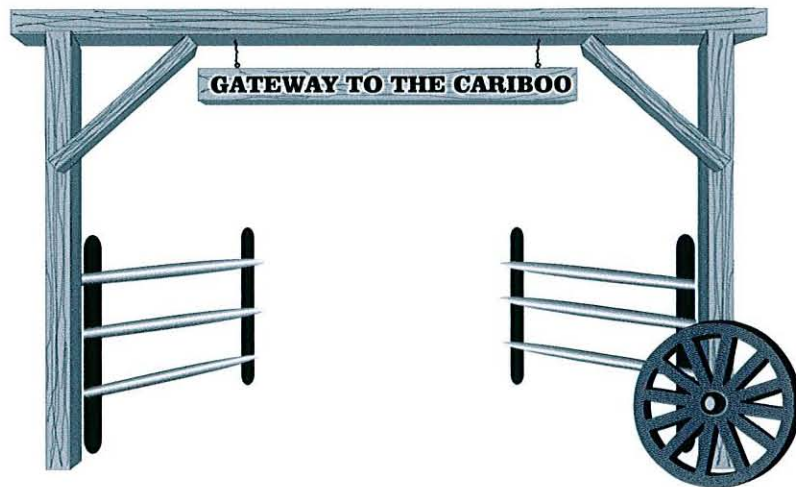


Village of linton



ZONING BYLAW NO. 439, 2007



VILLAGE OF CLINTON
ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones

WHEREAS under Part 26 of the Local Government Act, the Council may, by bylaw, establish regulations with respect to land use, and

WHEREAS Council deems it necessary and appropriate to adopt a new Zoning Bylaw, and

WHEREAS Council has held a Public Hearing pursuant to Section 890 of the Local Government Act,

NOW THEREFORE Council of the Village of Clinton, in open meeting assembled hereby enacts as follows:

1. The Village of Clinton Zoning Bylaw No. 439, 2007 Text is attached hereto as "Schedule A" and incorporated in and forming a part of this bylaw.
2. This bylaw shall be applicable to the geographical area and to all land, buildings and structures therein of the Village of Clinton as outlined on the zoning map, which bear the words "Schedule B" incorporated in and forming a part of this Bylaw.
3. This Bylaw shall be cited as the "Village of Clinton Zoning Bylaw No. 439, 2007".
4. Bylaw No. 346, 1998 cited as the "Village of Clinton Zoning Bylaw" is hereby repealed.

READ A FIRST TIME this 24th day of January 2007.

READ A SECOND TIME this 28th day of February 2007.

PUBLIC HEARING held this 9th day of May 2007.

READ A THIRD TIME this 9th day of May 2007.

RECONSIDERED AND ADOPTED THIS 23rd day of May 2007.

APPROVED PURSUANT TO HIGHWAY ACT, this day of 2007.

Approving Officer, Ministry of Transportation & Highways


Clerk


Mayor

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

TABLE OF CONTENTS

<i>Section</i>	<i>Page</i>
Section 1 Basic Provisions	3
Section 2 Administration	4
Section 3 Definitions	5
Section 4 General Regulations	13
Section 5 Establishment of Zones	18
Section 6 R1 - Low Density Residential.....	19
Section 7 R2 - General Residential.....	20
Section 8 R3 - Manufactured Home Residential.....	21
Section 9 RL1 – Rural Residential	22
Section 10 CR1 – Country Residential.....	24
Section 11 C1 - Downtown Commercial.....	26
Section 12 C2 - Highway Service Commercial.....	28
Section 13 I1 - Light Industrial.	31
Section 14 I2 – Heavy Industrial.....	33
Section 15 P1 - Public Use	35
Section 16 P2 - Parks and Recreation	36
Section 17 Off-Street Parking and Loading.....	37

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

BASIC PROVISIONS

SECTION 1

Application

- 1.1 This Bylaw applies to all land, building and structures including the surface of water within the boundaries of the Village of Clinton.

Conformity

- 1.2 Land, including the surface of water, shall not be used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.

Severability

- 1.3 If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remaining portions of this Bylaw.

Metric Units

- 1.4 Metric units are used for all measurements in this Bylaw. The approximate imperial equivalent of those units, rounded to the nearest foot, are shown in parentheses following each metric measurement and the figures in parentheses are included for convenience only and do not form part of this bylaw.

Applicable Regulations

- 1.5 a) Where this bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.
- b) Where this bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

ADMINISTRATION

SECTION 2

Inspection

- 2.1 The municipal CAO, the building inspector, or other officer of the municipality who may be appointed by Council, is hereby authorized to enter, at all reasonable times, any day of the week, on any property that is subject to regulations under this Bylaw to ascertain whether the provisions of this Bylaw are being covered.

Violation

- 2.2 Every person who:
- a) violates any of the provisions of this Bylaw;
 - b) causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
 - c) neglects or omits to do anything required under this Bylaw;
 - d) carries out, causes or permits any development to be carried out in a manner prohibited by or contrary to any of the provisions of this Bylaw;
 - e) fails to comply with an order, direction or notice given under this Bylaw; or
 - f) prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under section 2.1;

shall be deemed to have committed an offence under this Bylaw.

Offence

- 2.3 Each day's continuance of an offence under Section 2.2 constitutes a new and distinct offence.

Penalty

- 2.4 Every person who commits an offence under this Bylaw is liable, on summary conviction, to a fine not exceeding one thousand dollars (\$1000) plus the cost of prosecution.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

DEFINITIONS

SECTION 3

3.1 In this Bylaw all words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definitions set forth below:

ACCESSORY means a use subordinate and naturally, customarily and normally incidental to and exclusively devoted to a main use of land or building and located on the same parcel.

AISLE means the area used by motor vehicles for access to and from all off-street parking spaces, but does not include an access driveway and does not include an area for vehicle parking.

ALTERATION means a change or extension to any matter or thing or to any occupancy regulated by the *B.C. Building Code*. It includes, but is not limited to:

- an addition to gross floor area or height;
- the removal of a portion of the building;
- construction of, cutting into, or removal of a wall, partition, column, beam, joist or floor;
- a change to, or closing of, any required means of access; and
- a change to the fixtures, equipment, cladding, trim or roof.

ANIMAL POUND means a lot and/or building or part thereof used for the care of lost, abandoned or neglected animals.

APARTMENT BUILDING means a single building comprised of three or more dwelling units with shared entrance facilities, where none of the dwelling units are rented or are available for rent or occupation for periods of less than 30 days.

BASEMENT means a story or storeys of a building located below the first story and having less than one-half its clear height above the average lot grade.

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy by persons, animals or property and which is permanently affixed to the land.

C ZONE means all zones with a letter C as a prefix in the zone name, including but not limited to C1 and C2 zones.

CAMPGROUND means a use of land, for commercial purposes for the temporary accommodation of recreational travellers in travel trailers, recreational vehicles or tents.

CHURCH means a building wherein persons regularly assemble for religious worship, and which is maintained and controlled by a religious body organized and registered to sustain public worship.

CLINIC means a public or private building used for medical, dental, physio-therapeutic, chiropractic or other human health treatment by one or more practitioners.

CLUB OR LODGE means an association of persons, whether incorporated or not, united by some common interest, meeting periodically for cooperation or conviviality. Club or lodge shall also mean, where the context requires, premises owned or occupied by members of such association within which the activities of the club or lodge are conducted.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

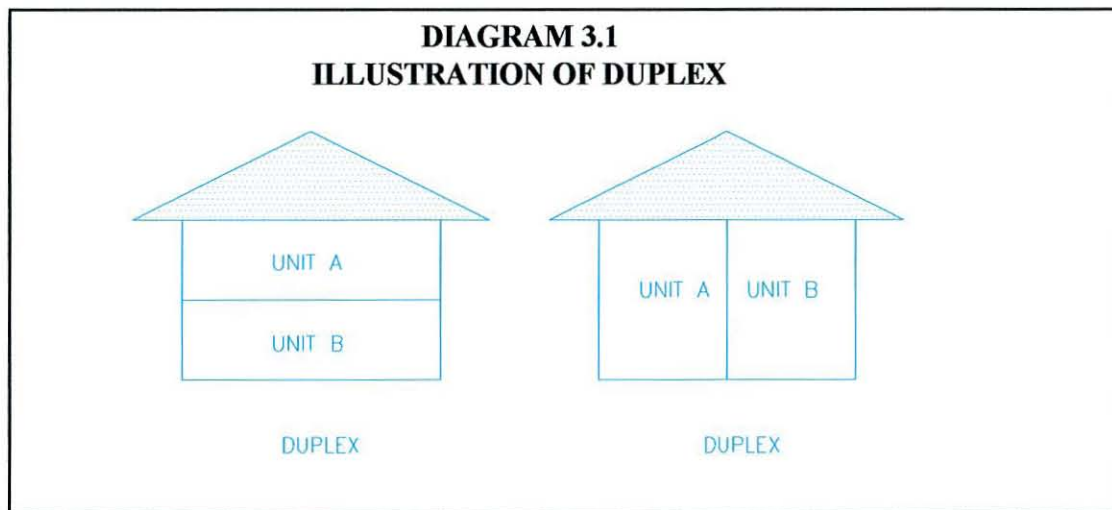
A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

COMMERCIAL SERVICES means an establishment offering services of a clerical, business, professional and administrative nature.

