

20. Site Specific Mixed Use Zones

20.1 Downtown Commercial (ZMU1) – Brighthouse Village (City Centre)

20.1.1 Purpose

The **zone** provides for the downtown shopping, service, **business**, entertainment and residential demands of the **City**.

20.1.2 Permitted Uses

- **animal grooming**
- **broadcasting studio**
- **child care**
- **education, commercial**
- **entertainment, spectator**
- **government service**
- **health service, minor**
- **hotel**
- **housing, apartment**
- **housing, town**
- **liquor primary establishment**
- **manufacturing, custom indoor**
- **neighbourhood public house**
- **office**
- **parking, non-accessory**
- **private club**
- **recreation, indoor**
- **religious assembly**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **transportation depot**
- **veterinary service**

20.1.3 Secondary Uses

- **community care facility, minor**
- **home-based business**
- **boarding and lodging**
- **home business**

20.1.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.11, together with an additional:
 - a) **0.1 floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) **0.2 floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

20.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m.
2. There is no minimum **interior side yard** or **rear yard**.

20.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory structures** is 20.0 m.

20.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

20.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

20.1.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

20.1.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.