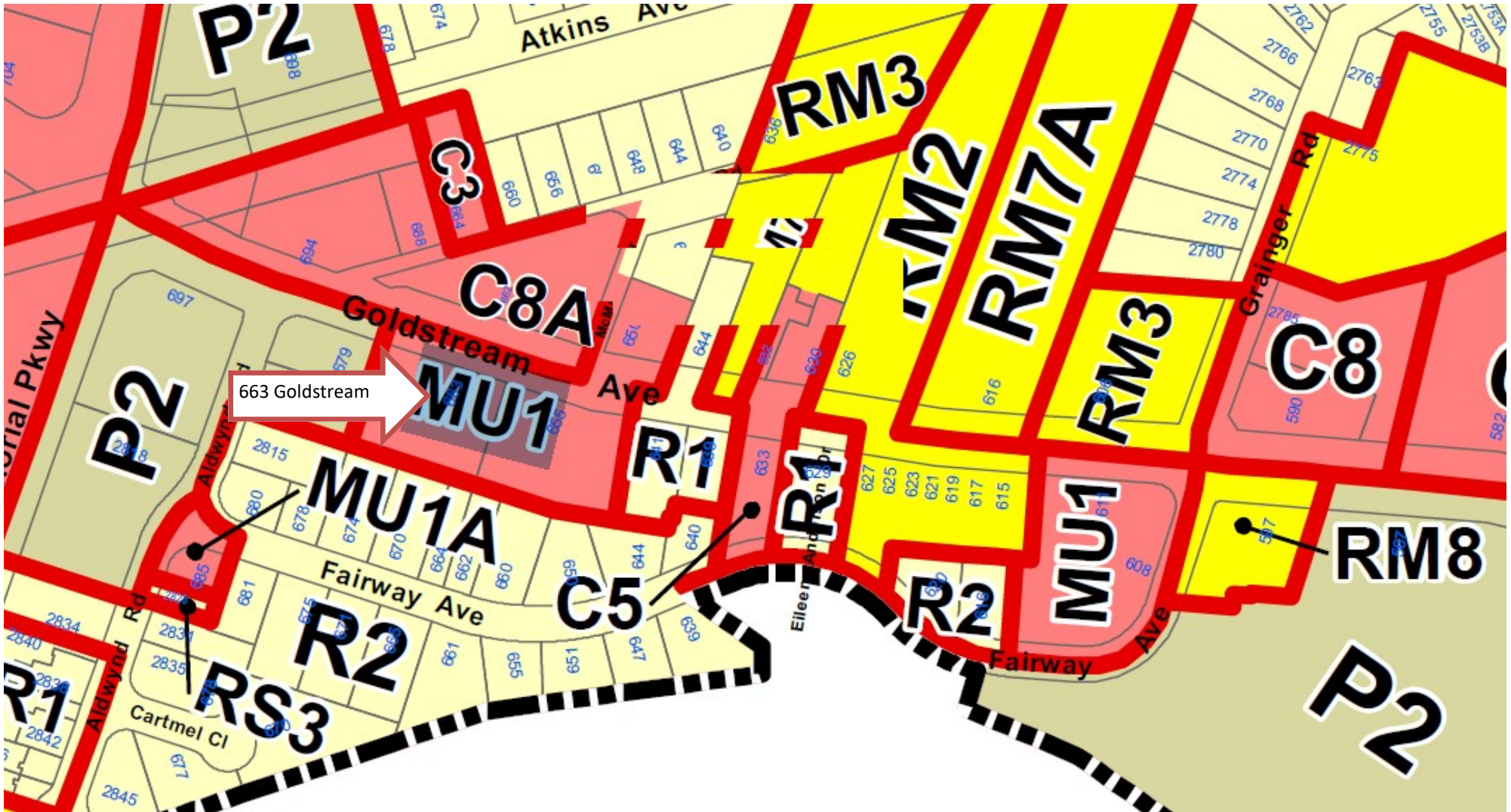


302-663 Goldstream Ave

City of Langford Zoning MU1



Section 6.51 – Mixed Use Residential Commercial (MU1) Zone

(Created by Bylaw 516)

The intent of the Mixed Use Residential Commercial zone is to provide a mix of residential and commercial uses to create a vibrant transition between the Core Downtown Commercial Area and other nearby uses.

