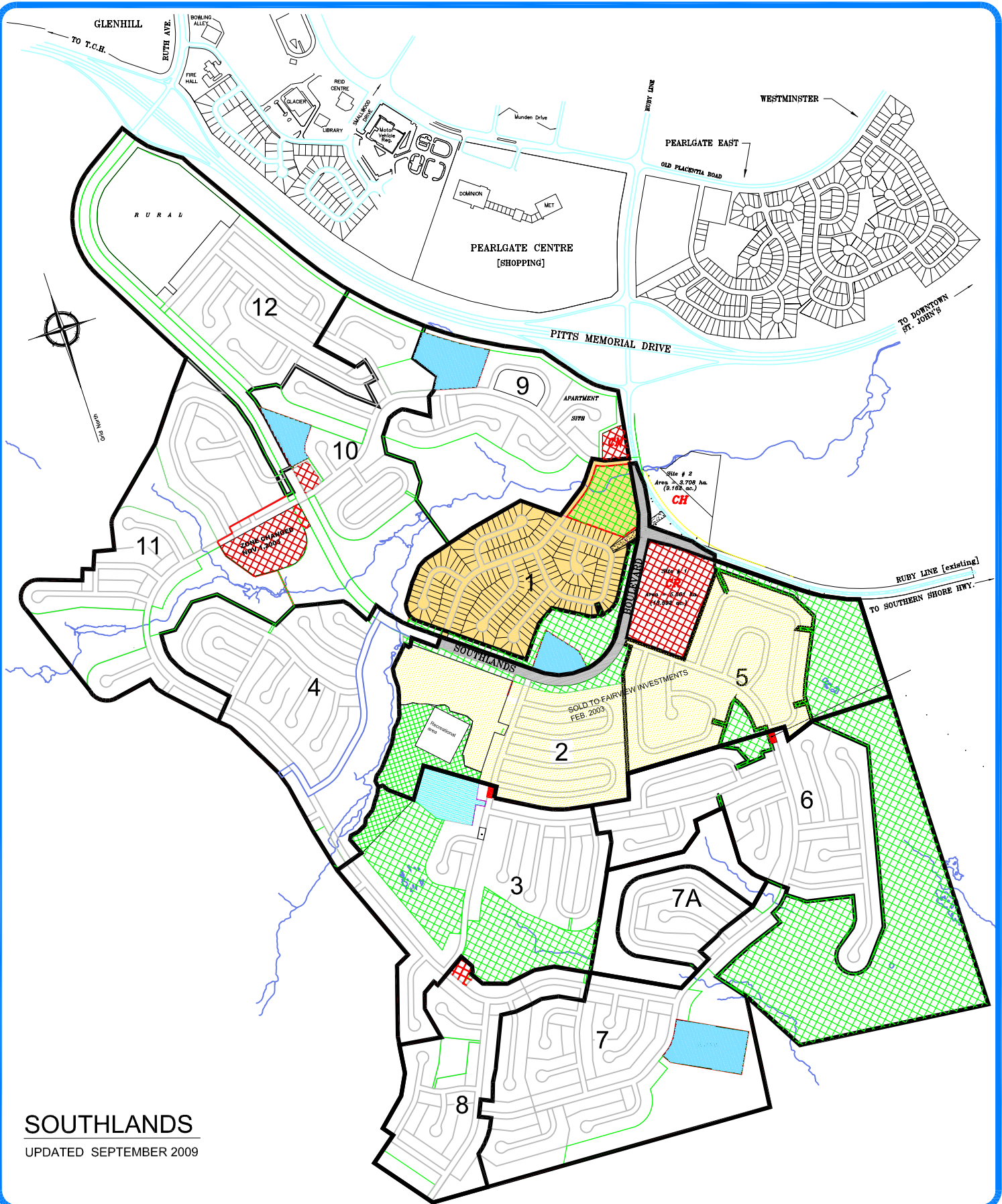
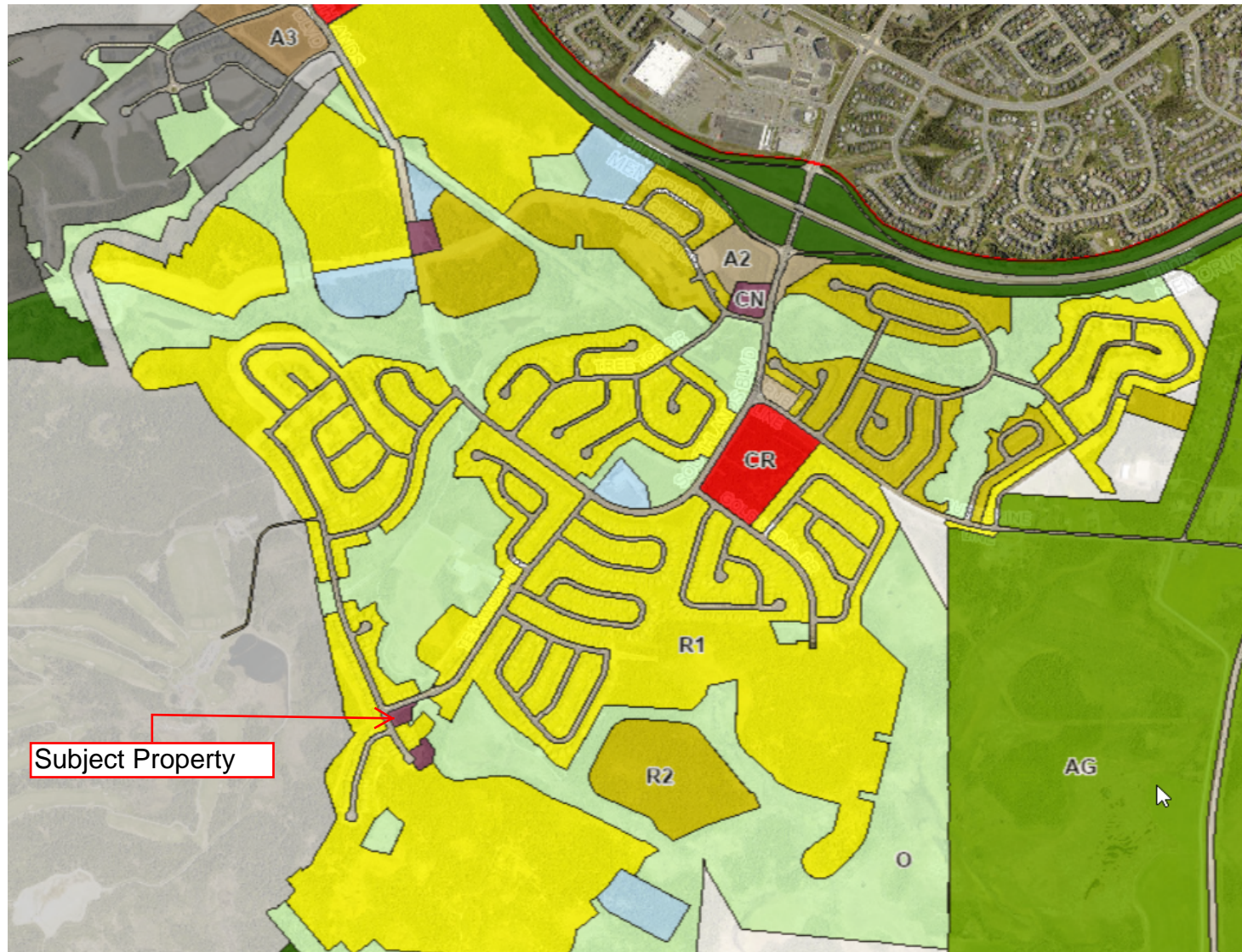


DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S



Southlands Neighbourhood showing areas currently zoned R1, R2, A2, CN, CR, INST and O



COMMERCIAL NEIGHBOURHOOD (CN) ZONE

CN

- (1) PERMITTED USES
- Accessory Building

Adult Day Centre

Bakery

Bank

Clinic

Community Garden

Convenience Store

Drive Through

Dwelling Unit – 2nd storey or higher

Health and Wellness Centre

Laundromat

Library

Office

Park

Public Utility

Retail Use

Service Shop

Training School

Veterinary Clinic
- (2) DISCRETIONARY USES
- Car Sales Lot

Car Wash

Daycare Centre

Dry Cleaning Establishment

Gas Station

Lounge

Parking Garage

Parking Lot

Pharmacy

Place of Worship

Recycling Depot

Restaurant

Service Station

Taxi Stand

Warehouse

Wind Turbine – Small Scale

(3) ZONE STANDARDS EXCEPT PARK, PUBLIC UTILITY, PARKING LOT AND PLACE OF WORSHIP

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	30 metres
(c)	Building Height (maximum)	14 metres
(d)	Building Line (minimum)	7 metres
(e)	Side Yards (maximum)	2, each equal to 1 metre for every 5 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum) (except Gas Station)	50%
(h)	Landscaping (minimum)	20%

(4) ZONE STANDARDS FOR PARK, PUBLIC UTILITY, PARKING LOT AND PLACE OF WORSHIP SHALL BE IN THE DISCRETION OF COUNCIL.

RESIDENTIAL 1 (R1) ZONE

R1

(1) PERMITTED USES

Accessory Building	Park
Community Garden	Single Detached Dwelling
Home Office	Subsidiary Dwelling Unit

2) DISCRETIONARY USES

Adult Day Centre	Home Occupation
Bed and Breakfast	Parking Lot
Daycare Centre	Public Utility
Heritage Use	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a)	Lot Area (minimum)	450 metres square
(b)	Lot Frontage (minimum)	15 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.