



SECTION 6.3.2 (continued) TABLE VIII "CC" CENTRAL COMMERCIAL USE AND BULK TABLE (CONTINUED) RM OF BROKENHEAD # 1688

CONDITIONAL USES	MINIMUM REQUIREMENTS N/A – Not applicable or not required								MAXIMUM REQUIREMENTS		
	SITE AREA (sq.ft.)	SITE WIDTH (ft.)	FRONT YARD (ft.)	SIDE YARD (ft.)	REAR YARD (ft.)	UNIT FLOOR AREA (sqft.)	DISTANCE TO OTHER BUILDINGS ON SITE (ft.)	NUMBER OF PARKING SPACES REQUIRED	HEIGHT (ft.)	SITE COVERAGE (%)	NUMBER OF SIGNS PER SITE AND SIGN SURFACE AREA (See also Section 3.3.20)
Arenas, curling clubs, private clubs, dance halls, recreation halls, banquet halls, auditoriums	40,000	150	20	15	20	2000	10	1 for every <sup>d</sup> 4 persons seating capacity	35	60	One lighted or unlighted fascia or roof top identification, advertising or business sign having a sign surface area not exceeding 20 per cent of the area of wall to which they are attached, and one lighted or unlighted free standing or overhanging identification, advertising or business sign not exceeding 32 sq.ft. on each sign surface area to a maximum height of 30 ft. above grade. Signs shall not overhang into a public street, lane or walkway. Rotating beacons are not permitted. Flashing signs are not permitted where they would emit light directly onto an adjacent residence.
Farmers market or outdoor markets	5,000	50	20	5 <sup>c</sup>	20	600	10	2 <sup>d</sup>	35	60	
Building supply sales with outdoor storage	20,000 <sup>a</sup> 40,000	100	20	5 <sup>c</sup>	20	1,000	10	spaces plus 1 space for every 500 sq. ft. of sales and display area	35	60	
Bakeries	5,000 <sup>a</sup> 40,000	50	20	5 <sup>c</sup>	20	600	10		35	60	
Automotive and implement sales with outdoor display	40,000	150	20	5 <sup>c</sup>	20	2,000	10		35	60	
Dry cleaning establishment	5,000 <sup>a</sup> 40,000	50	20	5 <sup>c</sup>	20	1,000	10		35	60	
Automobile laundry	10,000 <sup>a</sup> 40,000	100	20	5 <sup>c</sup>	20	600	10		N/A	35	
Bus terminal	10,000	100	20	5 <sup>c</sup>	20	1,000	10	N/A	35	60	
Churches and funeral homes	10,000 <sup>a</sup> 40,000	150	20	5 <sup>c</sup>	20	1,000	10	1 for every <sup>d</sup> 5 persons seating capacity	35	60	
Parks, tot lots	N/A	N/A	20	5	20	N/A	10	N/A	35	60	
Animal hospital, veterinary clinic	5,000 <sup>a</sup> 20,000	500 100	20	25	25	1,000	10	5	35	40	
Accessory dwellings attached or contained within commercial buildings	N/A	N/A	20	5 <sup>c</sup>	25	600	10	1 space <sup>d</sup> for each dwelling unit	35	15	
Accessory dwellings, detached	N/A	N/A	30	5 <sup>c</sup>	25	600	10		35	15	
Shopping centres, malls, strip plazas	40,000	150	45	25	25	5,000	10	2 spaces <sup>d</sup> plus 1 space for every 250 sq.ft. of gross floor area	35	60	
<i>Dwellings, Single Family in accordance with Section 8.2.1.4 a) of the Development Plan (By-law 1788)</i>	<i>5,000</i>	<i>50</i>	<i>20</i>	<i>5<sup>c</sup></i>	<i>20</i>	<i>600</i>	<i>10</i>	<i>1 per site</i>	<i>30</i>	<i>30</i>	<i>One identification sign per dwelling unit not exceeding 4 sq.ft.</i>

- <sup>a</sup> Only where the site is serviced by a municipal sewer system or where there is a pump out holding tank installed.
- <sup>b</sup> Fuel pumps shall have a minimum front yard of 20 feet.
- <sup>c</sup> Side yard exceptions:
  - (i) side yards on the street side of a corner or reversed corner site shall be a minimum of fifteen (15) feet and for projections, twelve (12) feet.
  - (ii) side yards abutting a residential zone shall be a minimum of fifteen (15) feet.
- <sup>d</sup> Accessory parking is permitted within the required front yard. The minimum standards for parking lots and parking spaces are depicted on Appendix "C".