

PART 7.64 - S-12 ZONE – DOUGLAS & KINGS LIMITED SERVICE DISTRICT

7.64.1 Definitions

In this Zone, “commissary kitchen” means a commercial kitchen space available for the use of food truck operators, caterers, and other food service businesses to prepare food and beverages for sale on and off-site, including accessory retail sales.

7.64.2 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. bakeries
- b. banks and other financial institutions
- c. brewery
- d. brewpub
- e. commissary kitchen
- f. distillery
- g. high tech
- h. liquor retail store as an accessory use to a distillery or brewery
- i. professional services
- j. clubs
- k. recreation and entertainment services
- l. printing and publishing establishments
- m. restaurants
- n. wholesale and retail sales
- o. offices
- p. servicing and repair of goods.

7.64.3 Restrictions on Use, Number of Buildings

- a. Maximum of one liquor retail store permitted on a lot
- b. Notwithstanding section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part.

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7.64.4 Lot Area, Floor Area, Floor Space Ratio

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| a. <u>Lot area</u> (minimum) | 10,000m ² |
| b. Combined <u>floor area</u> of brewery, distillery and brewpub uses (maximum) | 615m ² |
| c. <u>Floor area</u> of <u>liquor retail store</u> (maximum) | 125m ² |
| d. <u>Floor space ratio</u> (maximum) | 1.5:1 |

7.64.5 Height

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| a. Principal <u>building height</u> (maximum) | 15m |
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7.64.6 Setbacks, Projections

- For a corner lot to secure view lines, no building shall be sited closer to an intersection of two streets than the diagonal line connecting points 3m distant from the intersecting point.
- Paragraph (a) does not apply to any part of a building which is below the elevation of the intersection point or more than 3m above it.
- A minimum setback of 6m is required where the lot adjoins the side yard or rear yard of a lot zoned for predominantly residential purposes.

7.64.7 Site Coverage

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| a. <u>Site Coverage</u> (maximum) | 60% |
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7.64.8 Vehicle and Bicycle Parking, Loading

- Vehicle parking (minimum) Subject to the regulations in Schedule "C"
- Bicycle parking (minimum) Subject to the regulations in Schedule "C"
- A loading space shall be provided having dimensions of not less than 4m in width, 9m in length, and 4.3m in height, set back at least 3m from the street and located within a building or a yard.

Bylaw 22-037 adopted May 26, 2022