

## C-3 Waterfront Commercial (703)

### INTENT

- This zone supports a wide range of commercial, catering to tourist and marine uses.

### PERMITTED USES

.1 **Principal Uses** The following uses shall be permitted in the C-3 zone

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| <ul style="list-style-type: none"> <li>• Artist studio</li> <li>• Assembly</li> <li>• Brewery, Cidery, Distillery, Meadery, Winery</li> <li>• Cabaret / Night Club</li> <li>• Casino</li> <li>• Eating Establishment</li> <li>• Entertainment, Recreation and Sports Centre</li> <li>• Fitness Centre</li> <li>• Indoor Recreation</li> </ul> | <ul style="list-style-type: none"> <li>• Marina</li> <li>• Marine Storage</li> <li>• Mobile Vending Unit</li> <li>• Multi-Family Dwelling</li> <li>• Office</li> <li>• Outdoor Market</li> <li>• Personal Service Establishment</li> <li>• Theatre</li> <li>• Tourist Accommodation</li> </ul> |
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**Accessory Uses**      • Retail Store

### DEVELOPMENT REGULATIONS

.2 **Density**

<ul style="list-style-type: none"> <li>• The maximum density of Sleeping Units shall be:</li> <li>• The maximum density of Dwelling Units shall be:</li> <li>• The maximum FAR shall be:</li> </ul>	<ul style="list-style-type: none"> <li>• 120 per ha; and</li> <li>• 20 per ha</li> <li>• 1.5</li> </ul>
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.3 **Parcel Coverage**

<ul style="list-style-type: none"> <li>• The maximum Parcel coverage for all buildings and structures is:</li> <li>• The maximum impermeable surface is:</li> </ul>	<ul style="list-style-type: none"> <li>• 80%</li> <li>• 90%</li> </ul>
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.4 **Maximum Height**

<ul style="list-style-type: none"> <li>• Principal building</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• 22m</li> <li>• 5m</li> </ul>
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.5	<b>Setbacks</b>	<p>The minimum setbacks for all buildings and structures are:</p> <ul style="list-style-type: none"> <li style="display: inline-block; width: 45%;">• Front</li> <li style="display: inline-block; width: 45%;">• 0m</li> <li style="display: inline-block; width: 45%;">• Rear</li> <li style="display: inline-block; width: 45%;">• 1.5m</li> <li style="display: inline-block; width: 45%;">• Interior side</li> <li style="display: inline-block; width: 45%;">• 1.2m</li> <li style="display: inline-block; width: 45%;">• Exterior side</li> <li style="display: inline-block; width: 45%;">• 1.2m</li> </ul>
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**SUBDIVISION REGULATIONS**

.7	<b>Parcel Area</b>	<ul style="list-style-type: none"> <li>• The minimum Parcel area is:</li> <li>• 300 m<sup>2</sup></li> </ul>
.9	<b>Parcel Dimensions</b>	<ul style="list-style-type: none"> <li>• The minimum Parcel Frontage is:</li> <li>• 10m</li> </ul>

**PARKING**

.10 Off-street parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

**REGULATIONS AND CONDITIONS OF USE**

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a.	<b>General Regulations</b>	<ul style="list-style-type: none"> <li>• See the General Regulations section of this bylaw for additional regulations that apply to this zone.</li> </ul>
b.	<b>Employee Dwelling Unit</b>	<ul style="list-style-type: none"> <li>• Provided in a commercial building.</li> </ul>
c.	<b>Usable Open Space</b>	<ul style="list-style-type: none"> <li>• No less than 10 m<sup>2</sup> per unit of useable open space shall be provided on the Parcel by the owner for each residential dwelling unit contained in a multi-family building.</li> <li>• Where the owner has dedicated adjacent parkland in excess of statutory requirements and where the excess parkland dedication is a sufficient area to satisfy the usable open space requirement, the usable open space requirement for the Parcel will be inapplicable.</li> </ul>
d.	<b>Ground Floor Design</b>	<ul style="list-style-type: none"> <li>• For units facing the street, the major entrance shall face the street, be at-grade with the adjacent sidewalk, and be designed to function as a commercial entrance.</li> </ul>
e.	<b>Amenity Bonus</b>	<ul style="list-style-type: none"> <li>• For the provision of each Attainable Rental Dwelling Unit density may be increased as per General Regulation 300.7 .</li> </ul>