

7.0 COMMERCIAL

7.1 C-1 COMMERCIAL DOWNTOWN CORE

1. INTENT



The intent of this **Zone** is to allow for commercial uses to provide personal goods, services and entertainment, along with residential uses, within the Downtown Core Area. Emphasis is placed on developments being compatible with the historical character of the area and the provisions of a pedestrian-friendly streetscape.

2. PERMITTED USES

The following uses and no others shall be permitted in the C-1 **Zone**:

- a) **Downtown Commercial Use**
- b) **Entertainment Commercial Use**
- c) **Neighbourhood Oriented Commercial Use**
- d) Apartment **Dwelling(s)** in conjunction with a principal commercial use
- e) **Tourist Accommodation**
- f) **Hotel**
- g) **Hostel**
- h) **Accessory Buildings** and uses
- i) **Home Occupation**
- j) **Farmers Market**

3. CONDITIONS OF USE

- a) An Apartment **Dwelling(s)** use shall be permitted in conjunction with a commercial use in an area **Zoned** C-1, provided that the residential **Dwelling(s)**:
 - i) is contained in the same **Building** as the commercial use;
 - ii) has separate direct at-grade entrance to the outside of the **Building**, which when fronting onto a Front or Exterior **Parcel** Line shall not exceed 0.25 times the exterior face of the First **Storey**.
- b) A **Tourist Accommodation** use shall be permitted, subject

to:

- i) A **Tourist Accommodation** use shall be licensed by the City of Rossland;
- ii) A **Tourist Accommodation** use shall be contained within an Apartment **Dwelling**.
- c) An **Home Occupation** shall be provided subject to the provisions of section 4.1.2 (d);
- d) A **Farmer’s Market** shall be permitted subject to the provisions of section 4.1.2 (g);
- e) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

4. PARCEL SIZE

On a **Parcel** located in a C1 **Zone**, no plan of subdivision shall be approved which contravenes the regulations set out below:

Min Parcel Area	Min Parcel Frontage	Max Parcel Frontage
270 m ²	9.0 m	18 m

5. SETBACKS

The minimum **Setbacks** from **Parcel** lines are as follows:

- a) No Front **Setback** is required, with the maximum Front **Setback** of 1 m;
- b) No Rear **Setback** is required except where the **Parcel** abuts a detached or multi-family residential **Zone**, in which case 3.0 m from the Rear **Parcel** Line
- c) No Side **Setback** is required except where the **Parcel** abuts a detached residential use, in which case 1.2 m from the Interior Side **Parcel** Line
- d) 1.8 from the Exterior Side **Parcel** Line

6. PARCEL COVERAGE

Max Building Parcel Coverage	Max Surface Parcel Coverage
90%	90%

7. HEIGHT

- a) The maximum **Height** is 15.0 m for **Principal Buildings**
- b) The maximum **Height** is 4.5 m for **Accessory Buildings**.

8. OTHER REGULATIONS

- a) The maximum floor area of a **Small Scale Food and Beverage Processing Establishment** shall not exceed 200 square meters.
- b) A small scale food and beverage processing enterprise in a C-1 **Zone** shall have an associated retail use occupying a

minimum floor area of 30% of the total floor area.

- c) The retail use associated with the small scale food and beverage processing enterprise shall be located in the portion of the **Building** closest to the Front **Parcel** Line.
- d) The floor area occupied by a retail use associated with a small scale food and beverage processing enterprise shall be located in one contiguous area.
- e) Clubs and lodges shall only be permitted above the First **Storey** of a **Building**.
- f) Outdoor storage areas shall not be permitted in the Front **Setback**.
- g) Outdoor storage areas shall be surfaced with either pervious pavers placed over a reservoir base course of fractured drain rock or an asphalt or concrete surface. Pervious pavers shall not be used where surface contaminants may be concentrated and enter the groundwater.
- h) Off-street parking shall be located either underground or behind the principal **Building** and shall not be accessed from the front of the parcel where a **Lane** is present.
- i) All development in this zone is subject to the goals and standards of the applicable Development Permit Area as set forth in the Downtown Rossland Design Guidelines.

7.2 C-2 COMMERCIAL SERVICE

- 1. INTENT** The intent of this **Zone** is to allow commercial uses to provide a variety of non-household and non-personal goods and services.
- 2. PERMITTED USES** The following uses and no others shall be permitted in the C-2 **Zone**:
- a) **Service Commercial Use**
 - b) **Entertainment Commercial Use**
 - c) **Recreation Facilities**
 - d) **Neighbourhood Oriented Commercial Use**
 - e) **Hotel**
 - f) **Motel**
 - g) **Hostel**
 - h) Apartment **Dwelling(s)** in conjunction with a principal commercial use
 - i) **Detached Secondary Suite** in conjunction with a principal commercial use
 - j) **Home Occupation**
 - k) **Accessory Buildings** and uses
- 3. CONDITIONS OF USE**
- a) An Apartment **Dwelling(s)** use shall be permitted in conjunction with a commercial use in an area **Zoned C-2**, provided that the residential **Dwelling(s)**:
 - i) is contained in the same **Building** as the commercial use;
 - ii) has separate direct at-grade entrance to the outside of the **Building**, which when fronting onto a Front or Exterior **Parcel** Line shall not exceed 0.25 times the exterior face of the First **Storey**.
 - b) A **Detached Secondary Suite Dwelling** shall be permitted subject to the provisions of section 4.1.2 (c);
 - c) An **Home Occupation** shall be provided subject to the provisions of section 4.1.2(d);
 - d) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

