

**13.3 PARKING (U3) ZONE**

**Explanatory Note:** The U3 Zone is for parking purposes such as a municipal parking lot or a private parking lot either as a surface lot or structured parking. An Urban Farmer's Market is also permitted in the U3 Zone.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Parking (U3) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

<b>13.3.1 PERMITTED USES</b>	Commercial Parking Facility Parking Lot Urban Farmers Market
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**13.3.2 REGULATIONS**

- a) Building Setback from a Street Line
  - i) Minimum 1.5 metres;
  - ii) Maximum 3.0 metres for the first storey, but except where a visibility triangle is required for a driveway setback;  
(By-law No. 19-062, March 27, 2019)
- b) Minimum Rear Yard 3.0 metres, except 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- c) Minimum Interior Side Yard 3.0 metres, except 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- d) Maximum Height 11.0 metres
- e) Minimum Distance of 7.0 metres Parking Gate from Street
- f) Minimum distance of 7.0 metres on and off ramps from street line

**SECTION 13: UTILITY ZONES**

- g) Planting Strip Requirements Minimum 3.0 metre wide Planting Strip shall be provided and maintained along all rear and interior side lot lines abutting a Residential or Institutional Zone or lot containing a residential use except for points of ingress and egress.
- h) Lighting Requirements Every lighting facility shall be so designed, installed and maintained to ensure light is deflected away from a Residential Zone, Institutional Zone, Downtown (D5) Zone or Downtown (D6) Zone, Transit Oriented Corridor Zones, Residential Character Commercial (C1) Zone, Mixed Use High (C4) Zone, Mixed Use Medium (C5) Zone, or the Mixed Use Medium Pedestrian Focus (C5a) Zone.
- i) Visual Barrier Requirement A visual barrier shall be required along any side or rear lot line abutting a Residential Zone, Institutional Zone, Downtown (D5) Zone, or Residential Character Commercial (C1) Zone in accordance with the requirements of Section 4.19 of this By-law. (By-law No. 19-062, March 27, 2019)
- j) Outdoor Storage No outdoor storage of goods, materials, or equipment shall be permitted.
- 13.3.3 ACCESSORY BUILDINGS** In accordance with the requirements of Section 4.8 of this By-law.
- 13.3.4 PARKING** In accordance with the requirements of Section 5 of this By-law."

(By-law No. 17-240, November 8, 2017)