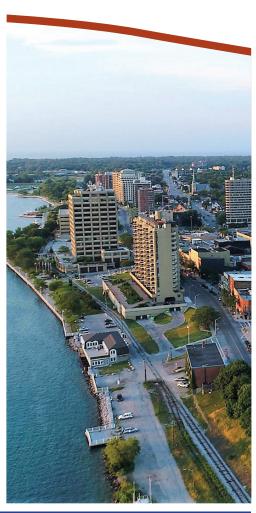
# **DRAFT**









City of Sarnia

Comprehensive Zoning By-law No. XX-2023



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### **SECTION 5 | ZONE PROVISIONS**

#### 5.4 Mixed-Use Corridor Zones

The Mixed Use Corridor Zones include an array of compatible land uses including service commercial and retail uses, residential apartment buildings, institutional and community uses. The Zones will provide people-oriented employment and accommodate higher density/intensity development while maintaining a mix of land uses.

The Mixed Use Corridor Zones provide a significant opportunity for creating vibrant, pedestrian and transit oriented places, with particular attention to urban design and the creation of safe and inviting places for people.

	MU1 Mixed-Use Corridor One Zone	MU2 Mixed-Use Corridor Two Zone
Permitted Buildings and Uses	Apartment Dwellings in an Apartment Building, or Mixed-Use Building Auto-Oriented Uses Commercial Schools Contractor Facilities Convention/Conference Facilities Cultural Facilities Day Care Facilities Emergency Service Facilities Entertainment Facilities Financial Institutions Funeral Homes Garden Centres Hotels Institutional Uses Medical Offices/Clinics Office Uses Parks and Open Spaces Recreational Facilities Restaurants Retail and Service Commercial Uses Special Needs Housing Veterinary Offices/Clinics	Apartment Dwellings in a Mid-Rise Apartment Building, or Mixed-Use Building     Auto-Oriented Uses     Day Care Facilities     Financial Institutions     Funeral Homes     Hotels     Institutional Uses     Live-Work Units     Medical Offices/Clinics     Office Uses     Parks and Open Spaces     Restaurants     Retail and Service Commercial Uses     Special Needs Housing     Townhouses
Permitted Accessory Buildings and Uses	Artist Studio/Maker Space     Beer, Wine and/or Alcohol Manufacturing Facilities     Farmers Markets, Flea Markets     Parking lots and parking garages/structures	Additional Residential Units     Artist Studio/Maker Space     Farmers Markets, Flea Markets     Home Occupations     Parking lots and parking garages/structures













## **SECTION 5 | ZONE PROVISIONS**

General Provisions	MU1  Mixed-Use Corridor One Zone	MU2 Mixed-Use Corridor Two Zone	
Minimum Lot Area	<ul> <li>130m² of lot area/unit for Apartment Dwellings in an Apartment Building, or Mixed-Use Building</li> <li>130m² of lot area/unit, or 60m² of lot area/bed, whichever is greater, for permitted Special Needs Housing</li> <li>900m² for Auto-oriented uses</li> <li>460m² for all other permitted uses</li> </ul>	<ul> <li>130m² of lot area/unit for Apartment Dwellings in an Apartment Building, or Mixed-Use Building</li> <li>130m² of lot area/unit, or 60m² of lot area/bed, whichever is greater, for permitted Special Needs Housing</li> <li>900m² for Auto-oriented uses</li> <li>280m² of lot area/unit for Street and Block Townhouse Dwellings, and Live-Work Units</li> <li>460m² for all other permitted uses</li> </ul>	
Minimum Lot Frontage	30.0m for Auto-oriented uses     30.0m for Apartment Buildings     15.0m for all other permitted uses	30.0m for Auto-oriented uses     30.0m for Apartment Buildings and Block Townhouses     6.0m/unit, maximum 6 units per row for Street Townhouses and Live-Work Units     12.0m for all other permitted uses     10% for all other uses	
Minimum Landscaped Open Space Minimum Landscaped Planting Strip	40% for Residential uses     3.0m adjacent to a Residenitial Zone	40% for Residential uses     3.0m adjacent to a Residential Zone	
Minimum Front Yard	<ul> <li>7.5m adjacent to any public highway</li> <li>4.5m for Apartment Dwellings in an Apartment Building, or Mixed-Use Building</li> <li>15.0m for Auto-oriented uses</li> <li>12.0m for all other permitted uses</li> </ul>	<ul> <li>7.5m adjacent to any public highway</li> <li>6.0m for Apartment Dwellings in an Apartment Building, or Mixed-Use Building</li> <li>15.0m for Auto-oriented uses</li> <li>3.0m for all other permitted uses</li> </ul>	
Minimum Rear Yard	<ul> <li>10.0m for Apartment Dwellings in an Apartment Building, or Mixed-Use Building</li> <li>3.0m, except that where a rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 12.0m for Auto-oriented uses and 10.0m for all other permitted uses</li> </ul>	10.0m for Apartment Dwellings in an Apartment Building, or Mixed-Use Building     3.0m for Auto-oriented uses, except where a rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 12.0m     7.5m for all other permitted uses	
Minimum Exterior Side Yard	10.0m for Auto-oriented uses     6.0m for all other uses	10.0m for Auto-oriented uses     6.0m for all other uses	
Minimum Interior Side Yard	3.0m interior side yard, except that where a side lot line abuts a Residential Zone, the minimum side yard width shall be 12.0m for Auto-oriented uses	<ul> <li>1.2m and 0.0m for permitted Townhouse Dwellings</li> <li>3.0m for all other permitted uses</li> </ul>	
Minimum First Floor Height	4.25m	4.25m	
Minimum Building Height	2 storeys, or 9.0m, whichever is less	2 storeys, or 9.0m, whichever is less	
Maximum Building Height/ Angular Plane	<ul> <li>12 storeys or 45.0m or as defined by an Angular Plane, whichever is less, and implemented at the rear lot line. In addition, where an interior side lot line abuts any Residential Zone, an Angular Plane shall also be applied</li> </ul>	6 storeys or 22.0m, or as defined by an Angular Plane, whichever is less, which shall be applied to any rear lot line, or any interior lot line that abuts any Residential Zone	
Amenity Area	Minimum 20% of the lot area for Apartment Dwellings in an Apartment Building, or Mixed-Use Building		
Parking and Loading	<ul> <li>Vehicle parking and loading facilities shall be located in rear and side yards. No vehicular parking or loading facilities may be located within any front yard.</li> <li>Parking lots shall provide a 3.0m wide landscaped strip adjacent to a street</li> </ul>		
<b>Drive-Through Facilities</b>	Drive-through facilities shall be located in rear and side yards. No drive-through facility may be located within any front yard.		
Auto-Oriented Uses	Automobile service stations shall not be permitted in a mixed-use development that includes apartment dwellings or Special Needs Housing.		

