

11.6**COMMERCIAL TWO (C-2)****11.6.1 PERMITTED USES**

- a) Single *family* residential use *accessory to* the Principal commercial use;
- b) Motels, *resorts* and accessory uses;
- c) Hotels and accessory uses;
- d) Service stations;
- e) Campgrounds and tourist trailer sites subject to:
 - i) A maximum density of 25 sites per 1.0 hectare (2.47 acres);
 - ii) A 10.0 metre (32.8 feet) landscaped buffer strip along all property lines.

11.6.2 CONDITIONS OF USE

More than one (1) commercial *building* may be located on a *lot*, subject to all other requirements of this zone, and bylaw.

11.6.3 LOT AREA

The minimum *lot* area for the Commercial Two (C-2) zone shall be 4000.0 square metres (0.99 acres).

11.6.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 4.5 metres (14.76 feet) from a side *lot* line. Notwithstanding the above, where a separate residential *dwelling* is placed on a *lot*, the *side yard* minimum shall be 1.75 metres (5.74 feet) from a side *lot* line for that *building* only.

11.6.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 35%.

END - C-2