

Schedule 402 – General Commercial (C2)

General Commercial

C2

402.1 Purpose: This zone provides for a wide range of commercial uses outside the Town Centre.

402.2 Permitted Uses:

Principal Uses:

- | | |
|---|--|
| a) Amusement facility – indoor | q) Household equipment sales, service & repair |
| b) Assembly use | r) Institutional use |
| c) Auction rooms, including storage in accessory buildings | s) Pub |
| d) Bakery | t) Parking lot, parkade |
| e) Brew pub | u) Personal services |
| f) Bus depot | v) Place of worship |
| g) Business offices and support services, including post office | w) Plant nursery |
| h) Car wash | x) Private club |
| i) Convenience store | y) Residential above the first floor |
| j) Commercial exhibit | z) Restaurant |
| k) Commercial school | aa) Retail |
| l) Country market | bb) Shopping centre |
| m) Financial institution | cc) Theatre |
| n) Funeral home | dd) Veterinary clinic in an enclosed building |
| o) Health services | |
| p) Hotel and/or motel | |

Accessory Uses:

- ee) Employee housing,

402.3 Minimum Lot Size for Subdivision Purposes:

- a) Within Sewer Specified Area: 900 m²
- b) Outside Sewer Specified Area: 1 ha

402.4 Minimum Frontage for Subdivision Purposes: 15 m

402.5 Maximum Height:

- a) Principal Buildings: 14 m
- b) Accessory Buildings: 9 m

402.6 Maximum Lot Coverage: 60% within Sewer Specified Area; 40% outside SSA

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402.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
First storey of Building or Structure	0 m	0 m	0 m	6 m	0 m
Adjacent to residential zones, including CD zones	0 m	0 m	4.5 m	4.5 m	0 m

402.8 Conditions of Use:

- a) Notwithstanding the permitted uses, all except "parking lot, parkade" are prohibited on Lot 68, Section 6, Sooke District, Plan 26921 (PID 002-472-503). The maximum height of a parking lot, parkade on this site is 6m.
- b) Gross floor area for a single retail use other than grocery shall not exceed 2200 m². Gross floor area for a grocery store shall not exceed 3000 m².
- c) If an accessory dwelling unit is a detached single family residential dwelling, it must be located above or to the rear of the principal use.