COMMUNITY CARE FACILITY, as defined and licensed under the *Community Care Facility Act*.

CONVENIENCE STORE means a retail commercial establishment, not exceeding 300 square metres of gross floor area, supplying groceries and other daily household necessities to the immediate surrounding area.

DUPLEX means a building, as illustrated in Diagram 3.1 that is divided horizontally or vertically into two separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.



DWELLING, SINGLE FAMILY means one or more habitable rooms when such room or rooms together contain only one set of cooking facilities, to be used for living and sleeping purposes for a family as a functioning set of living quarters, and which has a private entrance either from outside or from a common hall inside a building.

DWELLING, MULTI-FAMILY means a residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

EATING ESTABLISHMENT means a building or part of a building where food is offered for sale or sold to the public for immediate consumption and includes such uses as a restaurant, cafe, cafeteria, "take out" counter, ice-cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand; but does not include a boarding or lodging house.

FAMILY means:

- a) two or more persons related by blood, marriage, common-law, adoption or foster parenthood sharing one dwelling; or
- b) not more than five unrelated persons sharing one dwelling.

FENCE means a constructed barrier of any material or combination of materials erected to enclose or screen areas of land and includes gate, screen, trellis and wall.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

GAS BAR means one or more pump islands, each consisting of one or more gasoline pumps and shelter having a floor area of not more than 30 m (100 sq ft), excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing.

GRADE means the average of the mean elevations of all the natural or finished levels of the ground adjoining all the walls of a building.

GRADE, FINISHED means the final elevation of the ground surface after development.

GROSS FLOOR AREA means the total floor area of all buildings on a parcel measured to the outer limits of a building including all areas giving access thereto, such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas and excluding auxiliary parking, unenclosed swimming pools, balconies or sun decks, elevators or ventilating machinery.

HEIGHT, means the vertical distance measured from natural grade level at the front of the building or structure to the higher of the highest point of a flat roof, or the mean level between eaves and ridge of a pitched roof.

HIGHWAY includes a street, road, bridge viaduct or any other way open to public use, but does not include a private right-of-way on private property.

HOME BASED BUSINESS means any business for gain or support conducted entirely within a dwelling house by members of the family residing in such dwelling unit provided that:

- a) there is no external display or advertising other than a sign erected in accordance with the *Village of Clinton Sign Bylaw*;
- b) there is no external storage of goods or materials;
- c) such home business is secondary to the main residential use and does not change the residential character of the dwelling house or unit nor create or become a nuisance, in particular with regard to noise, traffic or parking;
- d) not more than 25% of the gross floor area or 75 sq. m (807 sq. ft.) is used for the home business use, whichever is less.

HOTEL means a building, which contains sleeping units having a common entrance. It may contain assembly, commerce, entertainment, indoor recreation or restaurant uses and premises licensed for on-site consumption of alcoholic beverages, without private cooking facilities in sleeping units.

INDUSTRY, HEAVY means a use engaged in the storage, processing or manufacturing of materials or products predominantly from extracted, bulk, or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions but specifically excluding the storage processing or handling of special wastes.

INDUSTRY, LIGHT means a use engaged in the manufacture predominantly from previously prepared materials, of finished products or parts; including processing, fabrication, assembly, treatment, packaging, incidental storage and wholesale distribution of such products, but excluding heavy industry.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

INSTITUTION includes an arena, art gallery, college, community centre, court of law, federal office, fire hall, jail, hospital, library, municipal office, museum, park, playground, police station, provincial office, school, stadium or swimming pool.

JUNK MATERIALS means goods and materials, which are used, worn out, cast off or discarded and are stored for the purpose of reclamation or recycling or reuse or a combination thereof.

LANDSCAPE SCREEN means an opaque visual barrier formed by a row of shrubs or trees or by a wooden fence or masonry wall or by a combination of these.

LANE means a road allowance less than 10m (33 ft.) in width, which affords only a secondary means of access to a site, at the side or rear of the property.

MANUFACTURED HOME means a factory built, detached structural unit designed to be transported, on its own chassis or by tractor trailer, after fabrication, to a parcel and which is for year round occupancy in similar fashion as a dwelling unit, except for minor and incidental unpacking and assembly operations, placement on defined supporting structures and connection to utilities.

MANUFACTURED HOME PARK means any parcel of land under one ownership which has been planned, divided into manufactured home lots, and improved for the placement of manufactured homes for permanent residential use, containing three or more manufactured home spaces or upon which is located three or more manufactured homes and includes all buildings, structures, or accessories used or intended to be used as equipment for the manufactured home park.

MASSED PLANTING means the design of landscape plantings using groups of trees, shrubs and ground covers which, over time and with the growth of plants, allows the spaces between the plants to be reduced to provide a continuous mass of plant material.

MOTEL means accommodation primarily for transients travelling by automobile, with a parking space on the lot for each lodging unit, which may or may not provide cooking facilities for individual sleeping units, and with access to each such unit directly from the outside.

MUNICIPALITY means the Corporation of the Village of Clinton or the area within the municipal boundaries thereof as the context may require.

OFFICE means a building or part thereof, designed, intended or used for the practice of a profession, the carrying on of a business, the conduct of public administration, or, where not conducted on the site thereof, the administration of an industry, but shall not include a retail commercial use, any industrial use, clinic, financial institution, place of amusement, or place of assembly.

OPEN SPACE means the open, unobstructed space on a parcel, including the open unobstructed space accessible to all occupants of any residential or commercial building or structure on the parcel, which is suitable and used for the growth and maintenance of grass, flowers, bushes and other landscaping and may include any surface pedestrian walk, patio, pool or similar area, but does not include any driveway, ramp or parking area.

P ZONE means all zones with the letter P as a prefix in the zone name, including but not limited to P1 and P2 zones.

PARCEL means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

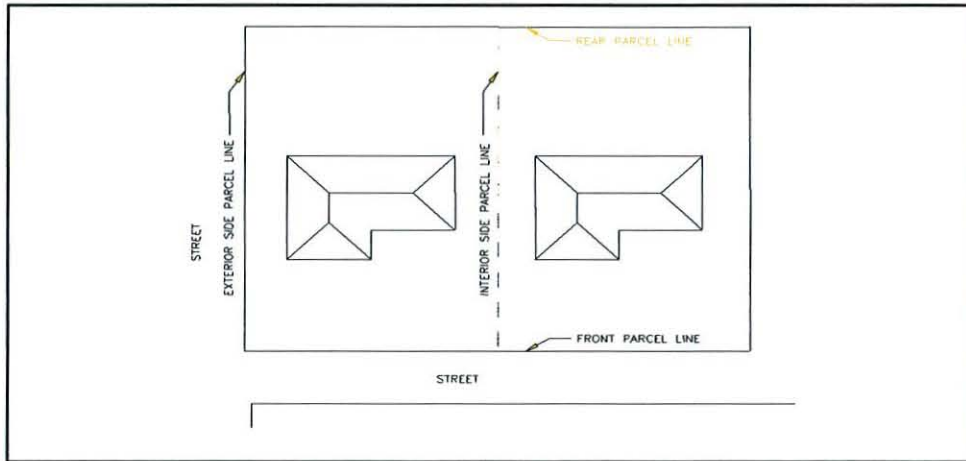
A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

PARCEL AREA means the total extent of the parcel.

PARCEL COVERAGE means the percent of the parcel area covered by buildings or structures excluding parking areas, driveways and walkways.

PARCEL LINE, EXTERIOR SIDE, as illustrated in Diagram 3.2, or in the case of an irregular lot, as illustrated in Diagram 3.3, means a side parcel line, which abuts the street on a corner parcel.

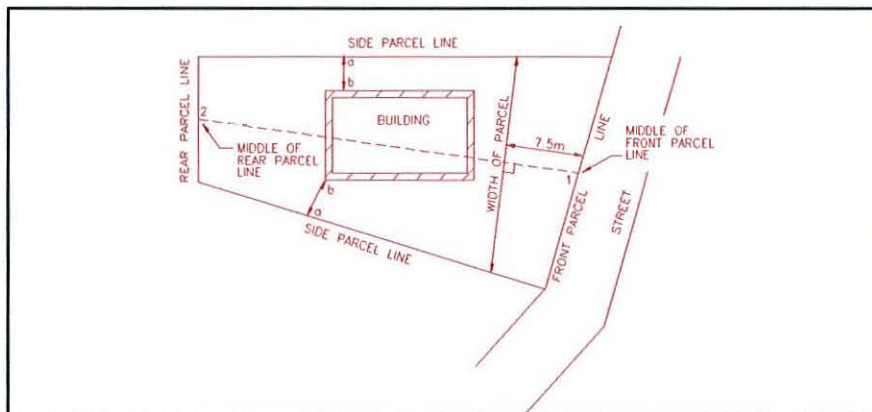
**DIAGRAM 3.2
ILLUSTRATION OF PARCEL LINES**



PARCEL LINE, FRONT means any parcel line common to a parcel and one highway other than a lane as illustrated in diagram 3.2 where a parcel is contiguous to the intersection of two highways (streets), the front parcel line is the shortest parcel line contiguous to a highway (street) other than a lane.

