

13.2 OKANAGAN FALLS TOWN CENTRE ZONE (C4)

13.2.1 Permitted Uses:

Principal uses:

- a) amusement establishment, indoor;
- b) art galleries, libraries, museums;
- c) eating and drinking establishments;
- d) hotels;
- e) motels;
- f) multi-dwelling units, subject to Section 13.2.9;
- g) offices;
- h) outdoor market;
- i) personal service establishment;
- j) retail store, general;

Secondary uses:

- k) accessory dwellings, subject to Section 7.11;
- l) home occupations, subject to Section 7.17;
- m) bed and breakfast operation, subject to Section 7.19;
- n) accessory buildings and structures, subject to Section 7.13.

13.2.2 Site Specific Okanagan Falls Town Centre Zone (C4s) Provisions:

- a) see Section 17.31

13.2.3 Minimum Parcel Size:

- a) 500 m², subject to servicing requirements

13.2.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

13.2.5 Minimum Setbacks:

- a) Buildings and Structures:
 - i) Front parcel line:
 - .1 with secondary lane access: 3.0 metres

UPDATE OF COMMERCIAL ZONES — ELECTORAL AREA “D-2” ZONING BYLAW

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| .2 | without secondary lane access | 4.5 metres |
| ii) | Rear parcel line: | |
| .1 | adjacent a Residential Zone: | 4.5 metres |
| .2 | adjacent all other zones: | 0.0 metres |
| iii) | Interior side parcel line: | 0.0 metres |
| iv) | Exterior side parcel line: | 3.0 metres |
| b) | Accessory buildings and structures: | |
| i) | Front parcel line: | 3.0 metres |
| ii) | Rear parcel line: | |
| 1. | adjacent a Residential Zone: | 6.0 metres |
| 2. | adjacent all other zone | 0.0 metres |
| iii) | Interior side parcel line: | 1.5 metres |
| iv) | Exterior side parcel line: | 3.0 metres |

13.2.6 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

13.2.7 Maximum Parcel Coverage:

- a) 80%