

## 10.7 C7 : Heritage Business District

### 10.7.1 Purpose

The purpose is to designate and preserve land for the **development** of a vibrant civic core that serves to provide a wide range of commercial, governmental and cultural services while conserving the City's historic **buildings**.

### 10.7.2 Primary Uses

- amusement arcades, major
- animal grooming (*Bylaw 5339*)
- apartment housing
- business support services
- call centres
- care centres, major
- clubs, private
- commercial schools
- community recreation centres
- cultural exhibits, private
- cultural exhibits, public
- custom indoor manufacturing
- drive-through services
- educational services, private
- educational services, public
- exhibition and convention facilities
- financial services
- food primary establishments
- government services
- health services
- hotels
- hotels, apartment
- libraries and museums, public
- liquor primary establishment, minor
- liquor primary establishment, major
- non-accessory parking
- offices
- parks, public
- participant recreation services, indoor
- personal services
- retail cannabis sales (*Bylaw 5731*)
- retail stores, convenience
- retail stores, general
- retail stores, licensee
- retail street sales
- second-hand dealerships
- seniors assisted housing
- seniors residential care
- seniors supportive housing
- spectator entertainment establishments
- used goods stores

### 10.7.3 Secondary Uses

- amusement arcades, minor

- apartment housing
- brewing or distilling, Class A
- care centre, minor
- carnival
- emergency protective services
- gaming facilities\*\*
- group home, minor
- home based businesses, minor

\*\* 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

#### 10.7.4 Subdivision Regulations

- Minimum **lot width** is 7.0m.
- Minimum **lot area** is 200m<sup>2</sup>.

#### 10.7.5 Development Regulations

- Maximum commercial **floor space ratio** is 3.5.
- Maximum **height** is the lesser of 15.0m or 4.0 **storeys**.
- Minimum **front yard** is 0.0m.
- Minimum **side yard** is 0.0m.
- Minimum **rear yard** is 0.0m, except it is 6.0m where the **abutting** land is zoned or designated Residential.

#### 10.7.6 Other Regulations

- **Apartment housing, seniors assisted housing, seniors residential care and seniors supportive housing** are only allowed above the **first storey** and requires a separate at-grade access from the **commercial uses**. In the case of elevator equipped **buildings, uses** may share elevators provided security measures are in place to restrict access to residential areas.
- A minimum area of 2.0m<sup>2</sup> of private open space shall be provided per **bachelor dwelling, seniors assisted housing or seniors supportive housing** unit or group home **bedroom**, 4.0m<sup>2</sup> of private open space shall be provided per 1 **bedroom dwelling**, and 5.0m<sup>2</sup> of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- Parking shall not be constructed in the **front yard** of the property. Where residential **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.
- For **seniors assisted housing, seniors residential care and seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- 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)