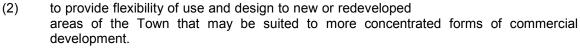
COMMERCIAL CENTRAL: CC

SECTION 1 PURPOSE

The purpose of this land use district is to:

- (1) ensure that new commercial development supports and enhances the existing built up areas of Fort Macleod's downtown and Provincial Historic Area, and
 - eloped



SECTION 2 USES

D 30 111	*D: (: 11 A	to: ::
Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory buildings	Alternative energy, private	Bars/lounges
Accessory structures	Community resource facility	Breweries, distilleries and
Accessory uses	Daycares	wineries
Arts and crafts studios	Dwelling units in the rear of	Cannabis retail store
Bakeries	non-residential uses	Commercial schools
Business support services	Entertainment establishments	Hotel/motel
Cafes	Farmer's market	Liquor stores
Convenience stores	Institutional	Parking facilities
Drycleaners	Mixed-use buildings	Parks and playgrounds
Dwelling units above non-	Moved-in buildings	Service stations
residential uses	Public or private recreation	Signs:
Financial institutions	Public or private utilities	Mural
Government services	Religious assembly	Tattoo shops
Laundromat	Shipping containers:	Theatres
Medical/health facilities	Temporary	
Offices	Signs: Freestanding	
Personal service	Projecting	
Pet grooming services	#Structural alterations and/or	
Restaurants	maintenance to an	
Retail stores	approved use/building in	
Signs:	the Provincial Historic Area	
Canopy		
Fascia Temporary		
Window		
‡Structural alterations to an		
approved use outside of		
the Provincial Historic		
Area		

Notes	*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.
	[†] Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.
	[‡] Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not require any variances</u> . See Section 4.9 of Administration.
	*See the definition for maintenance in Schedule 7.

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All	139.4 m ² (1500 ft ²)	To the discretion of the Development Authority.	4.6 m (15 ft)
Downtown overlay	As prescribed in the Downtown overlay (Schedule 5).		
Provincial historic area overlay	As required in the Provincial Historic Area overlay (Schedule 5).		
Notes	Minimum lot sizes do not preclude individual commercial units to be separated by condominium subdivision.		

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

4.2 SETBACK REQUIREMENTS

Principal Building		
Front and Secondary front	0 m (0 ft)	
Rear	0 m (0 ft) except where parking, loading, storage, building access	
Side	and maintenance, and waste disposal provisions are required	
Notes	Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.	
	Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.	

Accessory Building(s)/Structure(s)				
Front	N/A (prohibited in front yards)			
Rear	1.0 m (3.3 ft)			
Side	1.0 m (3.3 ft)			
Internal	From principal building	1.5 m (4.9 ft)		
	From other accessory buildings	1.0 m (3.3 ft)		
Notes	Setbacks are measured to the closest point of the building/structure, allowing for projections as per Section 21 of Schedule 3.			
	Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.			
	Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory structure.			

SECTION 5 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 85% inclusive of all buildings and structures
- (2) Principal building: 60 85% depending on accessory structures

Note: attached garages are considered part of the principal building for the purposes of site coverage calculations.

- (3) Accessory building(s): 0 15% depending on principal building
- (4) Notwithstanding sub-sections (1) to (3), existing development in the Downtown overlay or the Provincial Historic Area overlay that exceeds 85% lot coverage shall instead meet site coverage requirements as determined by the Development Authority.

SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s): 4.9 m (16 ft)
- (3) Building height maximums within the Downtown Overlay and Provincial Historic Area Overlay shall be to the discretion of the Development Authority.

SECTION 7 DWELLING UNITS

(1) Dwelling units developed above non-residential uses or in the rear of non-residential uses shall meet all requirements of Schedule 3 (General Standards of Development) Section 14 (Mixed-Use Development), in addition to all other applicable requirements of this bylaw.

SECTION 8 APPLICABLE SCHEDULES

(1) The following schedules and sections of this bylaw that apply to the CC land use district include but are not limited to:

(a) General Standards of Development:

Schedule 3

Section 1: Accessory Buildings and Structures

Section 2: Access Requirements

Section 4: Corner Lots

Section 5: Decks and Patios

Section 6: Design Standards

Section 7: Exceptions to Building Height

Section 8: Fences, Privacy Walls and Gates

Section 9: Gateways

Section 10: Grading, Excavation, Stripping and Stockpiling

Section 11: Infill Development

Section 12: Interface Areas

Section 13: Landscaping

Section 14: Mixed-use Development

Section 15: Moved-in Buildings

Section 16: Nuisance, Pollution and Hazard Control

Section 17: Outdoor Lighting

Section 18: Outdoor Storage and Display

Section 19: Parking and Loading

Section 20: Prohibitions

Section 21: Projections into Setbacks

Section 22: Screening

Section 23: Site Drainage and Stormwater Management

Section 25: Vehicle-oriented Development

(b) Use-specific Standards of Development:

Schedule 4

Section 1: Alternative Energy Sources

Section 3: Childcare Facilities

Section 11: Multi-unit Dwellings

Section 15: Cannabis Regulation

(c) Overlays:

Schedule 5

Section 1: Downtown Overlay

Section 2: Provincial Historic Area Overlay