

COMMERCIAL CENTRAL: CC

SECTION 1 PURPOSE

The purpose of this land use district is to:

- (1) ensure that new commercial development supports and enhances the existing built up areas of Fort Macleod's downtown and Provincial Historic Area, and
- (2) to provide flexibility of use and design to new or redeveloped areas of the Town that may be suited to more concentrated forms of commercial development.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Arts and crafts studio Bakery Business support services Cafe Convenience store Dry cleaner Dwelling units above non-residential use Financial institution Government services Laundromat Medical/health facilities Outdoor display Office Personal service establishment Pet grooming services Restaurant Retail store Sign: Canopy Fascia Temporary Window	Accessory building Accessory structure Accessory use Alternative energy, Solar Community resource facility Childcare facility, Daycares Dwelling units in the rear of non-residential uses Entertainment establishment Farmer's market Mixed-use Moved-in building Private recreation Public recreation Public utilities Religious assembly Repair and service shop Shipping container (temporary) Short-term rental Sign: Freestanding Projecting #Structural alteration and/or maintenance to an approved use/building in the Provincial Historic Area Workshop	Bar/lounge Breweries, distilleries and wineries Cannabis retail store Commercial school Hotel Liquor store Lodges and clubs Parking facility Parks and playgrounds Service station Sign: Mural Tattoo shop Theatre
Notes	#See the definition for maintenance in Schedule 8.	

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All	139.4 m ² (1500 ft ²)	To the discretion of the Development Authority.	4.6 m (15 ft)
Downtown overlay	As prescribed in the Downtown Overlay (Schedule 6).		
Provincial historic area overlay	As required in the Provincial Historic Area overlay (Schedule 6).		
Notes	Minimum lot sizes do not preclude individual commercial units to be separated by condominium subdivision.		

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Administration Section 3.6; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

4.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	0 m (0 ft)
Rear	0 m (0 ft) except where parking, loading, storage, building access and maintenance, and waste disposal provisions are required
Side	
Notes	Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.
	Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.

Accessory Building(s)/Structure(s)		
Front	N/A (prohibited in front yards)	
Rear	1.0 m (3.3 ft)	
Side	1.0 m (3.3 ft)	
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)
Notes	Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.	

Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.

Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory structure.

SECTION 5 MAXIMUM LOT COVERAGE

- (1) Total allowable coverage: 85% inclusive of all buildings and structures
- (2) Principal building: 60 – 85% depending on accessory structures
Note: attached garages are considered part of the principal building for the purposes of lot coverage calculations.
- (3) Accessory building(s): 0 – 15% depending on principal building
- (4) Notwithstanding sub-sections (1) to (3), existing development in the Downtown Overlay or the Provincial Historic Area overlay that exceeds 85% lot coverage shall instead meet lot coverage requirements as determined by the Development Authority.

SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s): 4.9 m (16 ft)
- (3) Building height maximums within the Downtown Overlay and Provincial Historic Area Overlay shall be to the discretion of the Development Authority.

SECTION 7 DWELLING UNITS

- (1) Dwelling units developed above non-residential uses or in the rear of non-residential uses shall meet all requirements of Schedule 5 (Use Specific Standards of Development) Section 21 (Mixed-Use Development), in addition to all other applicable requirements of this bylaw.

SECTION 8 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the CC land use district include but are not limited to:
 - (a) General Standards of Development: **Schedule 3**
 - Section 1: Accessory Buildings and Structures
 - Section 2: Access Requirements
 - Section 4: Corner Lots
 - Section 5: Decks and Patios
 - Section 6: Easements
 - Section 7: Fences, Privacy Walls and Gates
 - Section 8: Grading, Excavation, Stripping and Stockpiling
 - Section 9: Infill Development
 - Section 10: Nuisance, Pollution and Hazard Control

Section 11: Outdoor Storage and Display
Section 12: Parking and Loading
Section 14: Projections into Setbacks
Section 15: Site Drainage and Stormwater Management

(b) Design Standards of Development: **Schedule 4**

Section 1: General Design Standards
Section 2: Interface Areas
Section 3: Landscaping
Section 4: Outdoor Lighting
Section 5: Screening
Section 6: Vehicle-oriented Development

(c) Use-specific Standards of Development: **Schedule 5**

Section 1: Alternative Energy Sources
Section 3: Childcare Facility
Section 6: Moved-in Buildings and Moved-in Dwellings
Section 14: Breweries, Distilleries and Wineries
Section 15: Cannabis Regulation
Section 16: Shipping Containers
Section 20: Condominium Conversion Application
Section 21: Mixed-use Development
Section 23: Short-Term Rental

(d) Overlays: **Schedule 6**

Section 1: Downtown Overlay
Section 2: Provincial Historic Area Overlay

(e) Signage: **Schedule 7**