

10.5 C5 : Community Commercial

10.5.1 Purpose

The purpose is to provide a **zone** for the **development** of community commercial centres to serve more than one neighbourhood.

10.5.2 Primary Uses

- amusement arcades, major
- automotive and recreation vehicle services
- animal clinics, minor
- broadcasting studios
- business support services
- care centres, major
- call centres
- commercial schools
- community recreation centres
- cultural exhibits, private
- custom indoor manufacturing
- drive-through services
- emergency protective services
- extended medical treatment services
- financial services
- food primary establishments
- gaming facilities**
- gas bars
- government agencies
- government services
- health services
- hotels and motels
- liquor primary establishment, minor
- non-accessory parking
- offices
- participant recreation services, indoor
- personal services
- private clubs
- retail stores, convenience
- retail stores, general
- retail store, licensee
- second-hand dealerships
- seniors assisted housing
- seniors residential care
- seniors supportive housing
- service stations, minor
- shopping centres
- special needs housing
- spectator entertainment establishments
- storage, outdoor
- temporary shelter services
- used goods store
- utility services, minor impact
- warehouse sales

** refer to definition for “gaming facilities” in Section 2.3.3. for limitation on number of slot machines permitted within the City of Vernon boundaries

10.5.3 Secondary Uses

- **amusement arcades, minor**
- **apartment housing**
- **brewing or distilling, Class A**
- **care centres, minor**
- **carnival**
- **group homes, minor**
- **storage, outdoor**

10.5.4 Subdivision Regulations

- Minimum **lot width** is 15.0m, except it is 40.0m if there is no **abutting lane**.
- Minimum **lot area** is 460m², except it is 1300m² if there is no **abutting lane**.

10.5.5 Development Regulations

- Maximum commercial **floor space ratio** is 2.0.
- Maximum **site coverage** is 60%.
- Maximum **height** is the lesser of 15.0m or 4.0 **storeys**.
- Minimum **front yard** is 3.0m.
- Minimum **side yard** is 0.0m, except it is 3.0m for a **flanking street** or where the **site abuts** a residential **zone**.
- Minimum **rear yard** is 0.0m, except it is 6.0m where the **abutting** land is zoned or designated Residential.

10.5.6 Other Regulations

- **Major care centres, seniors assisted housing, seniors residential care and seniors supportive housing** are only allowed above the **first storey** and require a separate at-grade access from the **commercial uses**.
- A minimum area of 5.0m² of private open space shall be provided per **bachelor dwelling** or group home **bedroom**, 10.0m² of private open space shall be provided per 1 **bedroom dwelling**, and 15.0m² of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- **Financial services** shall have a maximum total **gross floor area** of 500m².
- **Convenience retail stores** shall have a maximum total **gross floor area** of 300m².
- Where residential **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.
- For **seniors assisted housing, seniors residential care and seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- **Outdoor storage** shall be screened from view of any **street** or **lane** and from **adjacent** properties. There shall be no **outdoor storage** of toxic, noxious, explosive, or odorous materials.