

**Section 92: DC4 - Direct Control Urban Reserve District**

92.1 Purpose:

The general purpose of this district is to provide an area that is compatible with residential and commercial and industrial land uses; while maintaining the long term plan as set forth in the Municipal Development Plan to have this area transition to commercial or Industrial land use.

92.2 Uses:

Permitted Uses	Discretionary Uses
Existing residences and accessory buildings at the time of the passage of this bylaw Such improvements necessary to existing residences as deemed by Council to be compatible with this area Such industrial uses as deemed by Council to be compatible with the area	

92.3 Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

Building Design and Landscaping	Unless otherwise specified by Council, regulations pertaining to setbacks, building design, building height, minimum yards, minimum parcel area, floor area and maximum parcel coverage shall be the same as outlined in the Land Use Bylaw for similar type developments.
Outdoor Storage and Display	Unless otherwise specified by Council, all outdoor storage shall be screened. Unless otherwise specified by Council, storage is not allowed in a minimum front yard. Unless otherwise specified by Council, garbage storage shall not have an adverse impact on the use or circulation on the parcel or adjacent parcels.
Access	As established by Council in order to safely serve both vehicular and pedestrian traffic.