PARCEL LINE, INTERIOR SIDE, as illustrated in Diagram 3.2, or in the case of an irregular parcel as illustrated in Diagram 3.3, means a parcel boundary between two or more parcels or a lane, other than a front or rear parcel line.

**DIAGRAM 3.3
ILLUSTRATION OF IRREGULAR LOT**



SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

PARCEL LINE, REAR as illustrated in Diagram 3.2 and 3.3, means the boundary of a parcel, which lies the most opposite to and is not connected to the front parcel line.

PARK means an area permanently devoted to recreational uses and generally characterized by its natural, historic or landscaped features, and used for both passive and active forms of recreation.

PARKING SPACE means an area identified for the parking of one motor vehicle and does not include aisle space.

PATIO means a surfaced, open space of land at grade adjacent to a residential or commercial unit, which is used as an extension to the interior of the home for private or semi-private entertainment or leisure activities.

PERSONAL SERVICE ESTABLISHMENT means a business where personal services are provided for gain and where the sale of retail goods is only accessory to the provision of such services, including but not limiting the generality of the following: barber shops, beauty salons, tailor shops; laundry or dry cleaning shops, watch repair, shoe repair shops, small appliance repair.

PRINCIPAL BUILDING means a building which:

- a) occupies the major or central portion of a parcel,
- b) is the chief or main building on a parcel, or
- c) constitutes, by reason of its use, the primary purpose for which the parcel is used.

PUBLIC UTILITY means a building or space used in conjunction with the supply of local utility services including a water or sewage pumping station, a water storage reservoir, a gas regulator building, a hydro substation, transmission towers, a telephone building and corridors for the pipe or wire systems connected with the supply of these services.

R ZONE means all zones with only the letter R as a prefix in the zone name, including but not limited to, R1, R2 and R3 zones.

RECYCLING PLANT means a facility within which recyclable materials are collected, recycled, sorted, processed and treated to return materials for reuse or as inputs to other processes.

RETAIL STORE means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such store.

SECONDARY SUITE means an additional dwelling unit which may be rented, and which does not exceed 30 percent of the existing floor area of the primary residence or 1,200 sq. ft., whichever is the lesser, on a parcel zoned residential.

SERVICE STATION means premises or the portion thereof used or intended to be used for the servicing and repairing of motor vehicles and for the sale of fuel, oils and accessories for motor vehicles and associated convenience store products.

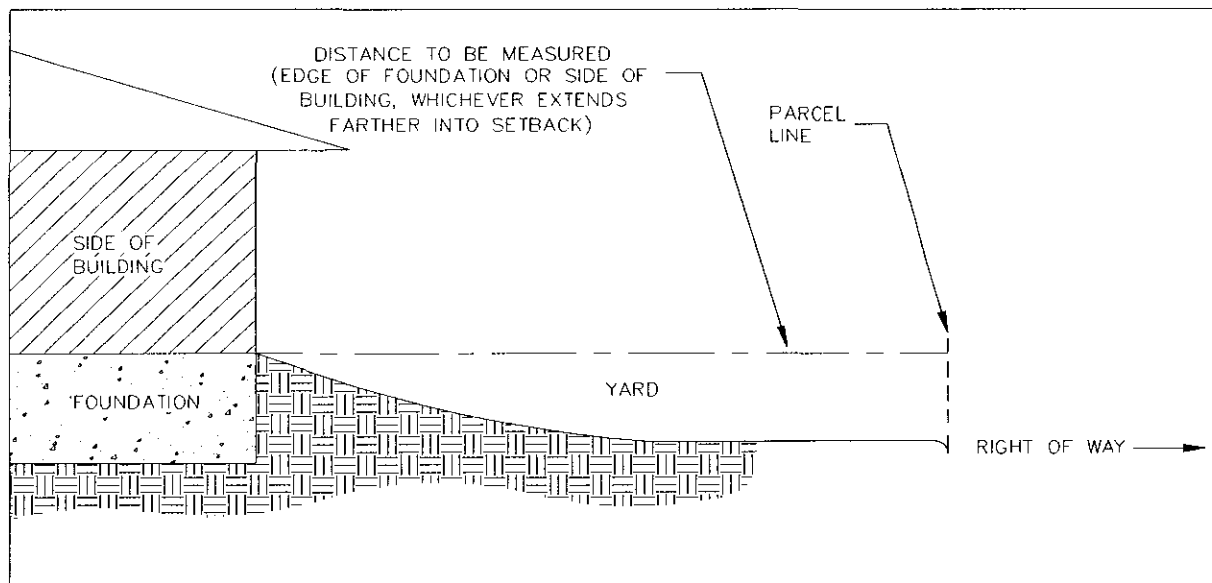
SETBACK means the horizontal distance measured at right angles to the parcel line, between the parcel line and the building, structure, or use as illustrated in Diagram 3.4.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

DIAGRAM 3.4
ILLUSTRATION OF MEASUREMENTS FOR SETBACKS



SLEEPING UNIT means a room or set of habitable rooms used for the lodging of a person or persons when such unit contains no cooking facilities.

SPECIAL NEEDS PERSON means family members with ongoing physical or mental disabilities, or family members who are unable to live independent of some care or supervision.

SPECIAL WASTES means any material classified as a 'special waste' by the *BC Waste Management Act* and *Special Waste Regulation* as amended from time to time.

STOREY, as defined by the *B.C Building Code*, means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

STRUCTURE means any construction fixed to, supported by or sunk into land or water but not concrete or asphalt paving or similar surfacing.

TOWNHOUSE means a building not more than three storeys high divided into three or more dwelling units located side by side under one roof with private exits or entrances to each dwelling, with each dwelling sharing at least one common wall or party wall.

WIDTH OF PARCEL means the horizontal distance between the side parcel lines, such distance being measured perpendicularly to the line joining the middle of the front parcel line with the middle of the rear parcel line and at a point 7.5 m (25 ft.) from the front parcel line, as illustrated in Diagram 3.3.

WIDTH OF BUILDING means, specifically for a modular or manufactured home, the width of the building at the time it is placed on the parcel, before vestibules, garages, decks or other additions are added to the modular or manufactured home.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

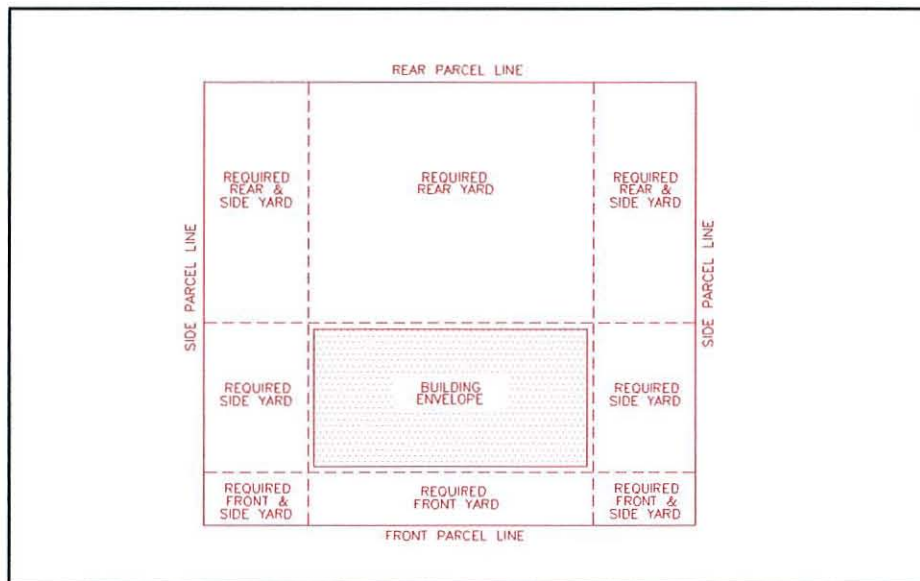
WINERIES mean the manufacture, packaging, storage and sales of grapes or fruit-based wines licensed under the *Liquor Control & Licensing Act*. Wineries may include a small bistro and gift shop operating in conjunction with the winery.

YARD, FRONT as illustrated in Diagram 3.5, means the area of setback required from the front parcel line.

YARD, SIDE as illustrated in Diagram 3.5, means the area of setback required from the interior or exterior side parcel line.

YARD, REAR as illustrated in Diagram 3.5, means the area of setback required from the rear parcel line.

DIAGRAM 3.5
ILLUSTRATION OF FRONT, SIDE & REAR YARD



WRECKING YARD means land or buildings used for an automobile wrecking yard or premises, the keeping and/or storing, of used building products, waste paper, rags, bottles, bicycles, automobile tires, old metal, other scrap material or salvage and where such materials are bought, sold, exchanged, baled, packed, disassembled or handled for further use.

