

22.2 Funeral Home Commercial (ZC2) – Aberdeen Village (City Centre)

22.2.1 Purpose

The **zone** provides for **funeral service** and other compatible **uses**.

22.2.2 Permitted Uses

- **child care**
- **education, commercial**
- **entertainment, spectator**
- **hotel**
- **manufacturing, custom indoor**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, funeral**
- **studio**
- **transportation depot**
- **veterinary service**

22.2.3 Secondary Uses

- **n/a**

22.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.50, except for:
 - a) **hotel** where the maximum **floor area ratio** is 1.5; and
 - b) **non-accessory parking** where there is no maximum **floor area ratio**.

22.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

22.2.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. The minimum **setback** from the boundary line of a **zone** which permits residential **use** is:
 - a) 3.0 m for a one **storey building**;
 - b) 7.5 m for a two **storey building**; and
 - c) 25.0 m for a three **storey** or more **building**.

22.2.7 Permitted Heights

1. The maximum **height** for **hotel** is 45.0 m.
2. The maximum **height** for all other **buildings** is 12.0 m.

3. The maximum **height** for **accessory structures** is 12.0 m.

22.2.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.2.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

22.2.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **hotel**).

2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.