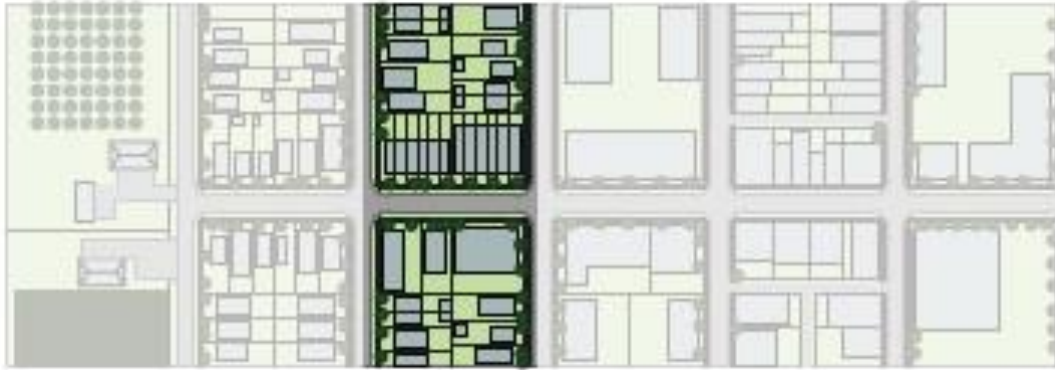


7.4 NEW GREENFIELD DEVELOPMENT NEIGHBOURHOOD COMMERCIAL ZONE



7.4.1 Permitted Uses

- a) Retail use;
- b) Service shop;
- c) Uses, buildings and structures accessory to the foregoing uses; and
- d) Dwelling units above ground floor commercial use.

7.4.2 Zone Requirements

Building Height	The building height shall be a maximum of 12.0m.
Front Yard	The main front wall shall be built within 3.0m and 4.5m from the front lot line.
Side Yards	There is no minimum required side yard abutting a Commercial Zone. A minimum side yard of 4.5m is required when abutting a Residential or Institutional Zone. The minimum corner side yard is 3.0m.
Rear Yard	There is no minimum required rear yard abutting a Commercial Zone where access is available to the rear of the building on said lot by means of a public or private lane. A minimum rear yard of 6.0m is required when abutting a Commercial Zone where no access is available to the rear of said building, except by means of a yard. A minimum rear yard of 10.5m is required where the building contains residential accommodation

of one or more storeys in height. A minimum rear yard of 10.5m is required when abutting a Residential or Institutional use or Zone.

Lot Frontage The minimum lot frontage shall be 15.5m.

Lot Area The minimum lot area shall be 500m²

Lot Coverage The maximum lot coverage shall be 50%

Dwelling units shall only be permitted above the ground floor of a commercial use.

A minimum landscaped amenity area of 55m² shall be provided for each dwelling unit.