

# Service Area-Employment Zone

## 7.11 Service Area-Employment (SA) Zone Regulations

### 7.11.1 Uses Permitted

See Section 6.

7.11.2 Building Types Permitted and Related Standards								
Building Type	Max. Floor Space Index	Min. Floor Space Index	Min. Lot Frontage	Min. Front Yard <b>(A)</b>	Max. Front Yard <b>(A)</b>	Min. Flankage <b>(B)</b>	Min. Rear Yard Setback <b>(D)</b>	Max. Height
<i>Commercial building; Mixed use building; Employment Building</i>	3	0.25 for <i>commercial building</i>	15 m	3 m	6 m	3m	7.5 m	15 storeys

### 7.11.3 Permitted Yard Encroachments

See Section 4.21

### 7.11.4 Minimum Landscape Area

Minimum *landscape area* - 10%

### 7.11.5 Parking

#### 7.11.5.1 Parking Standards

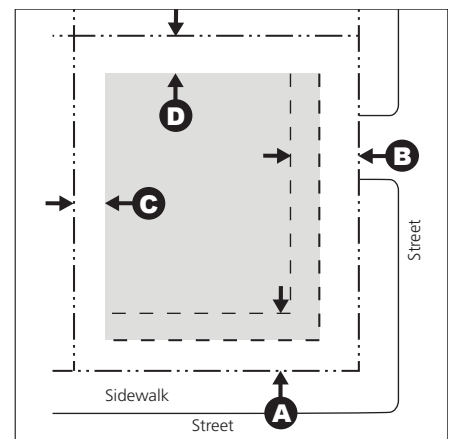
See Section 5.

#### 7.11.5.2 Surface Parking Area Placement

No surface parking shall be permitted between any *building* and the *front lot line* or *flankage*.

#### 7.11.5.3 Heavy Vehicles

The parking of *heavy vehicles* is not permitted between any *building* and the *front lot line* or in any *yard* abutting a *residential zone*.



The grey represents potential building area. The internal dashed line represents the maximum yard.

### 7.11.6 Accessory Buildings and Structures

See Section 4.14

## Service Area-Employment Zone

### 7.11.7 Performance Zone Categories - Service Area - Employment (SA) Zone Regulations

#### 7.11.7.1 Service Area - Employment Performance (SA-1) Zone 1

In addition to the permitted *uses, buildings and structures* in the Service Area-Employment (SA) *Zone*, a *funeral home* shall be permitted in the Service Area-Employment (SA-1) *Zone 1* subject to the regulations of the SA *Zone*, provided that the minimum *FSI* shall be 0.4, the maximum *height* of the *buildings and structures* shall be 3 *storeys*, and no parking shall be permitted between the front of the principal *building* and the *street*.