

15.3 Z3: Retail & Warehouse Sales		Z3	
15.3.1 Purpose	The purpose of this zone is to provide site-specific regulations for a specific area, primarily for auto-oriented retail and wholesale uses that require large, low profile buildings in highly visible locations.		
15.3.2 Principal Uses	Bylaw 8735	15.3.3	Secondary Uses
<ul style="list-style-type: none"> • building & garden supply • restaurant • retail, general • vehicle repair, minor • vehicle sale, minor • wholesale 			<ul style="list-style-type: none"> • health service, minor • service, financial • service station, minor • Vehicle Wash, Minor only for Lot B, District Lot 8170, Cariboo District, Plan 23659
15.3.4 Subdivision Regulations	<ol style="list-style-type: none"> 1. The minimum lot width is 30.0 m. 2. The minimum lot area is 3,000 m². 		
15.3.5 Development Regulations	<ol style="list-style-type: none"> 1. The maximum site coverage is 50%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 9.0 m. 4. The minimum side yard is 9.0 m. 5. The minimum rear yard is 9.0 m. 		
Bylaw 8256	15.3.6 Other Regulations	<ol style="list-style-type: none"> 1. The maximum gross leasable floor area of a health service or service, financial use in one tenancy is 280 m². These uses shall be located within the same building as the principal use. 2. Outdoor use is not permitted except for building & garden supply; restaurant; retail; service station; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen. 3. 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. 	