ZONE means a zone established under the *Local Government Act* and this Bylaw.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

GENERAL REGULATIONS

SECTION 4

Applicability of General Regulations

4.1 Except as otherwise specified in this Bylaw, Section 4 applies to all zones established under this Bylaw.

Setback Exceptions

- 4.2 a) No features shall project into the setback required by this bylaw, except the following:
- i) Steps.
 - ii) Eaves and gutters, cornices, sills, belt courses, bay windows, chimneys, or other similar features, provided that such projections, measured horizontally, do not exceed 1m (3.3 ft.) from the building structure.
 - iii) Balconies, porches, canopies and sun shades, provided that such projections do not exceed 1.5m (5 ft.) or 50% of the width of a required setback.
 - iv) Arbours and trellises, fishponds, ornaments, flagpoles or similar landscape features.
 - v) An uncovered swimming pool, provided that such pool shall not be constructed within any required front yard nor nearer than 3m (10 ft.) to any parcel line. Such pools shall be located within a fenced yard or be surrounded by a fence in accordance with the regulations in Section 4.9 (e) of this Bylaw.
 - vi) Gasoline service pumps or pump islands in a required front yard or side yard, subject to other regulations of this Bylaw.
 - vii) Underground structures may be sited in any portion of a lot provided that the top surface of such structure shall at no point extend above the average finished ground elevation.
- b) Where a common wall shared by two or more units within a building for a residential use, a commercial use, or an industrial use, coincides with an interior side parcel line of a parcel or of a strata parcel shown on a registered strata plan as provided in the *Condominium Act*, the setbacks for the principal building specified in this Bylaw with respect to the side parcel line shall not apply.

Height Exceptions

- 4.3 a) The maximum height regulations of this Bylaw do not apply to the following:
- i) dome, cupola;
 - ii) monument, sculpture;
 - iii) chimney, smoke stack;
 - iv) spire, steeple, belfry;
 - v) radio and television tower or antenna;
 - vi) pole, flood light;
 - vii) silo;
 - viii) transmission tower;
 - ix) hose and fire alarm tower;
 - x) water tanks;

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

-
- xi) industrial cranes;
 - xii) stadium bleachers;
 - xiii) mechanical appurtenance on rooftops, including satellite dishes or other telecommunications apparatus used for domestic or commercial purposes.

provided that no such structure shall cover more than 20% of the parcel, or if located on a building, not more than 10% of the roof area of the principal building.

Public Utilities

- 4.4 Public utility facilities for transmission of water, sewage, electrical power, telephone, natural gas, cable television and other similar services (but not including sewage treatment plants or electrical substations) are permitted in all zones, and individual parcels for the facilities are exempt from minimum parcel area requirements.

Parks

- 4.5 Public parks, including picnic areas, open space, playing fields, play grounds and trails for walking and bike riding are permitted in all zones and individual parcels and the facilities are exempt from minimum parcel area requirements.

Accessory Building and Use

- 4.6
- a) No accessory building, structure or use shall be permitted on any parcel unless the principal building to which the building, structure or use is an accessory has been erected or will be erected simultaneously with the accessory building, structure or use.
 - b) Where an accessory building or structure is attached to the principal building, it shall be considered part of the principal building and shall comply in all respects with the requirements of the Bylaw applicable to principal buildings.
 - c) An accessory building shall not exceed 4.8 m (16 ft.) in height or the height of the principal building, whichever is greater, or 100 sq. m. (1,076 sq. ft.) in gross floor area.
 - d) Notwithstanding the setback provisions in Section 5 of this Bylaw, the minimum setback of an accessory building shall be 1.2 m (3.9 ft.) from the rear lot line and 1.0 m (3.3 ft.) from the side lot line.
 - e) An accessory building used to shelter domestic animals or poultry shall have a minimum setback of 20 m (65.6 ft.) from the front lot line, 5 m (16.4 ft.) from the side lot line and rear lot line, and 10 m (33 ft.) from any dwelling unit.

Obstructions on Corners

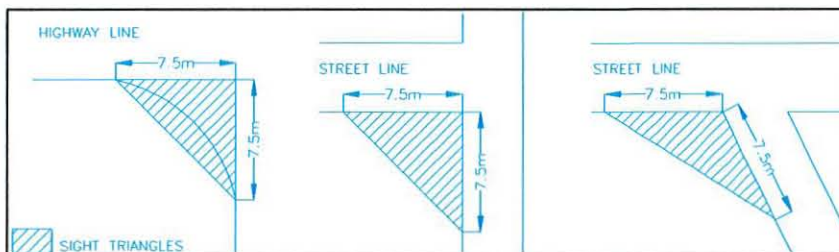
- 4.7 As illustrated in Diagram 4.1, on a corner parcel within the triangular space formed by the street lines and the line joining the points on the street lines, 7.5m (25 ft.) from the point of intersection of the street lines, no landscaping, screening, building or structure shall be planted or erected to a height greater than 1m (3.3 ft.) above the established grade of the street.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

DIAGRAM 4.1
ILLUSTRATION OF SIGHT TRIANGLES



Floodplain Restrictions

4.8 No building shall be constructed or located:

- a) with any part of the floor system of habitable space, or in the case of a manufactured home the ground level on which it is located, less than 1.5 m (5 ft.) above the natural boundary of Clinton Creek and Cutoff Valley Creek or the natural boundary of any other watercourse;
- b) within 30m (98 ft.) of the natural boundary (as defined by *Ministry of Environment*) of Clinton Creek or Cutoff Valley Creek or the natural boundary of any other watercourse. If landfill is used to achieve the required elevation, the toe of the fill slope shall be no closer than 30m (98 ft.) to the natural boundary.

Landscaping, Screening and Fencing

- 4.9
- a) Notwithstanding Section 4.7, a landscaped screen of not less than 1.5m (4.9 ft.) in height shall be provided and maintained along the boundary of a parcel line within C and M zones which abut R and P2 zones or highways.
 - b) In any zone, the maximum height of a open mesh or chain link fence shall be 3.5m (11.5 ft.).
 - c) In all zones, outdoor garbage bins and outdoor storage areas shall be screened from the view of highways and adjacent properties with a landscape screen.
 - d) Maximum fence height in R1 and R2 is 1.2m (3.9 ft.) in front and 2m (6.5 ft.) at side and rear.
 - e) Pool fencing and gate shall be a minimum height of 2.5 m (8 ft.). The gate must have a childproof lock.

Home Based Businesses

- 4.10
- a) Home based businesses include the following:
 - i. the office of an accountant, architect, clergy, dentist, tax consultant, engineer, lawyer, physician, bookkeeper, real estate agent or other professional person;
 - ii. the office or studio of an artist, draftsman, barber, beautician, naturopath, massage therapist, chiropractor, picture framer, tailor, dressmaker, music or dance teacher, photographer, writer, dog groomer, hairdresser or persons engaged in home crafts or hobbies;

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

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- iii. locksmiths, computer technicians, appliance repair, and electronic instrument repair;
 - iv. the keeping of not more than 2 boarders;
 - v. the operation of a day care or pre-school for not more than 7 pre-school or school-aged children; and
 - vi. a bed and breakfast operation.
- b) A home based business shall be required to carry on a business, licensed under the *Village of Clinton Business License Bylaw* for the dwellings where they are carried on.
 - c) The home based business shall not occupy more than 75 sq. m (807 sq. ft.) of the dwelling unit or accessory building or 25% of the gross floor area of the dwelling units, whichever is less.
 - d) No retail sales other than the sale of goods produced on the premises are permitted.
 - e) The home based business shall be carried out within the principal dwelling unit, or within an accessory building, with no external storage of materials, containers or finished products.
 - f) A home-based business shall not be permitted to have a commercial vehicle exceeding 5 tonnes (11,000 lbs.) gross vehicle weight, located outside of an unenclosed building.
 - g) Not more than one (1) non-family member may be employed to work in the home-based business on the site occupied by the principal dwelling unit.
 - h) A home based business shall not generate traffic congestion or parking problems within the Village or the immediate neighborhood and shall not produce a public offence or nuisance of any kind.
 - i) A home based business may not involve manufacturing, welding or other light industries which create a noise, smoke, dust or fume nuisance.
 - j) A home based business will not involve materials or products that produce inflammable or explosive vapours or gases under normal Clinton temperature extremes.
 - k) There shall be no exterior indication that the building is being used for any other purpose other than the dwelling, except for a sign in accordance with the Signage Bylaw.

Wrecked and Dismantled Vehicles and Heavy Equipment

- 4.11 The following regulations shall apply to wrecked and dismantled vehicles in all zones:
- a) No dismantled or wrecked vehicles or equipment shall be parked or stored in any front setback area.
 - b) No dismantled or wrecked vehicles or equipment shall be parked or stored in the rear or side setback area for a period of more than thirty (30) successive days.

Ministry of Transportation and Highways

- 4.12 The *Ministry of Transportation* approval will be required pursuant to Section 54 of the *Highway Act*, for any development within 800 metres of the Cariboo Highway.
- 4.13 Drainage courses shall be protected and any change in watercourses will require the approval of the Ministry of Environment. Increase in runoff shall be the responsibility of the developer and therefore the developer will provide drainage calculations and information as to the specifics of runoff management.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

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- 4.14 Pursuant to Section 4.01 of the BC Regulation 174/70 under the *Highway Act*, the minimum setback on any property fronting an arterial highway shall be 4.5 metres (15 ft). Where a public lane or alley provides secondary access, the setback may be reduced to 3.0 metres (10 ft). Setbacks may be reduced in accordance with the sited regulation.

Servicing Requirements

- 4.15 All parcels created by new subdivision in the R1, R2, R3, C1, C2, I1, I2, P1, and P2 zones shall be connected to a community water system and a community sewer system.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

ESTABLISHMENT OF ZONES

SECTION 5

Establishment of Zones

- 5.1 The area within the boundaries of the Village of Clinton shall be divided into the zones identified in Column I and described in Column II of Table 5.1.

