

24.2 Religious and Congregate Housing (ZIS2) – Gilmore Gardens (Seafair)

24.2.1 Purpose

This zone provides for **congregate housing, religious assembly** and religious education.

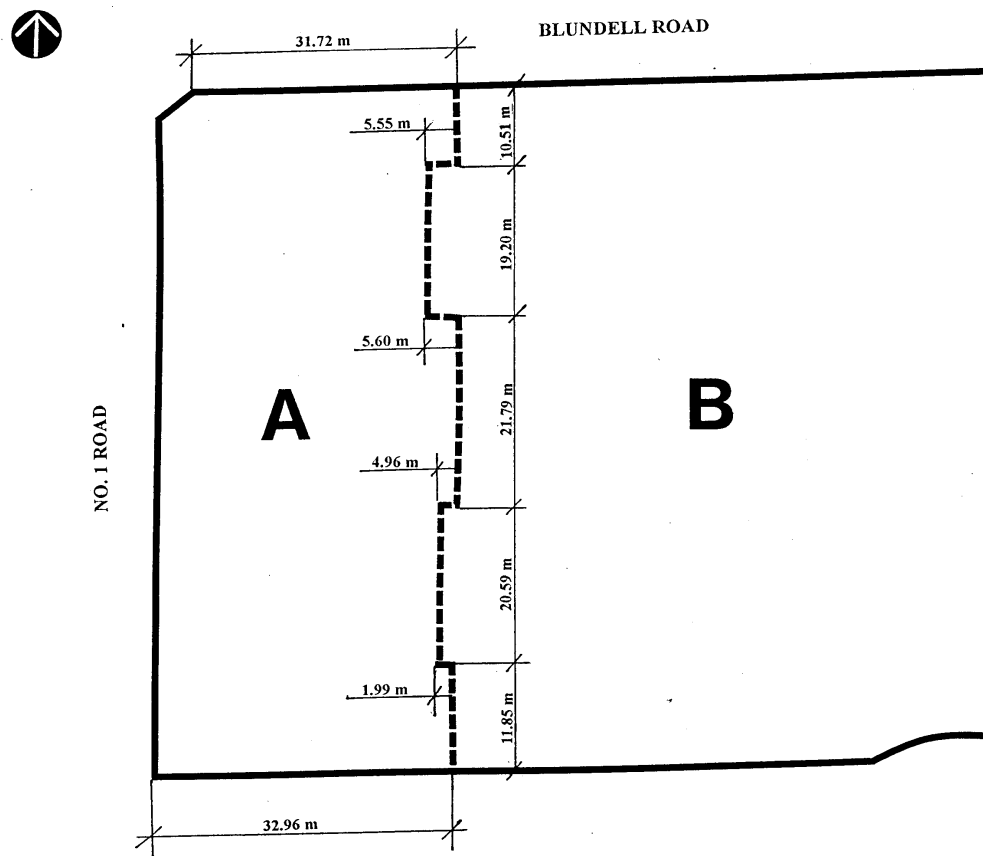
24.2.2 Permitted Uses

- child care
- congregate housing
- education, commercial
- religious assembly

24.2.3 Secondary Uses

- n/a

Diagram 1



24.2.4 Permitted Density

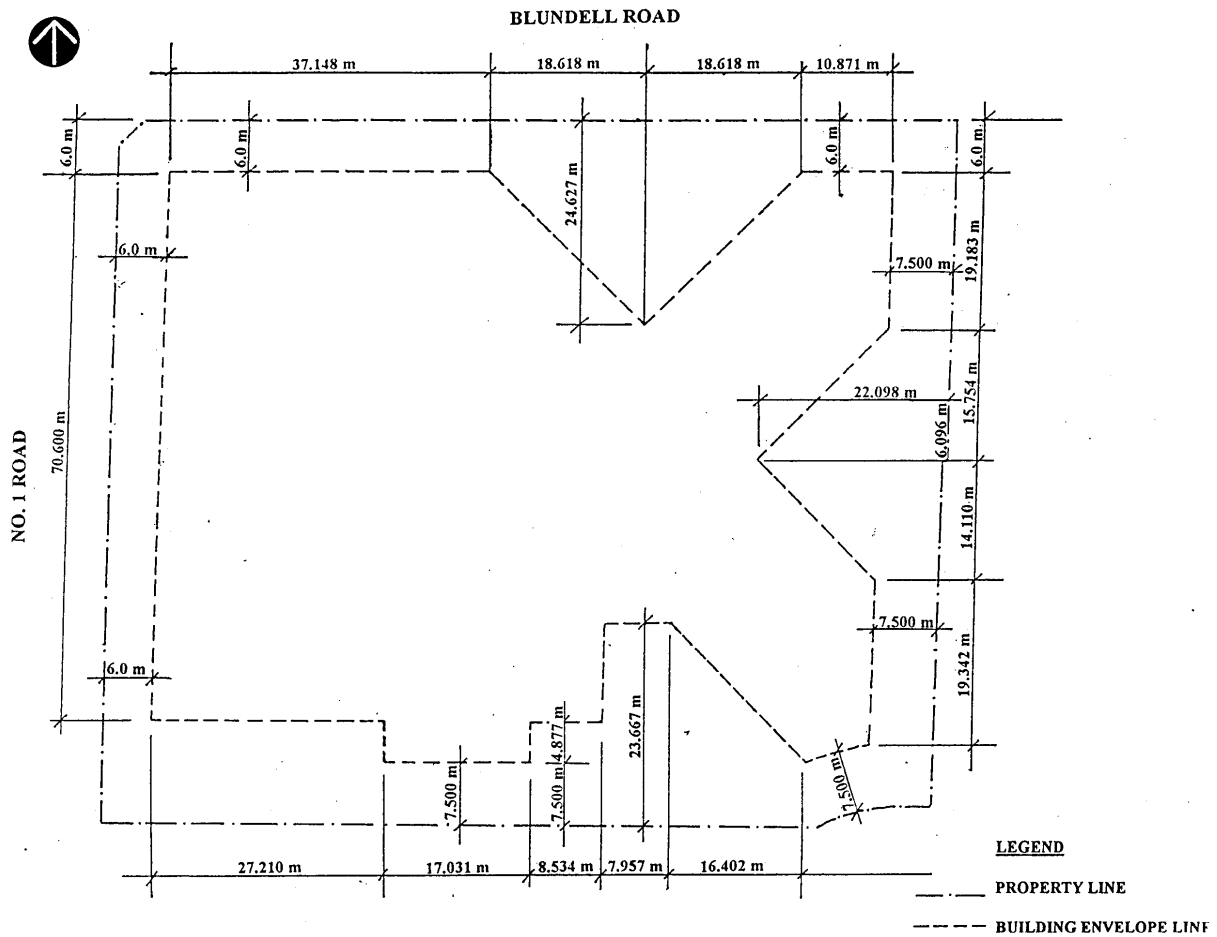
1. The maximum **floor area ratio** in Area A on the above-noted diagram is 0.6.
2. The maximum **floor area ratio** in Area B on the above-noted diagram is 1.6.

24.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** in Area A on the above-noted diagram is 40%.
2. The maximum **lot coverage** in Area B on the above-noted diagram is 43%.

24.2.6 Yards & Setbacks

1. **Buildings** may not be sited outside the following **building envelope**, with the following exceptions:
 - a) **cantilevered roofs, decks and balconies;**
 - b) covered entry porte cochere; and
 - c) landscape planters, **retaining walls** and trellises.



2. Parking shall be **setback**:
 - a) 6.0 m from the north **lot line**;
 - b) 10.0 m from the south **lot line**;
 - c) 7.5 m from the east **lot line**;
 - d) 6.0 m from the west **lot line**;
 - e) 0 m where the **lot line abuts** a property zoned this **site specific zone district**.

24.2.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 16.0 m.

24.2.8 Subdivision Provisions/Minimum Lot Size

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

24.2.9 Landscaping & Screening

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

24.2.10 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, except that the minimum number of **parking spaces** required shall be 110 for a **religious assembly** and related facilities and 40 for a **congregate housing** facility.

24.2.11 Other Regulations

1. The following **uses** are permitted only within the area identified as “A” in Diagram 1, Section 24.2.2:
 - a) **education, commercial**; and
 - b) **religious assembly**.
2. **Congregate housing** is permitted only within the area identified as “B” in Diagram 1, Section 24.2.2.
3. **Child care** is permitted within the areas identified as “A” and “B” in Diagram 1, Section 24.2.2.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.