

6.27 Comprehensive Development – Residential Commercial (CD1-RC)

6.27.1 Intent

The purpose of this zone is to permit comprehensively planned residential and commercial land use and development.

6.27.2 Permitted Uses

The following principal uses and no others shall be permitted in the zoning district designated CD1-RC:

- a. Single family dwellings, and a maximum of one detached secondary dwelling per parcel;
- b. Multiple family dwellings;
- c. Hotel;
- d. Home based businesses;
- e. Accessory buildings except for cargo containers;
- f. Public service or utility buildings and structures including towers;
- g. Parks and playgrounds.

6.27.3 Subdivision Regulations

- a. Minimum Parcel area for:
 - i. Single family dwelling: 8,000 m²;
 - ii. Multiple family dwelling: 3 hectares;
 - iii. Hotel: 3 hectares.

6.27.4 Site Development Regulations

- a. Maximum Density:
 - i. Maximum number of single family residential parcels: 90 parcels;
 - ii. Single family parcel: one single family dwelling and one secondary detached dwelling;
 - iii. Multi-family parcels: 40 dwelling units per hectare;
 - iv. Multi-family dwelling units: 200 units;
 - v. Maximum number of hotel units: 125 units.
- b. Minimum Setbacks:
 - i. Front yard: 6 metres;
 - ii. Side yard: 4.5 metres, except in the case of accessory buildings where it shall be 1.5 metres;

- iii. Rear yard: 6 metres except in the case of accessory buildings where it shall be 1.5 metres.

6.27.5 Conditions of Use

- a. All development shall be serviced with the City of Merritt community water system.
- b. All development shall be serviced with the City of Merritt community sewage disposal system.
- c. For uses permitted under section 6.27.2, no exterior storage of any kind, and no garages for the repair and maintenance of equipment shall be permitted.
- d. The maximum floor area of a detached secondary dwelling shall be 65 m².
- e. No more than one accessory building shall be permitted on a parcel.
- f. The maximum floor area of an accessory building shall be 65 m²,
- g. Other than a hotel the maximum height of a principal building is 12.0 metres and 6.0 metres for an accessory building.
- h. A maximum of two horses is permitted per parcel.
- i. Home based business:

Notwithstanding section 5.2, the following conditions apply to home-based businesses in single family dwellings:

- i. A home-based business shall involve no structural alterations to the dwelling and shall give no exterior indication except as permitted in section 6.27.2 that the dwelling is being used for any purpose other than a residential use;
- ii. One fascia sign not exceeding 0.19 m² in area is permitted;
- iii. The home-based business shall be carried out wholly within a dwelling unit or within an accessory building and shall involve no external storage of materials, containers, or finished products;
- iv. The home-based business shall be operated solely by the resident of the residential dwelling unit and no more than one additional employee;
- v. Home-based businesses, excluding daycare, are permitted to use up to a maximum area of 20 m² entirely within the primary residential dwelling unit;
- vi. A maximum of one home-based business will be permitted per dwelling unit;
- vii. A home-based business requiring delivery of material to or from the residence by commercial vehicles or trailers shall not be permitted;

- viii. The home-based business use shall not generate the need for more than one additional on-site parking space;
- ix. A home-based business shall not produce offensive noise, vibration, smoke, dust, odor, heat, glare radiation, or electrical interference;
- x. A home-based business is not permitted in detached secondary dwellings if the single family dwelling has a home-based business;
- xi. A bed and breakfast shall not alter the residential character or show an external indication the dwelling is being used for any purpose other than a residential use;
- xii. The bed and breakfast shall be carried out wholly within the principal dwelling unit;
- xiii. The minimum size of guestrooms shall be 10 m²;
- xiv. The maximum number of guestrooms permitted shall be two; accommodating a maximum of four guests combined;
- xv. Breakfast shall be the only meal permitted to be served to guests, and must be served before noon;
- xvi. All parking spaces required for the bed and breakfast shall be in addition to those required for the single family dwelling;
- xvii. The maximum length of stay for any guest is 10 days;
- xviii. Bed and breakfasts must clearly be incidental or secondary to the use of the dwelling for residential purposes.

Notwithstanding section 5.2, the following conditions apply to home-based business in multiple family dwellings:

- xix. Home-based business use is limited to an office or home working space, and no other use;
- xx. The public is not permitted to do business in the home where the home-based business use is occurring;
- xxi. Delivery of goods to the residence for the operation of the home-based business use is not permitted;
- xxii. The home-based business use in the residence will not occupy more than 10 m² of floor space;
- xxiii. Vehicles for the operation of the home-based business use are limited in size to a maximum of a one ton pick-up or a one ton cube van;
- xxiv. Non-resident employees are not permitted in home-based businesses.

6.27.6 Special Regulations

- a. Notwithstanding Part Eight, the following off street parking regulations shall also apply to any building and use within the CD1-RC zone.

Single family dwelling	two parking spaces per dwelling unit. One additional parking space for a detached secondary dwelling.
Multiple family dwellings	1.5 parking spaces per dwelling unit plus 0.5 parking spaces per dwelling unit for a communal parking area for visitors, boats, trailers, or recreational vehicles.
Bed and Breakfast	one parking space per guestroom.
Hotels	1.25 parking space per rentable unit