Table 5.1

COLUMN I ZONES	COLUMN II TITLE ELABORATION
R-1	Low Density Residential
R-2	General Residential
R-3	Manufactured Home Park Residential
RL-1	Rural Residential
CR-1	Country Residential
C-1	Downtown Commercial
C-2	Highway Service Commercial
I-1	Light Industrial
I-2	Heavy Industrial
P-1	Public Use
P-2	Parks and Recreation

Zone Title

- 5.2 The correct name of each zone provided for in this Bylaw is set out in Column I of Table 5.1 and the inclusion of the title elaboration contained in Column 2 of Table 5.1 is for convenience only.

Location of Zones

- 5.3 The location of each zone is established on Schedule B, the Zoning Map, of this Bylaw.

Zone Boundaries

- 5.4 a) Where a zone boundary is shown on Schedule A, the Zoning Map, as following a highway or watercourse, the centreline of the right-of-way or water course shall be the zone boundary.
- b) Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from the Zoning Map.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

R1 - LOW DENSITY RESIDENTIAL

SECTION 6

Permitted Uses

6.1 The following uses and no others shall be permitted in the R1 Zone:

- a) duplex
- b) single family dwelling
- c) home based business
- d) parks and playgrounds
- e) secondary suites
- f) church
- g) accessory use

Regulations

6.2 On a parcel located in an area zoned as R1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum number of single family dwellings	1 per parcel
.2 Maximum density	12 units/hectare (5 units/acre)
.3 Minimum parcel size	550 sq. m (5920 sq. ft.)
.4 Minimum parcel width	15 m (49 ft.)
.5 Minimum width of principal building	4.8 m (16 ft.)
.6 Minimum setback of principal building from: <ul style="list-style-type: none">- front parcel line- interior side parcel line- exterior side parcel line- rear parcel line	<ul style="list-style-type: none">6 m (20 ft.)1.5m (4.9 ft.)3.0 m (10 ft.)6 m (20 ft.)
.7 Maximum parcel coverage	40%
.8 Maximum building height	12m (39 ft.)

Livestock Regulations

6.3 The keeping of livestock in a low-density residential area is restricted to parcels over 1,200 Sq. M (12,800 sq ft or 1/3 acre).

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

R2 - GENERAL RESIDENTIAL

SECTION 7

Permitted Uses

7.1 The following uses and no others shall be permitted in the R2 Zone:

- a) duplex
- b) multi-family dwelling
- c) single family dwelling
- d) home based business
- e) church
- f) accessory use

Regulations

7.2 On a parcel located in an area zoned as R2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Maximum number of principal buildings	1 per parcel
.2 Maximum density	18 units/hectare (7 units/acre)
.3 Minimum parcel size <ul style="list-style-type: none">- single family dwelling- duplex- multi-family dwelling	550 sq. m (5, 920 sq. ft.) 550 sq. m (5,920 sq. ft.) 1000 sq. m (10,764 sq. ft.)
.4 Minimum parcel width	15 m (49 ft.)
.5 Minimum width of principal building	4.2 (14 ft.)
.6 Minimum setback of principal building from: <ul style="list-style-type: none">- front parcel line- interior side parcel line- exterior side parcel line- rear parcel line	6 m (20 ft.) 1.5 m (4.9 ft.) 3 m (10 ft.) 6 m (20 ft.)
.7 Maximum parcel coverage	40%
.8 Maximum building height	12 m (39 ft.)

Livestock Regulations

7.3 The keeping of livestock in a general residential area is restricted to parcels over 1,200 Sq. M (12,800 sq ft or 1/3 acre).

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

R3 - MANUFACTURED HOME PARK RESIDENTIAL

SECTION 8

Permitted Uses

- 8.1 The following uses and no others are permitted in the R3 Zone:
- a) manufactured home park
 - b) home based business
 - c) church
 - d) accessory use.

Regulations

- 8.2 On a parcel located in an area zoned R3, no building or structure shall be constructed, located or altered, and no plan or subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	18 units/hectare (7 units/acre)
.2 Minimum parcel size	2 hectares (5 acres)
.3 Maximum building height	12m (39 ft.)

Setbacks & Accessory Buildings

- 8.3 See *Village of Clinton Mobile Home Park Bylaw*.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

RL-1 – RURAL RESIDENTIAL

SECTION 9

Permitted Uses

9.1 The following uses and no others are permitted in the RL-1 Zone:

- a) single family dwelling, two family dwellings, or manufactured homes;
- b) home based business;
- c) Agriculture and horticulture uses, including the storage, sale and processing of agricultural products produced on the individual farm on which the storage, sale and processing is taking place;
- d) Feed sales
- e) Forestry practice including Silviculture, logging and the processing of timber grown on the property on which the processing is taking place supplemented by the processing of a maximum of 500 cubic metres of timber annually grown elsewhere;
- f) open land recreation including archery and firearm ranges, ski hills, golf courses, rodeo grounds, equestrian centers, and camps for service and non-profit organizations;
- g) aircraft landing fields;
- h) pet boarding and breeding kennels;
- i) accessory use;
- j) Public service or utility buildings and structures including towers, transmitters and utility lines;
- k) parks, playgrounds, cemeteries, public schools, fire halls, community halls and refuse disposal sites, and
- l) winery

Regulations

9.2 In the RL1 zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

COLUMN I	COLUMN II
1. Minimum parcel size	4 hectares (9.8 acres)
2. Dwelling per parcel: - parcel not used exclusively for agricultural or horticultural - parcel used exclusively for agriculture or horticulture	one dwelling per parcel one additional dwelling unit

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

3. Minimum setback from front parcel line	6 m (20 ft)
4. Minimum setback from side parcel line	1.5 m (4.9 ft)
- Except lots adjoining a street	4.5 m (15 ft)
- kennel	30 m (100 ft)
5. Minimum setback from rear parcel line	6 m (20 ft)
- accessory buildings	1.5 m (4.9 ft)
- kennel	30 m (100 ft)
6. Maximum parcel coverage	60%

Conditions of Use

- 9.3 Manufactured homes permitted under Section 9.1 (a) shall be subject to the following conditions:
- a) The manufactured home shall be placed on a foundation complying with the provisions of the current edition of the *BC Building Code*;
 - b) the manufactured home shall be protected by skirting
- 9.4 Pet boarding and breeding kennels permitted under Section 9.1 (h) shall be subject to the following:
- a) the kennel shall be sited so that there shall be a minimum setback of 30 metres (98 ft) from all property lines;
 - b) outdoor runs are effectively contained and screened from adjacent parcels by a solid fence or wall not less than 2 metres (6.5 ft) in height or more than 2.5 metres (8 ft) in height;
 - c) kennels are maintained in a clean, dry, and well ventilated condition, and shall not create a nuisance;
- 9.5 For uses permitted under Section 9.1 (j), no exterior storage of any kind and no garages for the repair and maintenance of equipment shall be permitted.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

CR-1 – COUNTRY RESIDENTIAL

SECTION 10

Permitted Uses

10.1 The following uses and no others are permitted in the R3 Zone:

- a) single family dwelling, two family dwellings, or manufactured homes;
- b) home based business;
- c) agriculture and horticulture uses, including the storage, sale and processing of agricultural products produced on the individual farm on which the storage, sale and processing is taking place;
- d) feed sales
- e) pet boarding and breeding kennels;
- f) accessory use;
- g) Public service or utility buildings and structures including tower, transmitters and utility lines;
- h) Parks and playgrounds

Regulations

10.2 In the CR-1 zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

COLUMN I	COLUMN II
1. Minimum parcel size	.4 hectares (1 acre)
2. Dwelling per parcel: - parcel not used exclusively for agricultural or horticultural - parcel used exclusively for agriculture or horticulture and classified by BCAA	one dwelling per parcel one additional dwelling unit
3. Minimum setback from parcel line	6 m (20 ft)
4. Minimum setback from side parcel line - Except lots adjoining a street - kennel	1.5 m (4.9 ft) 4.5 m (15 ft) 30 m (100 ft)
5. Minimum setback from rear parcel line - accessory buildings - kennel	6 m (20 ft) 1.5 m (15 ft) 30 m (100 ft)
6. Maximum parcel coverage	60%

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

Conditions of Use

- 10.3 Manufactured homes permitted under Section 10.1 (a) shall be subject to the following conditions:
- a) The manufactured home shall comply with the provisions of the current edition of the *BC Building Code* or to *Canadian Standards Associations Z240 Standards*;
 - b) The manufactured home shall be placed on a foundation complying with the provisions of the current edition of the *BC Building Code*;
 - c) The manufactured home shall be protected by skirting
- 10.4 Pet boarding and breeding kennels permitted under Section 10.1 (e) shall be subject to the following:
- a) the kennel shall be sited so that there shall be a minimum setback of 30 metres (98 ft) from all property lines;
 - b) outdoor runs are effectively contained and screened from adjacent parcels by a solid fence or wall not less than 2 metres (6.5 ft) in height or more than 2.5 metres (8 ft) in height;
 - c) kennels are maintained in a clean, dry, and well ventilated condition, and shall not create a nuisance;
- 10.5 For uses permitted under Section 10.1 (g), no exterior storage of any kind and no garages for the repair and maintenance of equipment shall be permitted.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

C1 - DOWNTOWN COMMERCIAL

SECTION 11

Permitted Uses

11.1 The following uses and no others shall be permitted in the C1 Zone:

- a) bake shop / bakery
- b) church, club or lodge
- c) clinic, community care facility
- d) commercial services
- e) dry cleaning
- f) financial institutions
- g) fire hall
- h) flea market/farmers' market
- i) funeral parlour
- j) gallery, art studio, music studio, photo studio
- k) grocery store
- l) home based business
- m) hotel & motel
- n) laundromat
- o) licensed lounge, bar, nightclub, pub, liquor store
- p) museum
- q) offices (government or other)
- r) personal services
- s) residential attached to, or above, commercial use
- t) restaurant
- u) retail store
- v) service station
- w) single and multi family residential
- x) small equipment and engine repair, sales and rentals
- y) travel agency
- z) accessory use

Regulations

11.2 On a parcel located in an area zoned as C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Minimum parcel size	550 sq./m. (5,920 sq. ft.)
.2 Minimum parcel width	15 m (49 ft.)

