

10.8 C8 : Central Business District

10.8.1 Purpose

The purpose is to designate and preserve land for the **development** of a vibrant civic core with an urban population, providing a wide range of commercial, governmental and cultural services.

10.8.2 Primary Uses

- **amusement arcades, major**
- **animal grooming** (*Bylaw 5339*)
- **apartment housing**
- **auctioneering establishments**
- **broadcasting studios**
- **business support services**
- **call centres**
- **care centres, major**
- **clubs, private**
- **commercial schools**
- **community recreation centres**
- **cultural exhibits, private**
- **cultural exhibits, public**
- **custom indoor manufacturing**
- **drive-through services**
- **educational services, private**
- **educational services, public**
- **emergency protective services**
- **exhibition and convention facilities**
- **financial services**
- **food primary establishments**
- **funeral services**
- **government agencies**
- **government services**
- **health services**
- **hotels**
- **hotels, apartment**
- **hostels** (*Bylaw 5788*)
- **household repair services**
- **libraries and museums, public**
- **liquor primary establishment, minor**
- **liquor primary establishment, major**
- **non-accessory parking**
- **offices**
- **participant recreation services, indoor**
- **personal services**
- **parks, public**
- **retail cannabis sales** (*Bylaw 5731*)
- **retail stores, convenience**
- **retail stores, general**
- **retail stores, licensee**
- **retail street sales**
- **second-hand dealerships**
- **seniors assisted housing**
- **seniors residential care**

- seniors supportive housing
- service stations, minor

- spectator entertainment establishments
- temporary shelter services
- used goods stores
- utility services, minor impact

10.8.3 Secondary Uses

- amusement arcades, minor
- apartment housing
- brewing or distilling, Class A
- care centre, minor
- carnival
- gaming facilities**
- group home, minor
- home based businesses, minor
- recycled materials drop-off centres

** 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

10.8.4 Subdivision Regulations

- Minimum lot width is 7.0m.
- Minimum lot area is 200m².

10.8.5 Development Regulations

- Maximum commercial floor space ratio is 5.0. In addition, a residential floor space ratio of 4.0 is permitted for a total floor space ratio of 9.0.
- Maximum height is 38.0m.
- Minimum front yard is 0.0m.
- Minimum side yard is 0.0m.
- Minimum rear yard is 0.0m, except it is 6.0m where the abutting land is zoned or designated Residential.
- Any portion of a building above 15 meters in height must be a minimum of 3.0m from any property line abutting a street.

10.8.6 Other Regulations

- Apartment housing, seniors assisted housing, seniors residential care and seniors supportive housing are only allowed above the first storey and requires a separate at-grade access from the commercial uses. In the case of elevator equipped buildings, uses may share elevators provided security measures are in place to restrict access to residential areas.
- A minimum area of 2.0m² of private open space shall be provided per bachelor dwelling, seniors assisted housing or seniors supportive housing unit or group home bedroom, 4.0m² of private open space shall be provided per 1 bedroom dwelling, and 5.0m² of private open space shall be provided per dwelling with more than 1 bedroom.
- Parking shall not be constructed in the front yard of the property. 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, temporary shelters, 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. (*Bylaw 5788*)
- 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*)