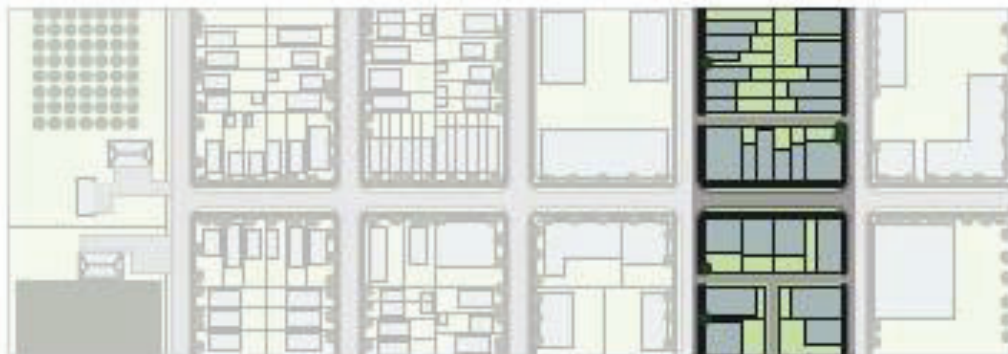## 8.1   VILLAGE COMMERCIAL ZONE

8.1.1   Permitted Uses

a) Apartment dwellings;

b) Bakery;

c) Cultural use;

d) Dwelling unit(s) above a commercial use;

e) Existing single detached dwelling;

f) Hotel;

g) Institutional use;

h) Micro brewery;

i) Office uses;

j) Parking facility;

k) Parks and urban square;

l) Places of entertainment;

m) Restaurant;

n) Retail use;

o) Second dwelling units;

p) Service shop;

q) Short term accommodation;

r) Townhouses and live-work units; and

s) Uses, buildings and structures accessory to the foregoing uses.

8.1.2 Zone Requirements for Second Dwelling Unit within an Existing Single Detached Dwelling

Please refer to Section 3.29.1

8.1.3 Zone Requirements for Short Term Accommodation

Please refer to Section 3.30

8.1.4 Zone Requirements

Building Height	The building height shall be a maximum of 9.0m and 2 storeys.
Front Yard	The main front wall of the structure shall be built between 1.0-5.0m from the front lot line.
Side Yards	The minimum side yard shall be 0.6m and a maximum of 1.2m. The minimum side yard with a driveway is 3.0m unless shared. The main corner side wall shall be built within 1.-5.0m of the exterior side lot line.
Rear Yard	The minimum rear yard setback shall be 6.0m.
Retail Frontage	The maximum retail frontage of individual businesses shall not exceed 14.0m.
Retail Store GFA	The maximum retail GFA of individual businesses shall not exceed 500m^2
First Floor Window Height	0.3m – 0.6m
First Floor Glazing	The first floor glazing shall be a minimum of 50% of the front wall, except for standalone residential uses, where there is no glazing requirement.
First Floor Height	The first floor height shall be a minimum of 3.0m.
Landmark Sites	The minimum height for Landmark Sites shall be 13.0m or 3 storeys, whichever is greater and the maximum height shall be the lesser of 16.0m or 4 storeys. There shall be a minimum step back of 2.0m on the 3rd and 4th storey.

Village Commercial Typologies

Demonstration Streetscape

C - Side Yard   D - Rear Yard

A - Building Height

C - Corner Side Yard   B - Front Yard   H - First Floor Height