4. PARCEL SIZE

On a **Parcel** located in an area **Zoned C-2**, no plan of subdivision shall be approved which contravenes the regulations set out below:

- a) The minimum **Parcel Area** is 500 square meters.
- b) For an automobile service station use, the minimum **Parcel Area** shall be 1,100 square meters.
- c) The minimum **Parcel Frontage** is 15.0 m.

Min Parcel Area	Max Parcel Area	Min Parcel Frontage
500 m ²	5,000m ²	15.0 m

5. SETBACKS

The minimum **Setback** from **Parcel** lines are as follows:

Front	Side
5.0 m	3.0 m

- a) No Rear **Setback** is required except where the **Parcel** abuts an **R Zone**, in which case 3.0 m from the Rear **Parcel** Line.

6. HEIGHT

- a) The maximum **Height** is 12.0 m for **Principal Buildings**
- b) The maximum **Height** is 4.5 m for **Accessory Buildings**.

7. OTHER REGULATIONS

- a) Outdoor storage areas shall not be permitted in the Front **Setback**.
- b) Outdoor storage areas shall be surfaced with either pervious pavers placed over a reservoir base course of fractured drain rock or an asphalt or concrete surface. Pervious pavers shall not be used where surface contaminants may be concentrated and enter the groundwater.

7.3 C-3 COMMERCIAL RESORT ACCOMMODATION/COMMERCIAL

1. INTENT

The intent of this **zone** is to allow for a mix of multiple family residential and commercial uses adjacent to the resort areas.

2. PERMITTED USES

The following uses and no others shall be permitted in the C-3 **Zone**:

- a) **Hotel**
- b) **Hostel**
- c) **Recreational Facilities**
- d) **Personal Service Establishment**
- e) **Resort Commercial Use**
- f) **Tourist Accommodation**
- g) **Multiple Family Dwelling**
- h) **Home Occupation**
- i) **Accessory Buildings** and Uses

3. CONDITIONS OF USE

- a) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d)
- b) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

4. PARCEL SIZE

On a **Parcel** located in an area **Zoned** C-3, no plan of subdivision shall be approved which contravenes the regulations set out below:

Min Parcel Area	Min Parcel Frontage
550 m ²	18.0 m

5. SETBACKS

The minimum **Setback** from **Parcel** lines are as follows:

Front	Rear	Interior Side	Exterior
5.0 m	2.0 m	1.8 m	3.0 m

6. PARCEL COVERAGE

Max Building Parcel Coverage	Max Surface Parcel Coverage
65%	75%

7. HEIGHT

- a) The maximum **Height** is 15 m for **Principal Buildings**
- b) The maximum **Height** is 4.5 m for **Accessory Buildings**.

8. OTHER REGULATIONS

- a) Outdoor storage areas shall not be permitted in the Front **Setback**.
- b) Outdoor storage areas shall be surfaced with either pervious pavers placed over a reservoir base course of fractured drain rock or an asphalt or concrete surface. Pervious pavers shall not be used where surface contaminants may be concentrated and enter the groundwater.
- c) Where illumination of outdoor storage and display areas is provided, lighting fixtures shall be located, arranged and shielded so that no direct rays of light are oriented upwards or shine beyond the boundaries of the **Parcel**.

9. DENSITY

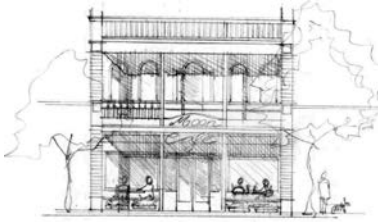
Equivalent units permitted in the C-3 Zone are separated into specific areas as shown on **Diagram 7.3** below, the map entitled "C-3 Zone Equivalent Units".

Diagram 7.3 – C-3 Zone Equivalent Units



7.4 C-4 COMMERCIAL TRANSITION

1. INTENT



The intent of this **Zone** is to allow for commercial uses to provide limited personal services and entertainment, within the Washington Street Mid-Town Area as a transition to the lower density surrounding residential **Zones**.

