

10.11 C11 : Service Commercial

10.11.1 Purpose

The purpose is to designate and preserve land for the accommodation of a mix of **commercial uses**, including vehicular oriented areas, not provided for in other **zones**.

10.11.2 Primary Uses

- amusement arcades, major
- animal clinics, minor
- animal clinics, major
- auctioneering establishments
- autobody repair and paint shops
- automotive and equipment repair shops
- automotive and recreation vehicle services
- broadcasting studios
- business support services (Bylaw 5441)
- call centres
- clubs, private
- commercial storage
- convenience vehicle rentals
- contractor services, limited
- custom indoor manufacturing (Bylaw 5441)
- drive-through services
- drive-through vehicle services
- emergency protective services
- equipment rentals
- flea markets
- fleet services
- food primary establishments
- funeral services
- gaming facilities (Bylaw 4967)**
- gas bar
- government agencies
- high technology research and product design (Bylaw 5441)
- household repair services
- kennels (Bylaw 5339)
- limited contractor services
- liquor primary establishment, minor
- non-accessory parking
- offices, construction and development
- participant recreation services, indoor
- pawn shops
- recycled materials drop-off centres
- retail stores, service commercial
- service stations, minor
- truck and mobile home sales/rentals
- used goods stores
- utility services, minor impact
- vehicle and equipment sales/rentals, industrial and agricultural
- 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**

10.11.3 Secondary Uses

- **amusement arcades, minor**
- **carnival**
- **outdoor storage**
- **residential security/operator unit**
- **real estate sales office**
- **retail store, licensee**

10.11.4 Subdivision Regulations

- Minimum **lot width** is 30.0m.
- Minimum **lot area** is 1000m².

10.11.5 Development Regulations

- Maximum commercial **floor space ratio** is 1.8.
- Maximum **site coverage** is 60%.
- Maximum **height** is the lesser of 12.0m or 3.0 **storeys**.
- Minimum **front yard** is 2.0m.
- Minimum **side yard** is 0.0m, except it is 2.0m for any **flanking street**, and 4.5m when **adjacent** to a residential, agricultural or institutional **zone**.
- Minimum **rear yard** is 0.0m, except it is 6.0m where the **abutting** land is zoned or designated Residential.

10.11.6 Other Regulations

- Only one **residential security/operator unit** is permitted on a **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.

10.11.7 Temporary Commercial Use Permits

- In addition to the Primary and Secondary Uses permitted by Sections 10.11.2 and 10.11.3, Temporary Commercial Use Permits may be issued in respect of the land legally described as Lot 26, Sec. 27, Tp. 9, Plan B4869, ODYD to permit administrative offices and the retail sale of dog food and related products.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)