

**C5 – TRANSITIONAL OFFICE**

5.22 The purpose of this *zone* is to establish and maintain transitional areas between residential, commercial and industrial *zones*. Permitted *uses* and *buildings* are intended to have little impact on neighbouring residential properties.

5.22.1 Permitted usesPrincipal Uses*Artist's studio**Community care facility**Live-work*

Medical service

*Office**Personal service*

*Single family dwelling* (built prior to the adoption of this bylaw), which may include any of the other permitted *uses*

Small appliances and electronics, sales and repair

Accessory Uses5.22.2 Site Development Regulations

Minimum <i>Lot Area</i>	540 m <sup>2</sup>	(5813 ft <sup>2</sup> )
Minimum <i>Frontage</i>	15 m	(49.2 ft)
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	6 m	(19.7 ft)
<i>Rear yard</i>	6 m	(19.7 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum Height, Principal <i>Building</i>	9 m	(29.5 ft)
Maximum Number of Principal <i>Building Storeys</i>	2	

5.22.3 Conditions of Use

- (a) All business activity shall be conducted within a completely enclosed *building* except for parking and loading facilities.
- (b) Where a single *family dwelling* is the principal permitted *use*, the Site Development Regulations of the R2 *zone* and off-*street* parking requirements of this Bylaw shall apply.
- (c) Notwithstanding the off-*street* parking requirements of this Bylaw, no parking shall be located in a required *front yard*.
- (d) Commercial activities on C5 *zoned* property are exempt from the loading regulations (Section 7.7).