

10.13 RTC : Resort Commercial

10.13.1 Purpose

The purpose is to designate and preserve land for the **development** of destination commercial visitor accommodation in a pedestrian oriented environment providing a mixture of recreational, cultural, retail, and entertainment services

10.13.2 Primary Uses

- amusement arcades, major
- artist studios
- apartment housing, tourist
- business support services
- clubs, private
- community recreation centres
- cottage tourist (*Bylaw 5275*)
- cultural exhibits, private
- emergency protective services
- employee housing, dormitory (*Bylaw 5493*)
- employee housing, self-contained dwelling (*Bylaw 5493*)
- exhibition and convention facilities
- financial services
- food primary establishments
- four-plex, tourist housing
- health services
- hostels
- hotels
- liquor primary establishments, minor
- non-accessory parking
- offices
- participant recreation services, indoor
- participant recreation services, outdoor
- personal services
- parks, public
- real estate sales centre
- retail cannabis sales (*Bylaw 5731*)
- retail stores, convenience
- retail stores, general
- retail stores, licensee
- retail street sales
- row housing, tourist
- semi-detached, tourist housing
- single detached housing, tourist (*Bylaw 5275*)
- spectator entertainment establishments
- three-plex, tourist housing
- wineries and cideries

10.13.3 Secondary Uses

- amusement arcades, minor
- brewing or distilling, Class A
- care centre, minor
- docks, community
- docks, private
- gaming facilities **
- home based businesses, minor

- **marinas**
- **marina fuel facilities**
- **utilities, minor impact**
 - ** refer to definition for “gaming facilities” in Section 2.3.3. for limitation on number of slot machines permitted within the City of Vernon boundaries

10.13.4 Subdivision Regulations

- Minimum **lot width** is 7.6 m.
- Minimum **lot area** is 232 m²

10.13.5 Development Regulations

- Maximum Commercial **floor space ratio** is 3.0.
- Maximum gross tourist residential **density** is 30.0 units/hectare (12 units/acre).
- Maximum gross employee housing density is 30.0 units/hectare (12 units/acre) *(Bylaw 5493)*
- Maximum **height** is the lesser of 24.0m or 7.0 **storeys**, except that the maximum employee housing height is the lesser of 14.0m or 3 storeys, except it is 4.5m for secondary buildings and secondary structures. *(Bylaw 5493)*
- Maximum site coverage is 60% and together with driveways, parking areas and impermeable surfaces shall not exceed 65%. *(Bylaw 5493)*
- Minimum **front yard** is 0.0m, except it is 4.5m from employee housing. *(Bylaw 5493)*
- Minimum **side yard** is 0.0m, except it is 2.0m for any flanking street and 4.5m when **adjacent to a residential, agricultural or institutional zone**.
- Minimum **rear yard** is 4.0m, except it is 6.0m where the **abutting** land is zoned or designated Residential.

10.13.6 Other Regulations

- The maximum commercial floor area, excluding **hotels**, recreation facilities/amenities and resort accommodation, shall be 2,230.0 m².
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into yards, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule “B” shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule “B”. *(Bylaw 5440)*