

Relevant Excerpts from Electoral Area F Official Community Plan Bylaw No. 830 and Scotch Creek/Lee Creek Zoning Bylaw No.825

(See [Electoral Area F Official Community Plan Bylaw No. 830](#) and [Scotch Creek/Lee Creek Zoning Bylaw No.825](#) for all policies and zoning regulations)

Electoral Area F Official Community Plan Bylaw No. 830

Section 6 A Well-Housed Community

Objective 1 To provide a range of housing types and tenures to meet the needs of all residents of the community.

Section 10 A Well-serviced Community

10.2 Water Supply and Distribution

Objective 1 To provide an appropriate level of infrastructure services in development areas, balancing demands with affordability.

Policy 3 Any new development within the Scotch Creek Primary Settlement Area or within the Secondary Settlement Areas, must connect to a community water system. For the purposes of this Plan, a community water system means a waterworks system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. Facilities may include water treatment plants and ancillary works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water.

10.3 Liquid Waste Management

Policy 2 Any new development within the Scotch Creek Primary Settlement Area, or within the Secondary Settlement Areas, must connect to a community sewage system. For the purposes of this Plan, a community sewage system means a sewage collection, treatment and disposal system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids.

Section 11 Managing Growth: North Shuswap

11.1 General Land Use The policies of this Plan aim to protect the rural character of the North Shuswap, yet allow modest growth in areas that are, or will be, serviced by community water and sewer systems.

Policy 3 Scotch Creek is the Primary Settlement Area. The Regional District will encourage residential, commercial, and light industrial growth in Scotch Creek that is consistent with the policies of this plan. All new development must be connected to community water and sewer systems.

11.5 Residential

Policy 5

In the Primary & Secondary Settlement Areas, as well as in the Waterfront Residential, Recreational Residential and Rural Residential designations, new development proposals will:

1. site units close together to create a compact development surrounded by open space.
2. provide required development approval information.
3. minimize impact of development footprints (e.g. roads, dwellings).
4. retain undeveloped portions of lands in a natural state.
5. advance the goals and policies of the Electoral Area F Parks Plan.
6. minimize clear-cutting of native vegetation; and
7. along any watercourses, meet all RAR requirements and follow healthy freshwater shoreline policies as set out in livingbywater.ca.

Section 12 Managing Growth: Scotch Creek (Primary Settlement Area)

12.3 Scotch Creek Settlement Structure

The Plan recommends aiming for compact, interconnected land development, and infilling existing areas where possible, so that the environmental character and resources, as well as the remaining agricultural land uses, will be better protected. In this way, a more vibrant and walkable community, and one that is more economical to service and maintain, can be created. Some potential areas for new residential development are also identified.

Increasing the range of housing types and the population diversity (to include year round residents as well as tourists, and to include all age groups) will help to make Scotch Creek a viable and sustainable year-round community. Guidelines for growth are essential so that the character and quality of life of Scotch Creek are maintained and enhanced.

12.4 Village Centre (VC)

Objective 1 The intent of this land use designation is to support and strengthen the existing Scotch Creek commercial area as the village core, and to expand the range of dwelling types to include mixed use commercial/residential and multi-unit residential development.

Policy 1 Permitted land uses within the Village Centre include: retail including food services, business and personal services, community and health-related services, institutional uses, recreation, arts and cultural activities, and residential, including multi-unit residential.

Policy 2 A maximum building height of three storeys is permitted.

Policy 3 New development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards rather than auto-oriented strip malls are strongly encouraged.

Policy 4 Live-work units are permitted and encouraged.

Policy 5 Additional population around the Village Centre core will support businesses and services and help to create a more vibrant community. Resilient “mainstreet” building types are encouraged that allow development of a mix of uses (retail, office, residential) that can be adjusted in response to market demands.

Policy 6 A high quality, pedestrian-friendly and attractive landscape/streetscape is intended within the Village Centre. There are several issues regarding pedestrian comfort and safety, particularly along Squilax-Anglemont Road, that the Development Permit Area (DPA) guidelines attempt to address: a) no dedicated pedestrian walking surface; b) no buffer between parking/traffic and pedestrians; c) overall lack of streetscaping - no shade or shelter provided, and little visual interest; and d) few seating areas or public spaces.

Policy 7 Development of a civic public space within the village core is strongly recommended. Until such time as a dedicated community centre is possible, opportunities to add landscape, benches and other amenities to a centrally located parking lot so that it may also serve other uses, for example as public gathering space, farmer’s market, or space for special events, are encouraged.

Policy 8 Much of the existing development along Squilax-Anglemont Road is in the form of large commercial buildings oriented towards a front or side parking lot, or strip development with parking in front. New development within the Village Centre should contribute to the development of a series of compact and pedestrian-friendly nodes, rather than independent auto-oriented shopping strips.

Policy 9 Infilling existing gaps along the Squilax-Anglemont Road and the side streets with mainstreet mixed use building types is encouraged to improve the quality of the streetscape along the corridor, to increase the density and vitality of the core, and to make better use of

vacant and under-used sites. This will create a stronger definition of the pedestrian environment. Building facades should have active frontages, where entries and active uses (food service patios, display areas, or public realm enhancements) orient towards the street. This will also help to create a village core in which it is possible to more easily walk between stores and services, providing maximum pedestrian activity along the public street.

Policy 10 All parcels designated as Village Centre are also designated as Development Permit Areas. The DPA guidelines provide additional direction for development regarding form and character, and they should be considered together with the general land use guidelines.