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

.3 Maximum building height	12 m (39 ft.)
.4 Minimum width of principal building	5.5 m (18 ft.)
.5 Minimum setback from: <ul style="list-style-type: none">- front parcel line- rear parcel line- interior side parcel line- exterior side parcel line	<ul style="list-style-type: none">4.5 m (15 ft.)0 m (0 ft.)0 m (0 ft.)3.0 m (10 ft.)
.6 Dwelling Units in Combination with Commercial Use	<ul style="list-style-type: none">• shall be attached to the principal building• shall have a separate entrance to the building

Other Regulations

- 11.3 a) Every business or activity shall be conducted within a completely enclosed building except for parking and loading facilities, service stations, restaurant patios and the incidental outdoor display of merchandise essential to the conduct of business.
- b) The entire service area shall be surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water, and any unpaved areas of the parcel shall be landscaped and maintained, and separated from the paved area by a curb or other barrier.
- c) Service station use shall require that:
- Pumps or pump islands shall be located not closer than 4.5 m (15 ft.) to any property line.
 - All servicing and servicing equipment, other than that normally carried out on a pump island, shall be entirely enclosed within a building, unless a vehicle or piece of equipment to be repaired cannot fit inside the building.
 - Canopies over gasoline pumps and pump islands may extend to within not less than 1.5 m (4.9 ft.) from any property line, exclusive of canopy supports which shall be located not less than 4.5 m (15 ft.) from any property line.
 - All exterior lighting shall be designed to deflect away from adjacent parcels.
 - All tires, automobile accessories and related goods shall be located on pump islands or contained within a booth, rack or stand. A maximum of 2 such outdoor merchandise display booths, racks or stands shall be permitted on each service station parcel and shall be located not less than 4.5 m (15 ft.) from any street line.
 - All surface water shall be contained within the boundaries of the parcel.
 - Outdoor storage of machinery, equipment or vehicles in a state of disrepair shall not be permitted.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

C2 - HIGHWAY SERVICE COMMERCIAL

SECTION 12

Permitted Uses

12.1 The following uses and no others shall be permitted in the C2 Zone:

- a) ambulance station
- b) animal hospital or shelter
- c) auction sales
- d) automobile sales and service, auto body shop
- e) bed and breakfast
- f) boat, trailer and recreational vehicle sales, rentals and repair
- g) campground/RV Park
- h) car and truck wash
- i) clinic
- j) church, club or lodge
- k) commercial recreation and amusement
- l) commercial services
- m) construction business
- n) dry cleaning
- o) financial institution
- p) flea market/farmer's market
- q) funeral parlour
- r) government and other offices
- s) hardware sales
- t) heavy equipment repair shop
- u) home based business
- v) hotel & motel
- w) laundromat
- x) licensed lounge, bar, nightclub, pub, liquor store
- y) lumber yard
- z) manufactured home sales
- aa) mini-storage, warehousing
- bb) parking and storage
- cc) personal services
- dd) public transportation depot
- ee) rental equipment
- ff) residential attached to, or above, commercial use
- gg) restaurant
- hh) retail stores
- ii) sales and service
- jj) service station
- kk) single family residential
- ll) accessory use

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

Regulations

- 12.2 On a parcel located in an area zoned as C2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Minimum parcel size	758 sq. m (8,167 sq. ft.)
.2 Maximum building height	12 m (39 ft.)
.3 Minimum width of principal building	5.5 m (18 ft.)
.4 Minimum setback from: <ul style="list-style-type: none">- front parcel line- rear parcel line- interior side parcel line- exterior side parcel line	<ul style="list-style-type: none">6 m (20 ft.)3 m (10 ft.)3 m (10 ft.)3 m (10 ft.)
.5 Maximum parcel coverage	50%

Other Regulations

- 12.3 a) Every business or activity shall be conducted within a completely enclosed building except for parking and loading facilities, service stations, restaurant patios and the incidental outdoor display of merchandise essential to the conduct of business.
- b) The entire service area shall be surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water, and any unpaved areas of the parcel shall be landscaped and maintained, and separated from the paved area by a curb or other barrier.
- c) Service station use shall require that:
- Pumps or pump islands shall be located not closer than 4.5 m (15 ft.) to any property line.
 - All servicing and servicing equipment, other than that normally carried out on a pump island, shall be entirely enclosed within a building, unless a vehicle or piece of equipment to be repaired cannot fit inside the building.
 - Canopies over gasoline pumps and pump islands may extend to within not less than 1.5 m (5 ft.) from any property line, exclusive of canopy support which shall be located not less than 4.5 m (15 ft.) from any property line.
 - All exterior lighting shall be designed to deflect away from adjacent parcels.
 - All tires, automobile accessories and related goods shall be located on pump islands or contained within a booth, rack or stand. A maximum of 2 such outdoor merchandise display booths, racks or stands shall be permitted on each

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

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- service station parcel and shall be located not less than 4.5 m (15 ft.) from any street line.
 - vi. All surface water shall be contained within the boundaries of the parcel.
 - vii. Outdoor storage of machinery, equipment or vehicles in a state of disrepair shall not be permitted.
 - d) Junk materials shall be:
 - i. located at least 30 m (98 ft.) from the boundary of an R and P zone;
 - ii. enclosed by a solid view obscuring fence or wall or chain link fencing with appropriate landscaping at least 2.5 m (8 ft.) high and no material shall be piled to a greater height than the surrounding fence.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

I-1 - LIGHT INDUSTRIAL

SECTION 13

Purpose

- 13.1 The purpose of this zone is to provide for the accommodation of light industrial operations in locations and under development standards and conditions, which minimize the conflict with adjacent uses.

Permitted Uses

- 13.2 The following uses and no others shall be permitted in the I-1 Zone:
- a) automobile, truck, heavy equipment and RV sales and service
 - b) building supply
 - c) car and truck wash
 - d) construction business
 - e) retail sales and service
 - f) light manufacturing, processing, finishing and packaging
 - g) manufactured home sales
 - h) mini-storage
 - i) nursery and greenhouse
 - j) restaurants and coffee shops
 - k) agricultural and horticultural uses
 - l) service industries, including warehousing
 - m) gravel extraction
 - n) aircraft landing fields
 - o) wholesale commercial
 - p) accessory use
 - q) one single family dwelling or manufactured home in conjunction with one or more of the uses permitted in Sections 13.2 (a-l)

Regulations

- 13.2 The use of any parcel of land in this zone shall be in accordance with the provisions herein and any use of buildings, structure, or land not in accordance with these provisions shall be prohibited. The table below sets out the matter to be regulated in Column 1 and sets out the regulations in Column 2.

COLUMN 1	COLUMN 2
.1 Minimum parcel size	1,000 sq. m (10,764 sq. ft. or .25 acre)
.2 Maximum building height	12 m (39 ft.)
.3 Minimum setback from: <ul style="list-style-type: none">- front parcel line- rear parcel line	<ul style="list-style-type: none">6 m (20 ft.)3 m (10 ft.)

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

- interior side parcel line	3 m (10 ft.)
- exterior side parcel line	3 m (10 ft.)
.4 Maximum parcel coverage	60%

Conditions of Use

- 13.3 a) Manufactured homes permitted under this section shall be subject to the following conditions:
- The manufactured home shall comply with the provisions of the current edition of the *BC Building Code* or to *Canadian Standard Association Z240* standards;
 - The manufactured home shall be placed on a foundation complying with the provisions of the current editions of the *BC Building Code*;
 - The manufactured home shall be protected by skirting.
- b) Each parcel shall have a minimum frontage of 30 metres (98 ft).
- c) Signs, signboards and advertising devices are subject to the *Motor Vehicle Act and the Village of Clinton Sign Bylaw*.

