

**C2 – GENERAL COMMERCIAL**

5.19 The purpose of this zone is to establish and maintain compact, vibrant commercial areas with a broad range of pedestrian-scale uses.

5.19.1 Permitted usesPrincipal Uses

*Amusement establishment*  
*Appliance repair*  
*Artist's studio*  
*Assembly*  
*Automotive sales, repair and servicing*  
*Bakery*  
*Bank or other financial institution*  
*Club or lodge*  
*Community care facility*  
*Day care or other preschool*  
*Gasoline service station*  
*Live-work*  
*Medical service*  
*Multiple family dwelling*  
*Office*  
*Pawn shop*  
*Personal service*  
*Place of worship*  
*Professional service*  
*Public market*  
*Restaurant, including drive-through*  
*Retail*

Principal Uses (continued)

*School*  
*Seniors housing*  
*Shopping centre*  
*Small appliances and electronics, sales and repair*  
*Social service centre*  
*Tourist service*  
*Veterinary clinic*

Accessory Uses

*Caretaker's dwelling unit, subject to Section 6.16*  
*Dwelling unit(s) above or behind a permitted commercial use*  
*Home occupation*

Site Specific Uses

*Liquor, Wine and Beer Store*

5.19.2 Site Development Regulations

<i>Minimum Lot Area</i>	800 m <sup>2</sup>	(8,611 ft <sup>2</sup> )
<i>Minimum Frontage</i>	15 m	(49 ft)
<i>Maximum Coverage</i>	75%	
<i>Minimum Setbacks:</i>		
<i>Front yard</i>	0 m	
<i>Rear yard</i>	3 m	(10 ft)
<i>Side yard</i>	1.5 m	(5 ft)
<i>Maximum Height, Principal Building</i>	9 m	(29.5 ft)
<i>Maximum Number of Principal Building Storeys</i>	2	

5.19.3 Conditions of Use

- (a) Every *use* shall be conducted within a completely enclosed *building* except for:
- parking,
  - loading,
  - restaurant patios,
  - outdoor display,
  - rental, sales or *storage yards*,
  - activities related to the operation of a *drive-through* or *drive-in* facility,
  - activities done at gasoline service station pumps and
  - temporary garden supply *structures*.
- (b) For *shopping centres* abutting a *lot* in an R, RM or P2 *zone*, the required *setback* for a *side yard* shall be increased to 5 m (16.4 ft).
- (c) *Dwelling* units located above or behind commercial *uses* shall comply with the following requirements:
- (i) A completely separate and independent entrance to the *dwelling* unit shall be provided from a ground floor entrance having access directly onto the public *street*.
  - (ii) All *dwelling* units shall be entirely self-contained.
  - (iii) One off-*street parking space* shall be provided for each *dwelling* unit, located so as not to impair access to the commercial premises or the *use* of off-*street* loading facilities.
- (d) Where multiple *family dwelling* units or seniors housing are located below the second *storey*, the Site Development Regulations of the RM3 Higher Density Residential *zone* shall apply.
- (e) No outside storage for *public market use* shall be permitted after market hours.
- (f) In *dwelling* units above or behind commercial *uses*, *home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.

5.19.4 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Liquor, Wine and Beer Store	3764 10 <sup>th</sup> Avenue	Lot B, District Lot 1, Alberni District, Plan VIP75178