

4.0 Development Regulations

4.1 **Building Shadow Analysis**

- 4.1.1 Shadow analysis regulations shall apply to every building within a commercial or RH Residential zone as outlined on Diagram 4.1: Application of Building Shadow Analysis Standards.
- 4.1.2 In the case of a **building** within a **Commercial** or RH **Residential zone**, that is 15.0m in height, no part of such building above 15.0m shall project above lines extending toward the **building** at right angles from:
 - all points along the central line of an adjacent street and inclined at an angle of 70° to the horizontal; and
 - all points along the center line of the rear lane or the rear lot line of the **lot** where there is no **lane** and inclined at an angle of 70° to the

Diagram 4.1: Application of Building Shadow Analysis Standards

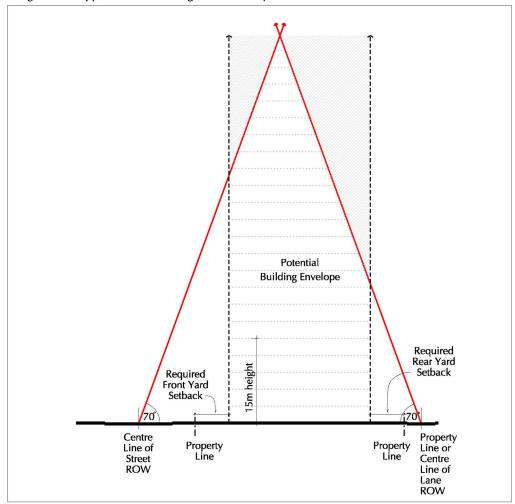


TABLE 7.1 - PARKING SCHEDULE

* Note: GFA = Gross Floor Area

Type of Development or Use: Required Parking spaces:

RESIDENTIAL & RESIDENTIAL RELATED USES

Apartment Hotels	1.0 per sleeping unit
4	
All uses listed in the RST1 and RST2	1.0 per residential unit
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Apartment Housing	1.0 per bachelor dwelling unit
Row Housing	1.25 per 1 -bedroom dwelling unit
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Stacked Row Housing	1.5 per 2-bedroom dwelling unit
Four-plex	2.0 per 3-or-more bedroom dwelling
•	unit

Three-plex Cottages

In addition to the above total required spaces for a **development**, 1 **parking space** shall be designated visitor parking for every 7 **dwelling** units

Bed & Breakfast Homes	1 per sleeping unit, plus 2 spaces required for the corresponding primary dwelling unit
Boarding Rooms	1 per 2 sleeping rooms, plus 2 spaces required for the corresponding primary dwelling unit

Employee Housing, Dormitory

0.5 stalls per sleeping unit

In addition to the above total required spaces for a **development**, 1 additional parking space shall be provided and designated visitor parking for every 7 **sleeping units**

Employee Housing, Self-Contained Dwelling

1.0 staff per **bachelor dwelling** unit 1.25 stalls per 1 bedroom **dwelling** unit 1.5 stalls per 2 bedroom dwelling unit 2.0 stalls per 3-or-more bedroom **dwelling** unit.

In addition to the above total required spaces for a **development**, 1 additional **parking space** shall be provided and designated visitor parking for every 7 **dwelling** units.

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- 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.