Other Regulations

- 13.4 a) All permitted uses shall be completely housed within an enclosed building, except for permitted outdoor displays, storage yards, rental and sales, parking and loading facilities and specialized outdoor work yards.
- b) Items for sale or rental may be displayed within the required front setback area, subject to the condition that any display area shall be separated from an abutting highway, lane or parcel by a setback of not less than 2 m (6.6 ft.) in width.
- c) Junk materials shall be:
- located at least 30 m (98 ft.) from the boundary of an R and P zone;
 - enclosed by a solid view obscuring fence or wall or chain link fencing with appropriate landscaping at least 2.5 m (8 ft.) high and no material shall be piled to a greater height than the surrounding fence.
- d) Industrial uses shall not emit or discharge to the surrounding area odours, toxic or noxious matters or vapours, liquid effluent, dust, fumes, smoke, heat, glare, noise, radiation nor vibrations which exceed applicable standards set out by Provincial Statutes.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

I-2 - HEAVY INDUSTRIAL

SECTION 14

Permitted Uses

- 14.1 The following uses and no others shall be permitted in the I-2 Zone:
- a) all the permitted uses as listed in Section 13.1 of Zone I-1, Light Industrial;
 - b) manufacturing industry including sawmills;
 - c) storage of logs, lumber, wood chips, sand, gravel, ore, concentrates, gas and petroleum products;
 - d) ready-mix concrete plants and asphalt plants;
 - e) extractive industry
 - f) workshops, storage building and yards for contractors;
 - g) public works yards, and utility installations;
 - h) public service or utility buildings and structures;
 - i) airports, rail yards and terminal facilities;
 - j) agricultural and horticultural uses;
 - k) pet boarding and breeding kennels;
 - l) wrecking and storage of automobiles;
 - m) warehousing
 - n) offices in conjunction with and necessary for one of the above uses;
 - o) accessory buildings or structures;
 - p) accessory dwelling unit

Regulations

- 14.2 On a parcel located in an area zoned as I2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Minimum parcel size	4000 sq. m (43,057 sq. ft. or 1 acre)
.2 Maximum building height	12 m (39 ft.)
.3 Minimum setback from: <ul style="list-style-type: none">- front parcel line- rear parcel line- interior side parcel line- exterior side parcel line	<ul style="list-style-type: none">8 m (26 ft.)1.5 m (5 ft.)3 m (10 ft.)3 m (10 ft.)
.4 Maximum parcel coverage	60%

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

Conditions of Use

- 14.3 a) Manufactured homes permitted under this section shall be subject to the following conditions:
- i. The manufactured home shall comply with the provisions of the current edition of the *BC Building Code* or to *Canadian Standard Association Z240* standards;
 - ii. The manufactured home shall be placed on a foundation complying with the provisions of the current editions of the *BC Building Code*;
 - iii. The manufactured home shall be protected by skirting.
- b) Each parcel shall have a minimum frontage of 30 metres.
- d) Signs, signboards and advertising devices are subject to the *Motor Vehicle Act and the Village of Clinton Sign Bylaw*.
- e) For all uses permitted in this zone, the perimeter of the site shall be fenced sufficient to restrict the movement of people and livestock into the operational area, and such fence shall at all times be maintained in sound and good condition.
- f) The operations area and development shall be screened by a visually effective barrier from the traffic lanes of any highway.
- g) Uses permitted within this zone shall comply with all applicable regulations, requirements, restrictions, and standards as set forth by the *Waste Management Branch and the Ministry of Energy and Mines of BC*.

Other Regulations

- 14.3 a) All permitted uses shall be completely housed within an enclosed building, except for permitted outdoor displays, storage yards, rental and sales, parking and loading facilities and specialized outdoor work yards.
- b) Items for sale or rental may be displayed within the required front setback area, subject to the condition that any display area shall be separated from an abutting highway, lane or parcel by a setback of not less than 2 m (6.6 ft.) in width.
- c) Junk materials shall be:
- i. located at least 30 m (98 ft.) from the boundary of an R and P zone;
 - ii. enclosed by a solid view obscuring fence or wall or chain link fencing with appropriate landscaping at least 2.5 m (8 ft.) high and no material shall be piled to a greater height than the surrounding fence.
- d) Industrial uses shall not emit or discharge to the surrounding area odours, toxic or noxious matters or vapours, liquid effluent, dust, fumes, smoke, heat, glare, noise, radiation nor vibrations which exceed applicable standards set out by Provincial Statutes.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

P1 - PUBLIC USE

SECTION 15

Permitted Use

15.1 The following uses and no others shall be permitted in the P1 Zone:

- a) agriculture
- b) animal pound
- c) cemetery
- d) church, club or lodge
- e) communication stations and towers
- f) emergency services
- g) golf course
- h) government buildings
- i) public cultural and recreational facilities
- j) public library
- k) public school
- l) public works yards
- m) accessory dwelling unit for caretaker or watchperson
- n) accessory use

Regulations

15.2 On a parcel located in an area zoned as P1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Minimum parcel size	1000 sq. m (10,764 sq. ft.)
.2 Minimum parcel width	15 m (49 ft.)
.3 Maximum building height	12 m (39 ft.)
.4 Minimum setback from <ul style="list-style-type: none">- front parcel line- rear parcel line- interior parcel line- exterior parcel line	<ul style="list-style-type: none">4.5 m (15 ft.)1.5 m (5 ft.)1.5 m (5 ft.)1.5 m (5 ft.)

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

P2 - PARKS AND RECREATION

SECTION 16

Permitted Uses

- 16.1 The following uses and no others shall be permitted in the P2 Zone:
- a) agriculture
 - b) parks
 - c) accessory use

Regulations

- 16.2 On a parcel located in an area zoned as P2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum building height	12 m (39 ft.)
.2 Maximum parcel coverage	30%
.3 Minimum setback of building or structure from: <ul style="list-style-type: none">- front parcel line- rear parcel line- interior side parcel line- exterior side parcel line	<ul style="list-style-type: none">7.5 m (25 ft.)7.5 m (25 ft.)9.0 m (30 ft.)9.0 m (30 ft.)

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

OFF-STREET PARKING AND LOADING

SECTION 17

Application of Regulations

- 17.1 Space for the off-street parking and loading of motor vehicles in respect of a use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of this section.

Exemption of Existing Buildings from Parking and Loading Requirements

- 17.2 The regulations contained in this section shall not apply to buildings, structures and uses existing on the effective date of this Bylaw except that:
- a) off-street parking and loading shall be provided and maintained in accordance with this section for any addition to any existing building and structure or any change or addition to such existing use;
 - b) off-street parking and loading prior to the adoption of this Bylaw shall not be reduced below the applicable off-street parking requirements of this section.

Number of parking spaces

- 17.3
- a) The number of off-street parking spaces for motor vehicles required for any use is calculated according to Table 17.3 of this Bylaw in which Column I classifies the types of use and Column II sets out the number of required off-street parking spaces that are to be provided for each use in Column I.
 - b) In respect of a use permitted under this Bylaw, which is not specifically referred to in Column I of Table 17.3, the number of off-street parking and loading spaces is calculated on the basis of requirements for a similar use that is listed in Table 17.3.
 - c) Where the calculation of the required off-street parking and loading spaces results in a fraction, one parking or loading space shall be provided in respect of the fraction.
 - d) Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation each 0.5m (2 ft.) of length of such seating shall be deemed to be one seat.
 - e) Where more than one use is located on a parcel, the total number of parking or loading spaces to be required shall be the sum total of the requirements for each use.

Table 17.3

COLUMN I	COLUMN II
Residential Dwellings	
- single family, duplex	2 per unit
- townhouse / strata unit	1.5 per unit plus 0.5 per unit for visitor parking
Multi-Family Residential	1.5 per unit plus 0.5 per unit for visitor parking
Secondary Suite	1 per unit
Animal Hospital	4 per veterinarian

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

COLUMN I	COLUMN II
Auto Sales and Repairs	1 per 75 sq. m (807 sq. ft.) of sales area and 1 per service bay
Bakery / Bake Shop	1 per 15 sq. m (161 sq. ft.) gross floor area or 4, whichever is greater
Building Material Supply And Hardware	1 per 20 sq. m (215 sq. ft.) retail floor area and 1 per 200 sq. m (2153 sq. ft.) of storage area
Campground	1 per space
Car Wash	4 per bay (storage)
Church	1 per 4 seats
Clinic	1 per 30 sq. m (323 sq. ft.) of gross floor area
Club or Lodge	1 per 40 sq. m (430 sq. ft.) of gross floor area
Commercial Facilities Not Listed	1 per 20 sq. m (215 sq. ft.) of gross floor area
Commercial Recreation or Amusement	1 per 10 person attendance capacity
Convenience Store	1 per 25 sq. m (269 sq. ft.) of retail floor area or 4, whichever is greater
Dry Cleaning	1 per 20 sq. m (215 sq. ft.) of gross floor area
Financial Institution	1 per 20 sq. m (215 sq. ft.) of gross floor area
Funeral Parlour	1 per 4 seats in Chapel
Gallery or Studio	1 per 40 sq. m (431 sq. ft.) of gross floor area
Hotel	1 per 2 guest rooms or units plus 1 per 3 seats in each bar and restaurant
Industrial Facilities Not Listed	1 per 100 sq. m (1076 sq. ft.) of gross floor area
Institutional Facilities Not Listed	1 per 20 sq. m (215 sq. ft.) of gross floor area
Laundromat	1 per 3 washing machines
Licensed Lounge, Bar, Nightclub, Pub	1 per 3 seats
Machinery Sales	1 per 100 sq. m (1076 sq. ft.) of gross floor area plus 1 per 20 sq. m (215 sq. ft.) of retail area
Manufacturing, Fabricating, Processing	1 per 2 employees on the largest shift or 1 per 100 sq. m (1076 sq. ft.) of gross floor area whichever is greater
Motel	1 per guest room or unit plus 1 per 3 seats in restaurant
Nursery or Greenhouse	1 per 20 sq. m (215 sq. ft.) of retail area
Office	1 per 30 sq. m (323 sq. ft.) of gross floor area and not less than 1 space for each office or suite of offices occupied by a single tenant
Personal Service Establishment	1 per 15 sq. m (161 sq. ft.) of gross floor area
Police Station and Fire Hall	1 per 25 sq. m (269 sq. ft.) of gross floor area excluding bays for police, fire or emergency vehicles

