



## 11.6 Regional Commercial (CR) Zone



### Municipal Plan Context

The Regional Commercial (CR) zone accommodates large format, vehicle oriented, commercial development and associated entertainment uses serving the Saint John region. This zone is generally characterized by shopping malls and plazas.

The Regional Commercial (CR) zone is intended for land inside of the Primary Development Area that is designated *Regional Retail Centre*. However, land in other appropriate designations could be zoned CR.



### 11.6(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following:

- Accommodation;
- Sales Centre, Model Home;
- Service Station, subject to paragraph 11.6(3)(a);
- Transit Terminal;
- Vehicle Rental;
- Vehicle Repair Garage, subject to paragraph 11.6(3)(b);
- Vehicle Sales and Leasing;
- Regional Commercial Centre, including the following uses:
  - Artist or Craftsperson Studio;
  - Bakery;
  - Bar, Lounge, or Nightclub, subject to paragraph 11.6(3)(c);
  - Business Office, subject to paragraph 11.6(3)(d);
  - Commercial Entertainment;
  - Community Centre;
  - Community Policing Office;
  - Day Care Centre;
  - Financial Service;
  - Funeral Service;



- Grocery Store;
- Health and Fitness Facility;
- Library;
- Medical Clinic;
- Personal Service;
- Pet Grooming;
- Recycling Bins;
- Restaurant;
- Retail General;
- Retail Warehouse;
- Service and Repair, Household;
- Technical or Vocational School;
- Veterinary Clinic;
- The *existing* use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the CR zone.

### 11.6(2) Conditional Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following *subject to such terms and conditions as may be imposed by the Committee*:

- Parking Lot, Commercial, subject to paragraph 11.6(3)(e);
- Parking Structure.

### 11.6(3) Conditions of Use

- (a) A Service Station permitted in subsection 11.6(1) shall be subject to the following:
- (i) The lot where the Service Station is located shall have a minimum frontage of 30 metres;
  - (ii) Any vehicle access for the Service Station shall not be closer than 30 metres from an access for a main building in a Community Facility or Residential zone;
  - (iii) The fuel pump island shall not be located closer than 7.5 metres to a front or flankage lot line; and



- (iv) The lot where the Service Station is located shall not be adjacent to a lot zoned Residential and on the same street.
- (b) A Vehicle Repair Garage permitted in subsection 11.6(1) shall not be located adjacent to a Residential zone.
- (c) A building containing a Bar, Lounge, or Nightclub permitted in subsection 11.6(1) shall not be located within 60 metres of a Residential zone.
- (d) A Business Office permitted in subsection 11.6(1) shall not exceed 3,000 square metres in gross floor area.
- (e) A Commercial Parking Lot permitted in subsection 11.6(2) shall not be developed on a lot located in the Uptown Parking Exemption Area, as defined by Schedule C of this By-law, which contained a main building on the date this By-law was enacted.



#### 11.6(4) Zone Standards

- (a) Minimum Lot Area **4,000** square metres
- (b) Minimum Lot Frontage **60** metres
- (c) Minimum Lot Depth **30** metres
- (d) Minimum Front Yard **6** metres
- (e) Minimum Rear Yard:
  - Abutting a Residential zone **15** metres
  - Other **6** metres
- (f) Minimum Side Yard:
  - Abutting a Residential zone **15** metres
  - Other **6** metres
- (g) Minimum Flankage Yard **6** metres



(h) Maximum Building Height:

For an Accommodation **24** metres

Other **14** metres

(i) The minimum gross floor area for any main building shall be 3,000 square metres.

(j) No parking or outdoor display area shall be permitted within a required setback.

(k) Maximum Lot Occupancy **40** percent

(l) Other Requirements **In accordance with the General Provisions, Parts 4-9**