



ZONING REVIEW - MORRISON ST. + DORCHESTER RD, NIAGARA FALLS ON NIAGARA FALLS ZONING BY-LAW (2003) -038		
8.4 PLANNED COMMERCIAL CENTRE COMMERCIAL ZONE (SC ZONE).	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	20.00 METRES	168.92 METRES
MINIMUM FRONT YARD DEPTH	20.00 METRES	76.03 METRES
MINIMUM REAR YARD DEPTH	6.00 METRES	17.40 METRES
MINIMUM INTERIOR SIDE YARD WIDTH(ADJACENT TO CAD. NATIONAL RAILWAY)	3.00 METRES	13.73 METRES
MINIMUM SETBACK FROM THE Q.E.W. RIGHT OF WAY	14.00 METRES	NOTED
MAXIMUM LOT COVERAGE	25 %	22.77 %
EXISTING RETAIL A (HEIGHT)	-	8.00 METRES
EXISTING RETAIL A (STOREY)	-	1 STOREY
PARKING SPACES REQUIREMENT		
1. HOME IMPROVEMENT STORE = 1/40 SQ.M. (9,157 SQ.M.)	1289 SPACES	NOTED
2. RETAIL/OFFICE = 1/25 SQ.M (27,221 SQ.M.)	1,089 SPACES	NOTED
3. PERSONAL SERVICE SHOP = 1/40 SQ.M (115 SQ.M)	3 SPACES	NOTED
4. RESTAURANT = 1/5 SEATS (102 SEATS)	21 SPACES	NOTED
TOTAL NUMBER OF PARKING SPACES	1,342 SPACES	2,119 SPACES
LOADING SPACES	5 SPACES	11 SPACES
MINIMUM LANDSCAPED OPEN SPACE	15%	18.18%



NIAGARA FALLS, ON

SITE PLAN