

OKANAGAN FALLS TOWN CENTRE ZONE TRANSITION TABLE - RESIDENTIAL

CURRENT Residential Single Family One (RS1)	CURRENT Residential Multiple Family (RM1)	PROPOSED OK Falls Town Centre (OFTC)
Principal Uses: n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a single detached dwelling;	Principal Uses: n/a boarding homes; n/a church; n/a congregate care house; duplex dwellings; n/a n/a group homes; n/a n/a multi-family dwelling units; n/a n/a n/a single detached dwelling;	Principal Uses: art gallery library, museum; n/a brewery, cidery, distillery or winery; church; community hall; n/a n/a eating and drinking establishment; educational facility; n/a indoor recreational facilities; tourist accommodation; multi-dwelling units; offices; outdoor market; personal services establishment; retail stores, general; n/a
Accessory Uses: n/a bed and breakfast; home occupation; secondary suite; n/a accessory buildings/structures.	Accessory Uses: accessory dwelling; bed and breakfast; home occupation; n/a retail sales, general accessory buildings/structures.	Accessory Uses: accessory dwelling; bed and breakfast operation; home occupation; n/a [see principal uses] accessory building/structures.
Minimum Parcel Size: 667 m ²	Minimum Parcel Size: 1,000 m ² 466 m ² (single detached dwellings) 550 m ² (duplexes)	Minimum Parcel Size: 1,000 m ²
Minimum Parcel Width: Not less than 25% of parcel depth.	Minimum Parcel Width: Not less than 25% of parcel depth; 15.0 metres (single detached dwellings) 18.0 metres (duplexes)	Minimum Parcel Width: Not less than 25% of parcel depth.
Maximum Number of Dwellings/Parcel: one (1) principal dwelling one (1) secondary suite	Maximum Number of Dwellings/Parcel: n/a	Maximum Number of Dwellings/Parcel: n/a
Maximum Density: n/a	Maximum Density: 60 units per hectare 21 units per hectare (single detached) 36 units per hectare (duplexes)	Maximum Density: 100 units per hectare
Minimum Density: n/a	Minimum Density: n/a	Minimum Density: 50 units per hectare
Maximum Floor Area Ratio: n/a	Maximum Floor Area Ratio: 0.45	Maximum Floor Area Ratio: n/a
Minimum Setbacks: <u>Buildings and structures:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 1.0 metres Interior side: 1.5 metres Exterior side: 4.5 metres	Minimum Setbacks: <u>Buildings and structures:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 6.0 metres Interior side (single detached): 1.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 1.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres	Minimum Setbacks: <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
Maximum Height: 10.0 metres (principal) 5.5 metres (accessory)	Maximum Height: 12.0 metres (principal) 5.5 metres (accessory)	Maximum Height: 15.0 metres (principal) 4.5 metres (accessory)
Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 80%
Dwelling Unit Regulations Minimum Principal Dwelling Unit Width: 5.0 metres, as originally designed and constructed.	Dwelling Unit Regulations Minimum Principal Dwelling Unit Width: 5.0 metres, as originally designed and constructed. [various amenity and open space requirements]	Other Regulations a minimum area of 10.0 m ² 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