

A. C1 DOWNTOWN COMMERCIAL ZONE

1. Intent

This Zone is intended to accommodate and regulate the development of retail and service commercial, office, recreation, entertainment and residential uses and facilities serving the core commercial area, which is subject to guidelines for the form and character of commercial development under the City's Downtown Master Plan. The Plan also contains objectives and guidelines for the core area public realm, including parks and other open space, streets, parking areas and gateways.

2. Permitted Uses

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Retail Store.*
- (b) *General Service.*
- (c) *Personal Service.*
- (d) *Office.*
- (e) *Eating Establishment.*
- (f) *Entertainment Facilities.*
- (g) *Cultural Facilities.*
- (h) *Indoor Recreation Facilities.*
- (i) *Tourist Accommodation.*
- (j) *Assembly Hall.*
- (k) *Community Service.*
- (l) *Artist Studio.*
- (m) *Child Care Centre.*
- (n) *Multiple-Unit Residential.*
- (o) *Parking Facilities.*
- (p) *Accessory uses limited to the following:*
 - i) *Caretaker's dwelling unit; and*
 - ii) *Repair shop.*
- (q) *Senior Citizens Care Facility.*
- (r) *Congregate Housing.*
- (s) *Seniors-Oriented Multiple Unit Residential.*

6. Siting of Buildings and Structures

Building Type	Minimum Lot Line Setback			
	Front	Rear	Interior	Exterior
<i>Principal Building</i>	1.8 m ⁽ⁱ⁾ [5.90 ft]	0.0 m ⁽ⁱ⁾⁽ⁱⁱ⁾ [0.0 ft]	0.0 m ⁽ⁱ⁾⁽ⁱⁱ⁾ [0.0 ft]	1.8 m ⁽ⁱ⁾ [5.90 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

- (i) Where *storeys* are used for residential purposes, all *lot line setbacks* shall be a minimum of 6.0 m [19.69 ft] with respect to such *storeys*.
- (ii) Where the site abuts a residential Zone, the minimum setback for commercial development abutting such residential Zone shall be 3.0 m [9.84 ft].

7. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw.

8. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

9. Special Regulations

- (a) *Amenity space* shall be provided on the *lot* as follows:
 - i) Indoor *amenity space* in the amount of 2.3 m² [24.76 ft²] per *dwelling unit* for all buildings containing more than twenty (20) units.
- (b) *Auction Use* is restricted to an enclosed building that has a sprinkling/fire suppression system that complies with the BC Building Code and National Fire Protection Association (NFPA) standards.

10. Other Regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.

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- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.