

11.7**COMMERCIAL THREE (C-3)****11.7.1 PERMITTED USES**

- a) Business and professional offices;
- b) Business services;
- c) Farm and garden nurseries and commercial greenhouses;
- d) Single family residential use accessory to the principal commercial use;
- e) Accessory buildings and structures;
- f) Parking lot.

11.7.2 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.

11.7.3 LOT AREA

The minimum *lot* area for the Commercial Three (C-3) zone shall be 2000.0 square metres (0.494 acres).

11.7.4 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 required only where the adjacent property is zoned Residential, and 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.

11.7.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 50%.

END - C-3