

11.3 C3: Neighbourhood Commercial		C3
	<p>11.3.1 Purpose The purpose of this zone is to provide for neighbourhood commercial areas and complementary residential uses.</p>	
<p>Bylaw 8256 Bylaw 8512 Bylaw 8179 Bylaw 9083</p>	<p>11.3.2 Principal Uses</p> <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • education, commercial • emergency service • exhibition & convention facility, only on Lot 6, District Lot 343, Cariboo District, Plan 18815 • health service, minor • greenhouse & plant nursery • office • recreation, indoor • recycling centre, minor • restaurant • retail, adult-oriented only on Lot A, District Lot 343, Cariboo District, Plan 9637 • retail, convenience • retail, farmers market • retail, general 	<p>11.3.2 Principal Uses (Continued)</p> <ul style="list-style-type: none"> • service, business support • service, financial • service, household repair • Service, Industrial Support only on Block C, District Lot 1574, Cariboo District, Plan 8540, Except Plans 11535, 14080, 27425 and H699 • service, massage therapy • service, personal • service, pet grooming & day care • service station, minor • vehicle wash, minor <p>11.3.3 Secondary Uses</p> <ul style="list-style-type: none"> • home business 1 • housing, apartment • housing, congregate
	<p>11.3.4 Subdivision Regulations 1. The minimum lot area is 0.8 ha.</p>	
	<p>11.3.5 Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum residential density is 30 dwellings/ha. 2. The maximum site coverage is 50%. 3. The maximum height is 12.0 m. 4. The minimum front yard is 3.0 m. 5. The minimum side yard is 3.0 m. 6. The minimum rear yard is 3.0 m. 	
<p>Bylaw 8256 Bylaw 8256 Bylaw 8179 Bylaw 8256</p>	<p>11.3.6 Other Regulations</p> <ol style="list-style-type: none"> 1. Dwellings may only be located above the first storey of a principal building. 2. Service, financial uses shall have a maximum gross leasable floor area of 300 m² per tenancy unless a larger branch of the same service, financial company is located within the C1 zone. 3. The maximum gross leasable floor area of an office use in one tenancy is 280 m². 4. The maximum total gross leasable floor area of office uses for any site is 840 m². 	

Bylaw 8256

5. The maximum total gross leasable floor area of industrial support service uses for any site is 1,177 m².
6. Outdoor use is not permitted except for a retail, farmers market; restaurant; greenhouse & plant nursery; service station; recycling centre; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
7. Outdoor restaurant patios have a maximum occupant load of 40 people.
8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.