

## 4.0 Development Regulations

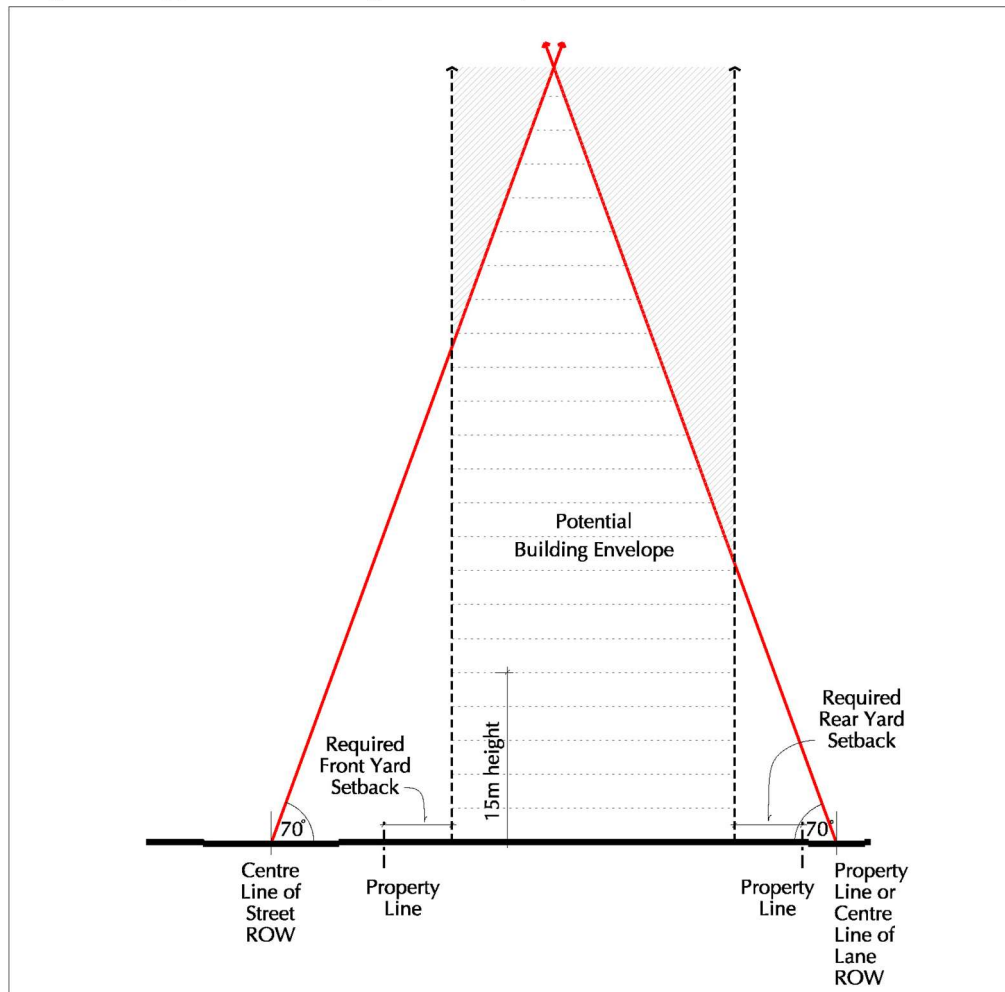
### 4.1 Building Shadow Analysis

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  $70^\circ$  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  $70^\circ$  to the horizontal.

Diagram 4.1: Application of Building Shadow Analysis Standards





- 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 200m<sup>2</sup>.

### 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 2.0m<sup>2</sup> of private open space shall be provided per bachelor dwelling, seniors assisted housing or seniors supportive housing unit or group home bedroom, 4.0m<sup>2</sup> of private open space shall be provided per 1 bedroom dwelling, and 5.0m<sup>2</sup> 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.