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

COLUMN I	COLUMN II
Post Office	1 per 20 sq. m (215 sq. ft.) of gross floor area
Public Assembly Facilities, Including Halls, Clubs, Auditoriums, Libraries	1 per 3 seats or 1 per 9 sq. m (97 sq. ft.), whichever is greater
Public Transportation Depot or Terminal	1 per 20 sq. m (215 sq. ft.) of waiting room plus 2 spaces
Recreation Facility Including Roller Rinks, Skating Rinks and Swimming Pools	1 per 10 sq. m (108 sq. ft.) skating area plus 1 per 4 sq. m (43 sq. ft.) of pool surface plus 1 per 4 player capacity, other sports
Restaurant	1 per 3 seating spaces
Retail Store	1 per 15 sq. m (161 sq. ft.) of gross floor area
Sale, Rental, Service and Repair of Motor and/or Recreation Vehicles, Manufactured Homes, Boats, Machinery, Farm Implements and Equipment	1 per 70 sq. m (753 sq. ft.) of retail floor area plus per service bay plus 1 per 2 employees
School	
- college and trade school	10 per classroom
- high school	1 per staff member plus 1 per 10 students
- elementary school	1 per classroom
Service Station, Tire Repair	2 per service bay plus 2 spaces
Storage, Warehousing, Garage, Express and Freight Facilities	1 per 2 employees, or 1 for 200 sq. m (2153 sq. ft.) of gross floor area, whichever is greater
Trade Contractor	1 per 50 sq. m (538 sq. ft.) of gross floor area contained in building plus 1 per 2 employees (excluding personnel normally in the field)
Wholesale Establishments	1 per 100 sq. m (1076 sq. ft.) of gross floor area
Wholesale/Retail Establishments	1 per 30 sq. m (323 sq. ft.) of gross floor area

Location

- 17.4 a) Except for uses in the C1 and C2 zones, off-street parking shall be located on the same parcel as the use they serve.
- b) In the C1 and C 2 zones, off-street parking may be located on another parcel within 150 m (492 ft.) of the building or use the spaces serve under the condition that legal assurances, that are to the satisfaction of the Village of Clinton, are established to ensure that the parcel is used only for parking that serves that building or use.
- c) Off street loading spaces shall be located on the same parcel as the use they serve.

Standard

- 17.5 a) Each off-street parking space required by this Bylaw shall not be less than 3.0m (10 ft.) in width, 7.5m (25 ft.) in length and 4m (13 ft.) in height.

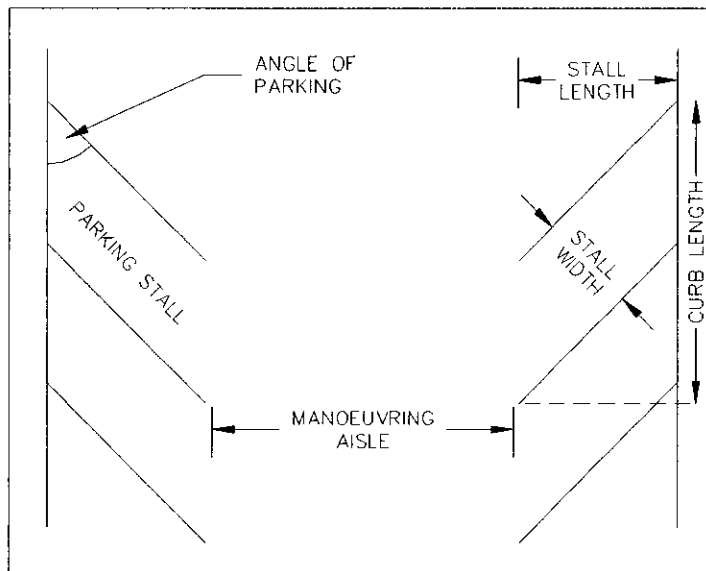
SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

- b) Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles, having widths not less than (see sample illustration, Diagram 17.5(b):
- 7.3m (24 ft.) where parking spaces are located at 90 degrees to the manoeuvring aisle providing access to the space;
 - 5.5m (18 ft.) where parking spaces are located at 60 degrees to the manoeuvring aisle providing access to space;
 - 3.9m (13 ft.) where parking spaces are located 45 degrees to the manoeuvring aisle providing access to space.

DIAGRAM 17.5 (b)
SAMPLE OF ANGLE TO MANOEUVRING AISLE WIDTH



- Of the required number of parking spaces provided on a given site, a maximum of twenty percent (20%) may be designed to accommodate small car parking.
- All parking shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and to ensure that required sidewalks, fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- All parking areas shall be surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water.
- Lighting in parking facilities (covered or open) having fifteen (15) or more spaces will conform to the standards in Table 17.5 (f). Lighting design of parking facilities of fifteen (15) or more spaces must be certified by an engineer to meet the standards set out in 17.5 (f). Lighting standards of access road should match the adjacent highway lighting.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

Table 17.5 (f)

Lux (Minimum on Pavement)	Footcandles (Minimum on Pavement)	Uniformity Ratio (Average Minimum)
6	0.6	4:1

- g) All required off-street parking shall be used for the purpose of accommodating vehicles of clients, customers, employees, members, residents or tenants who use the principal facility and such parking shall not be used for off-street loading, driveways, access or egress, commercial repair work, display sales or storage yards.
- h) Non-residential off-street parking spaces may be provided collectively for two or more buildings or uses provided that the total number of parking spaces is not less than the sum requirements of the individual uses and that such parking facilities shall be located not more than 150m (492 ft.) from any building or use to be served.
- i) Parking spaces in R or P zones shall be solely for parking of private non-commercial vehicles.

Landscaping, Fencing and Curbing

- 17.6 a) Where a parking lot in excess of 3 spaces is located on a parcel which abuts or faces an R or P zone, a landscape screen of not less than 1.5 m (5 ft.) shall be provided and maintained along the edge of the parking lot facing or abutting an R or P zone.
- b) Where a parking lot abuts a highway, or a sidewalk adjacent to a highway, curbs shall be placed at the end of each parking stall at a distance of not less than .75m (2.5 feet) from the sidewalk or highway so as to prevent vehicles from encroaching into pedestrian areas.

Parking for Physically Challenged Persons

- 17.7 Where more than 15 parking stalls are required, every off-street parking facility shall provide 1% of the required stalls, with a minimum of 1 stall, for the use of physically challenged persons. Each stall shall:
 - a) be at least 4 m (13 ft.) in width and at least 6.0 m (20 ft.) in length;
 - b) be located as close as possible to a main handicapped-accessible building entrance;
 - c) be clearly identified for the exclusive use of physically challenged persons.

Other Regulations

- 17.8 Where a dwelling unit or units are located in a non-residential district in conjunction with non-residential use, one on-site parking space must be provided for each unit, located in such a way as not to impair the use of secondary access to the premises.

Off-Street Loading

- 17.9 a) No use may be undertaken in any zone unless the off-street loading requirements in this Bylaw have been met for that use.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

- b) The number of off-street loading spaces required for any use is calculated according to Table 17.9 of this Bylaw in which Column I classifies the type of use and Column II sets out the off-street loading requirements for each use in Column I:

Table 17.9

COLUMN I	COLUMN II
Retail, Commercial, Industrial	
- less than 1,000 sq. m (10,764 sq. ft.)	1
- 1000 sq. m to 2500 sq. m (26,910 sq. ft.)	2
- greater than 2500 sq. m	3
Public Use, Schools, Institutional Facilities, Government Buildings	
- less than 3000 sq. m (32,293 sq. ft.)	1
- 3000 sq. m or greater	2

- c) In cases of mixed use, the requirements for off-street loading shall be the sum of requirements for the various uses computed separately. Required loading spaces for one use shall not be considered as required loading spaces for any other use.
- d) Off-street parking spaces shall not be credited as off-street loading spaces.
- e) Each off-street loading space shall not be less than 3m (10 ft.) in length, 7.5m (25 ft.) in width and provide no less than 4m (13 ft.) of vertical clearance.
- f) Off-street loading facilities shall be located on the same parcel as the use served, but not within the required front or side yard nor closer than 7.5m (25 ft.) to the nearest intersection of any two highway allowances.
- g) In no case shall the length of a loading space be such that a vehicle in the process of loading or unloading shall project into any highway.
- h) Each off-street loading space shall have vehicular access to a highway.
- i) Off-street loading space shall have a surface which is asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free.
- j) Any lighting used to illuminate an off-street loading area shall be so arranged as to reflect the light away from any adjoining premises.
- k) Off-street loading space shall be sited at an elevation convenient to a floor level in the building.
- l) Off-street loading existing on the effective date of this Bylaw shall not be reduced below the applicable requirement for off-street loading of this Bylaw.