2. PERMITTED USES

The following uses and no others shall be permitted in the C-4 **Zone**:

- a) **Transition Commercial Use**
- b) **Entertainment Commercial Use**
- c) Apartment **Dwelling(s)** in conjunction with a primary commercial use
- d) **Tourist Accommodation**
- e) **Home Occupation**
- f) **Accessory Buildings** and uses

3. CONDITIONS OF USE

- a) An Apartment **Dwelling** use shall be permitted in conjunction with a commercial use in an area **Zoned** C-4, provided that the residential **Dwelling(s)**:
 - i) is contained in the same **Building** as the commercial use;
 - ii) has separate direct at-grade entrance to the outside of the **Building**, which when fronting onto a Front or Exterior **Parcel** Line shall not exceed 0.25 times the exterior face of the First **Storey**.
- b) A **Tourist Accommodation** use shall be permitted in conjunction with a commercial use and an Apartment **Dwelling** use, subject to:
 - i) A **Tourist Accommodation** use shall be licensed by the City of Rossland;
 - ii) A **Tourist Accommodation** use shall be contained within an Apartment **Dwelling**.
- c) An **Home Occupation** shall be provided subject to the provisions of section 4.1.2 (d);
- d) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

4. PARCEL SIZE

On a **Parcel** located in an area **Zoned C-4**, no plan of subdivision shall be approved which contravenes the regulations set out below:

Min Parcel Area	Min Parcel Frontage	Max Parcel Frontage
270 m ²	9.0 m	18.0 m

5. SETBACKS

The minimum **Setback** from **Parcel** lines are as follows:

- a) No Front **Setback** is required, with the maximum Front **Setback** of 1 m;
- b) No Rear **Setback** is required except where the **Parcel** abuts a detached or multi-family residential **Zone**, in which case 3.0 m from the Rear **Parcel** Line.
- c) No Side **Setback** is required except where the **Parcel** abuts a detached residential zone, in which case 1.2 m from the Interior Side **Parcel** Line
- d) 1.8 from the Exterior Side **Parcel** Line

6. HEIGHT

- a) The maximum **Height** is 10.0 m for **Principal Buildings**.
- b) The maximum **Height** is 4.5 m for **Accessory Buildings**.

7. PARCEL COVERAGE

Max Building Parcel Coverage	Max Surface Parcel Coverage
60%	70%

8. OTHER REGULATIONS

- a) Clubs and lodges shall only be permitted above the First **Storey** of a **Building** in a C-4 **Zone**.
- b) Outdoor storage areas shall not be permitted in the Front **Setback**.
- c) Outdoor storage areas shall be surfaced with either pervious pavers placed over a reservoir base course of fractured drain rock or an asphalt or concrete surface. Pervious pavers shall not be used where surface contaminants may be concentrated and enter the groundwater.
- d) Where illumination of outdoor storage and display areas is provided, lighting fixtures shall be located, arranged and shielded so that no direct rays of light are oriented upwards or shine beyond the boundaries of the **Parcel**.
- e) Off-street parking shall be located either underground or behind the principal **Building** and shall not be accessed from the front of the parcel where a **Lane** is present.

- f) All development in this zone is subject to the goals and standards of the applicable overlay district as set forth in the Midtown Transition Area Design Guidelines, as found in Appendix B of the Midtown Transition Area Neighbourhood Plan located in Schedule J of the OCP.

7.5 C-5 COMMERCIAL NEIGHBOURHOOD ORIENTED

1. INTENT



The intent of this **Zone** is to allow for a neighborhood-oriented commercial use, along with limited residential use, for **Parcels** either within or abutting residential areas to satisfy the daily household or personal needs of the area residents. Emphasis is placed on providing pedestrian-oriented commercial developments that reflect the surrounding residential character.

2. PERMITTED USES

The following uses and no others shall be permitted in the C-5 **Zone**:

- a) **Neighbourhood Oriented Commercial Use**
- b) Apartment **Dwelling(s)** in conjunction with a primary commercial use
- c) **Home Occupation**
- d) **Accessory Buildings** and uses

3. CONDITIONS OF USE

- a) A Neighbourhood Oriented Commercial Use shall not exceed 100 square meters square meters of **Gross Floor Area**.
- b) An Apartment **Dwelling** use shall be permitted in conjunction with a commercial use in an area **Zoned** C-5, provided that the residential **Dwelling(s)**:
 - i) is contained in the same **Building** as the commercial use;
 - ii) has separate direct at-grade entrance to the outside of the **Building**, which when fronting onto a Front or Exterior **Parcel** Line shall not exceed 0.25 times the exterior face of the First **Storey**.
- c) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d).
- d) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

4. PARCEL SIZE

On a **Parcel** located in an area **Zoned** C-5, no plan of subdivision shall be approved which contravenes the regulations set out below:

Min Parcel Area	Min Parcel Frontage
275 m ²	9.0 m

5. SETBACKS

The minimum **Setback** from **Parcel** lines are as follows:

Front	Rear	Interior Side	Exterior
4.0 m	2.0 m	1.8 m	3.0 m

6. PARCEL COVERAGE

Max Building Parcel Coverage	Max Surface Parcel Coverage
40%	45%

7. HEIGHT

- a) The maximum **Height** is 10 m for **Principal Buildings** and 4.5 m for **Accessory Buildings**.

8. OTHER REGULATIONS

- a) Outdoor storage areas shall not be permitted in the **Front Setback**.
- b) Outdoor storage areas shall be surfaced with either pervious pavers placed over a reservoir base course of fractured drain rock or an asphalt or concrete surface. Pervious pavers should not be used where surface contaminants may be concentrated and enter the groundwater.