

# OKANAGAN FALLS TOWN CENTRE ZONE TRANSITION TABLE — COMMERCIAL

Current Okanagan Falls Town Centre (C4)	Current Tourist Commercial (CT1)	Proposed OK Falls Town Centre (OFTC)
<b>Principal Uses:</b> art gallery library, museum; n/a n/a n/a eating and drinking establishment; n/a amusement establishment, indoor; hotels / motels; multi-dwelling units; offices; outdoor market; personal services establishment; retail stores, general;	<b>Principal Uses:</b> n/a n/a n/a n/a eating and drinking establishment; n/a indoor / outdoor recreation; tourist accommodation; n/a [see accessory uses] n/a [see accessory uses] [see accessory uses]	<b>Principal Uses:</b> art gallery library, museum; brewery, cidery, distillery or winery; church; community hall; eating and drinking establishment; educational facility; indoor recreational facilities; tourist accommodation; multi-dwelling units; offices; outdoor market; personal services establishment; retail stores, general;
<b>Accessory Uses:</b> accessory dwelling; bed and breakfast; home occupation; [see principal uses] [see principal uses] [see principal uses] accessory buildings/structures.	<b>Accessory Uses:</b> accessory dwelling; n/a n/a office; personal service establishment; retail stores, general; accessory buildings/structures.	<b>Secondary Uses:</b> accessory dwelling; bed and breakfast operation; home occupation; [see principal uses] [see principal uses] [see principal uses] accessory building/structures.
<b>Minimum Parcel Size:</b> 500 m <sup>2</sup>	<b>Minimum Parcel Size:</b> 1,000 m <sup>2</sup>	<b>Minimum Parcel Size:</b> 1,000 m <sup>2</sup>
<b>Minimum Parcel Width:</b> Not less than 25% of parcel depth.	<b>Minimum Parcel Width:</b> Not less than 25% of parcel depth.	<b>Minimum Parcel Width:</b> Not less than 25% of parcel depth.
<b>Maximum Number of Dwellings/Parcel:</b> n/a	<b>Maximum Number of Dwellings/Parcel:</b> one (1) accessory dwelling	<b>Maximum Number of Dwellings/Parcel:</b> n/a
<b>Maximum Density:</b> n/a	<b>Maximum Density:</b> n/a	<b>Maximum Density:</b> 100 units per hectare
<b>Minimum Density:</b> n/a	<b>Minimum Density:</b> n/a	<b>Minimum Density:</b> 50 units per hectare
<b>Minimum Setbacks:</b> <u>Buildings and structures:</u> Front: (with lane access)                      3.0 metres (without lane access)                      4.5 metres Rear: (adjacent a residential zone)              4.5 metres (adjacent all other zones)                  0.0 metres Interior side:                                      0.0 metres Exterior side:                                      3.0 metres <u>Accessory buildings:</u> Front:    3.0 metres Rear: (adjacent a residential zone)              6.0 metres (adjacent all other zones)                  0.0 metres Interior side:                                      1.5 metres Exterior side:                                      3.0 metres	<b>Minimum Setbacks:</b> <u>Buildings and structures:</u> Front:    7.5 metres Rear:    7.5 metres Interior side:                                      4.5 metres Exterior side:                                      4.5 metres	<b>Minimum Setbacks:</b> <u>Buildings and structures:</u> Front:    0.0 metres Rear:    0.0 metres Interior side:                                      0.0 metres Exterior side:                                      0.0 metres For a parcel line adjacent a Provincial Public Highway: 4.5 metres  <u>Accessory buildings:</u> Front:    6.0 metres Rear:    1.0 metres Interior side:                                      1.5 metres Exterior side:                                      3.0 metres
<b>Maximum Height:</b> 12.0 metres (principal) 4.5 metres (accessory)	<b>Maximum Height:</b> 12.0 metres (principal)	<b>Maximum Height:</b> 15.0 metres (principal) 4.5 metres (accessory)
<b>Maximum Parcel Coverage:</b> 80%	<b>Maximum Parcel Coverage:</b> 35%	<b>Maximum Parcel Coverage:</b> 80%
<b>Dwelling Unit Regulations</b> multi-dwelling units shall be located above the first floor or at the rear of a building containing a principal commercial use.	<b>Dwelling Unit Regulations</b> n/a	<b>Other Regulations</b> a minimum area of 10.0 m <sup>2</sup> of amenity space shall be provided per dwelling unit. where commercial and residential uses occur in the same building or structure, residential uses shall have a separate entrance from the exterior of the building and shall not share a common hallway with commercial uses.

\* DOES NOT INCLUDE SITE SPECIFIC ZONINGS