

- 5.4.3 The **rural home based business** shall not occupy more than 25% of the floor area of the **dwelling** unit or **secondary building** or **structure**, and in no case shall the combined area of the residence used for the **business** and a **secondary building** or **structure** used for the **business** exceed 100m<sup>2</sup>.
- 5.4.4 The display and retail sales of goods not produced on the **premises** shall not be permitted in a **rural home based business**, with the exception of
- products that are associated with the goods produced on the site,
  - agricultural products only in the A1, A2 and A3 Agricultural zones,
  - mail order sales,
  - telephone sales,
  - goods where the customer does not enter the **premises** to inspect or pick up the goods, and
  - products incidental to the service provided,
- subject to Section 5.4.7.
- 5.4.5 A **rural home based businesses** shall not occupy a required **parking space**.
- 5.4.6 A **rural home based business** sign is permitted according to the provisions of the *City of Vernon Sign Bylaw No. 4489*, as amended.
- 5.4.7 The following **uses** are prohibited as **home based businesses**: automotive repair, welding, **care centres**, cutting & wrapping of meat, including wild game, escort services, and gun shops.

## **5.5 Secondary Suites – Conditions of Use**

- 5.5.1** **Secondary suites**, where permitted, are to be located only in **single detached housing** or a **secondary building** on a **lot** containing **single detached housing**. **Secondary suites** are not permitted in or on the same lot as **multiple housing, semi-detached housing, duplexes, bed and breakfast homes, rooming houses** or **boarding rooms**. (*Bylaw 5851*)
- 5.5.2** No more than one **secondary suite** shall be permitted per **single detached housing** unit. It may be permitted either within **single detached housing** or within a **secondary building**. (*Bylaw 5851*)
- 5.5.3** No **secondary suite** will be allowed without connection to a **community sewer system** unless the **lot** is at least 830m<sup>2</sup> in area and meets the requirements of the **City** and the *Medical Health Officer* for septic disposal capacity and related regulations.

**5.5.4** A **secondary suite** must have a minimum of 15m<sup>2</sup> of separated and private **open space** in addition to any **open space** provided for the principle dwelling. (Bylaw 5851)

**5.5.5** The **net floor area** of any **secondary suite** shall not exceed the lesser of 90m<sup>2</sup> or 45% of the **net floor area** of the **building** containing **single detached housing**. (Bylaw 5851)

Where a **secondary suite** is located in a **secondary building** the following shall apply:

Lot Size	450m <sup>2</sup> - 557m <sup>2</sup>		> 557m <sup>2</sup>	
Lot Orientation	No Lane	Lane or Flanking Street	No Lane	Lane or Flanking street
Maximum footprint	The lesser of 80m <sup>2</sup> or 75% of the <b>net floor area</b> the <b>building</b> containing <b>single detached housing</b> .			The lesser 90m <sup>2</sup> or 75% of the <b>net floor area</b> of the <b>building</b> containing <b>single detached housing</b> .
Maximum floor area	The <b>net floor area</b> of the upper <b>storey</b> can be no more than 75% of the <b>net floor area</b> of the <b>first storey</b> .			<p>The <b>net floor area</b> of the upper <b>storey</b> can be no more than 75% of the <b>net floor area</b> of the <b>first storey</b>.</p> <p>The <b>net floor area</b> of a second <b>storey</b> of a suite can be 100% of the net floor area of the <b>first storey</b> if the <b>net floor area of the first storey</b> is less than 45m<sup>2</sup>.</p>
	The <b>net floor area</b> must be the lesser of 90m <sup>2</sup> or 60% of the <b>net floor area</b> of the <b>building</b> containing <b>single detached housing</b> .			
For the purposes of calculating <b>net floor area</b> for <b>secondary suites</b> contained in <b>secondary buildings</b> , notwithstanding the definition of <b>net floor area</b> , attached garages, <b>carports</b> , and <b>basements</b> shall be included in floor area calculations.				

**5.5.6** A **secondary building** or structure containing a **secondary suite** shall not exceed the following **height** and **storey** limitations:

Lot Size	450m <sup>2</sup> - 557m <sup>2</sup>		> 557m <sup>2</sup>	
Lot Orientation	No Lane	Lane or Flanking street	No Lane	Lane or Flanking street
Storeys	1.5 maximum			2.0 maximum
Maximum Height	The lesser of the principal building <b>height</b> and no higher than 4.8 metres to the midpoint of a sloped roof or the highest point of a non-sloping roof.			The lesser of the principle building height and no higher than 6.0m to the midpoint of a sloped roof or the highest point of non-sloping roof.
For the purpose of calculating height of a <b>secondary suite</b> located in a <b>secondary building</b> , notwithstanding the definition of height, a non-sloping roof will be considered any roof with <u>either</u> a single pitch or a pitch of 4:12 or less.				
No <b>secondary building</b> containing a <b>secondary suite</b> shall have a <b>height</b> more than the principle building, as measured from the <b>building grade</b> of each respective building.				

**5.5.7** All dormers on a **secondary building** containing a suite shall be enclosed within and by the roof **structure**.

**5.5.8** Parking shall be in conformance with the regulations of the Bylaw.

**5.5.9** **Secondary suites** shall comply with all relevant *City Bylaws* and the *B.C. Building Code*.

**5.5.10** A **secondary suite** shall be located on the same lot as the primary building. No strata titling shall be permitted.

**5.5.11** A **secondary suite** must have direct access to outside from a dedicated exterior entrance. When a **secondary suite** is located within a principle dwelling, access may be taken from a shared vestibule, which meets the provisions of the BC Building Code. (*Bylaw 5851*)

**5.5.12** The following additional conditions of use shall apply to **secondary suites** which are located in **secondary buildings**:

- i. Roof decks are prohibited.
- ii. A **deck** above the **first storey** must face a **laneway** or **flanking street**. A **deck** above the **first storey** is not permitted in **secondary buildings** with **secondary suites** on lots without a **laneway** or **flanking street**.
- iii. A minimum 3.0m spacing with no **structures** is required between a **secondary building** containing a **secondary suite** and any other **building** containing a **dwelling unit** on the lot.
- iv. A **secondary suite** in a **secondary building** must have an at grade enclosed entrance. Exterior stairs accessing a **secondary suite** in a **secondary building** are not permitted. Stairs with a combined rise of 0.6 metres or less are excluded. (*Bylaw 5851*)

## **5.6 Bed and Breakfast Homes**

**5.6.1** **Bed and breakfast homes** are only permitted in **single detached housing** or **semi-detached housing** or **duplex housing** and shall comply with the following regulations: (*Bylaw 5498*)

- the **bed and breakfast home use** shall be operated as a **secondary use** only within the primary **building**, with a maximum 4 sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11m<sup>2</sup> each; and,
- the **bed and breakfast home use** shall not change the residential character or external appearance of the **dwelling** involved.

**5.6.2** One sign is permitted according to the provisions of the *City of Vernon Sign Bylaw No. 4489*.

**5.6.3** All **bed and breakfast homes** shall comply with the other provisions of this Bylaw, the *BC Building Code*, the *Agricultural Land Commission* regulations where applicable, and other *Fire and Health Regulations*.

**5.6.4** The property owner or operator must reside in the primary **dwelling** unit at least 180 days per calendar year.

**5.6.5** The **bed and breakfast home use** is not permitted in conjunction with a **rooming house**, **secondary suite** or **boarding rooms**.

**5.6.6** Parking areas and open space to be used by guests of a **bed and breakfast home** shall be located away from **abutting development** to minimize the impact of the operation on neighboring properties.