6.51.01 Permitted Uses

The following uses and no other uses are permitted in the Mixed Use Residential Commercial (MU1) Zone:

- (1) accessory buildings and uses;
- (2) townhouses; **(Bylaw 1549)**
- (3) apartments; **(Bylaw 739)**
- (4) apartments above the ground floor;
- (5) business service establishments located at the ground floor only and including but without limiting the generality of the foregoing: post office, desktop publishing, printing and photocopying;
- (6) financial institutions located at the ground floor only;
- (7) group day care in accordance with Section 3.26.02; **(Bylaw 1146)**
- (8) home office home occupation in apartments in accordance with Section 3.09; **(Bylaw 1146)**
- (9) **(Deleted by Bylaw 1437);**
- (10) office located at the ground floor only;
- (11) personal service establishments located at the ground floor only and including, but without limiting the generality of the foregoing: barber shop, beauty parlour, launderette, optical or watch repair shop, photographic studio, and shoe repair;
- (12) preschool; **(Bylaw 1146)**
- (13) restaurant, excluding drive-in and drive-thru restaurants, located at the ground floor only;
- (14) retail store located at the ground floor only;
- (15) schools, not exceeding 200 m² (2 150 ft²) of gross floor area, and not in conjunction with any other residential use; **(Bylaw 860)**
- (16) temporary construction and real estate marketing offices; and **(Bylaw 984)**
- (17) uses permitted by Section 3.01 of this Bylaw.

6.51.02 Subdivision Lot Requirements

- (1) No lot having an area less than 700 m² (7 535 ft²) may be created by subdivision in the MU1 Zone.
- (2) No lot may be created having a lot width less than 15 m (49 ft).

6.51.03 Regulations for Use

- (1) All principal ground floor uses must be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

- (2) The storage and display of all goods and products must be completely enclosed within a building, except for outside seating.
- (3) Non-residential uses are prohibited above the ground floor and no floor may contain a mix of residential and non-residential uses. **(Bylaw 1437)**
- (4) The above ground residential units must be provided with a separate entrance from the ground level, except where the building consists of all residential units.
- (5) All accessory uses must be located to the rear of the building accommodating the principal use. In no case may they exceed a height of 4 m (13 ft) or cover a total of more than 10% of the lot area.

6.51.04 Density of Development

- (1) Except as provided in article (2), the floor area ratio may not exceed 2.0;
- (2) The floor area ratio may be increased to 2.25 if the owner provides 50% of the parking spaces required by this Bylaw in an underground parking structure, and by an additional 0.02 to a maximum of 2.5 for every additional 5% of the parking spaces so provided.

6.51.05 Lot Coverage

- (1) Lot coverage of all buildings and structures may not exceed 90%;
- (2) Lot coverage of all buildings and structures may not be less than 50%. **(Bylaw 1427)**
- (3) Despite article (2), the lot coverage of all buildings and structures on a lot containing a townhouse use may not be less than 40%. **(Bylaw 1548)**

6.51.06 Height and Size of Principal Use Buildings

No building or structure may exceed a height of six (6) storeys. **(Bylaw 900, 997, 1531)**

6.51.07 Setbacks

- (1) No building or structure may be located:
 - (a) Within 2 m (6.5 ft) of any front lot line; or
 - (b) Within 2 m (6.5 ft) of any exterior side lot line; or
 - (c) Within 7.5 m (25 ft) of any rear lot line.
- (2) **(Deleted by Bylaw 790)**

6.51.08 Landscape Screening

- (1) In addition to the regulations contained in Section 3.21 of the Bylaw the following regulations must apply to landscape screening in the Mixed Use Residential Commercial (MU1) Zone.
- (2) A landscape and screening area not less than 1 m (3 ft) in width containing a decorative fence of not less than 1.8 m (6 ft) in height, together with decorative planting, will be provided along all lot lines separating the lot from any Residential or Multiple Residential Zone.
- (3) Despite article (2) where the lot abuts a highway with residential uses across the street a 1.8 m (6 ft) high landscaping screen or solid decorative fence must be provided along the lot line if parking is placed in front of the building.
- (4) Notwithstanding Article (2), the landscaping and screening area may be reduced

to zero along interior side lot lines, where the interior side lot line adjoins an area designated as Pedestrian Commercial in the Official Community Plan. **(Bylaw 1146)**

6.51.09 Parking

- (1) In addition to the regulations contained in Part 4 of this Bylaw the following regulations apply to parking and loading in the Mixed Use Residential Commercial (MU1) Zone. **(Bylaw 860)**
- (2) All parking and loading facilities must be located to the rear of the building accommodating the principal use, or underground.

6.51.10 General

The relevant regulations of Part 3 of this Bylaw must apply.