Policy 11 Development adjacent to ALR boundaries requires fencing, vegetative buffering and building setbacks as recommended by the Ministry of Agriculture's "Guide to Edge Planning

12.10 Medium Density (MD)

Objective 1 The designation of Medium Density Residential areas provides for the construction of higher density housing of various types in areas that are in within easy walking distance of the Village Centre.

Policy 1 Detached and semi-detached housing in the form of townhomes or duplexes are permitted within this land use.

Policy 2 The density of Medium Density Residential is proposed as 6-8 units per acre, or 15-20 units per hectare.

13.5 Village Centre (VC) Development Permit Area

(Scotch Creek)

13.5.1 Area

This DPA applies to the areas shown on Schedule F.

13.5.2 Guidelines

- (a) New development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards rather than auto-oriented strip malls are strongly encouraged.
- (b) The primary pedestrian entrance to all units and all buildings should be from the street, or, if from the parking area, a pedestrian sidewalk should be provided. Entries should be visible and prominent.
- (c) Buildings on corners should have entries, windows and an active street presence on the two public facades to avoid the creation of blank walls in prominent locations.
- (d) Natural building materials, such as wood, rock or stone, are encouraged. Faux materials, including faux siding, are discouraged.
- (e) Weather protection in the form of awnings or canopies should be provided overall grade level entries to residential and retail units.
- (f) Design of signage and lighting should be integrated with the building facade and with any canopies or awnings.
- (g) Driveways that intrude into the pedestrian realm are discouraged. Shared parking and access are encouraged.
- (h) Front parking is only supported in cases where landscaping provides a buffer between the parking and the street. Site plans should be submitted for review by the Regional District.
- (i) Provision for services and deliveries should be at the rear yards with appropriate screening to adjacent properties and public space. Where service entries are required at the fronts of buildings, care should be taken not to compromise the pedestrian environment.
- (j) Residential dwelling units in mixed use buildings may be located either above or behind a commercial unit, and may be accessed from the front, rear or side(s) of the building. This form of residential development is intended to contribute to variety in housing size and affordability in Scotch Creek.
- (k) Development of a civic public space within the village core is strongly recommended. Until such time as a dedicated community centre is possible, opportunities to add landscape, benches and other amenities to a centrally located parking lot so that it may also serve other uses, for example as public gathering space, farmer's market, or space for special events, are encouraged.

13.8 Industrial (ID) Development Permit Area

(Scotch Creek)

13.8.1 Area

This DPA applies to the areas shown on Schedule F.

13.8.2 Guidelines

- (a) Light industrial development should be integrated as much as possible into the built fabric of the community, rather than forming isolated auto-oriented enclaves. Block pattern, street design and building placement should be appropriate to a mixed-use area, although industrial use may be the primary land use.
- (b) Buildings should face onto the street, and include entries and windows, providing active edges and visual permeability. Where buildings face a parking lot, pedestrian sidewalks should be provided. Buildings should be set back a minimum distance from the street, to avoid the creation of wide barriers.
- (c) Where possible, buildings should share common parking lots. Parking should be provided at the rear of buildings, at the interior of blocks, or include a landscape buffer between the parking area and the public street.
- (d) Signage should be integrated into the overall site and building, and be legible without being intrusive into the visual landscape.
- (e) Green roofs and other sustainable practices are encouraged."

Scotch Creek/Lee Creek Zoning Bylaw No. 825

Part 1: Definitions

ACCESSORY UPPER FLOOR DWELLING UNIT is the use of land buildings and structures for a dwelling unit that is accessory to the principal, non-residential use of a parcel, is located above the ground floor, and contains a separate entrance.

AMUSEMENT ESTABLISHMENT is the use of land, buildings and structures for entertainment or amusement activities which take place either indoors or outdoors. Typical uses include but are not limited to go-cart tracks, miniature golf, video, or computer games. This use does not include gaming facilities, drive-in movie theatres, carnivals, circuses, or golf courses;

COMMERCIAL is an occupation, service, employment or enterprise that is carried on for gain or monetary profit by any individual, business or organization;

COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more parcels situated within the community intended to be serviced. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals;

COMMUNITY WATER SYSTEM means a waterworks system serving 50 or more parcels. Facilities may include water treatment plants and ancillary works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water;

CONVENIENCE STORE is the use of land, buildings and structures for the retailing and display of merchandise inside a building, occupying a maximum floor area of 100 m² (1076.43 sq. ft.) but does not include a restaurant, motor vehicle repair facility of any kind or a service station;

DAY CARE is the use of land, buildings and structures for a facility providing care in accordance with the provisions of the Community Care Facility Act;

DWELLING UNIT is a use of one (1) or more rooms in a building with self-contained eating, living, sleeping and sanitary facilities and not more than one kitchen, used or intended to be used as a residence for no more than one (1) household. This use does not include a tourist cabin, a tourist suite, or a sleeping unit in a hotel or motel;

LIBRARY is the service and premise for the collection and dissemination of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films;

MINI STORAGE is the use of land, buildings and structures to provide separate, individual self-storage units inside a building, each with a separate entrance designed to be rented or leased to the general public for private storage of personal goods, materials or equipment;

MOTEL is the use of land, buildings and structures to provide accommodation on a temporary basis to the traveling public within a building that is divided into separate sleeping units, each of which has a separate entrance from the outdoors, but does not include meeting rooms, the serving of food, retail sales or a manufactured home park;

OFFICE is the use of land, buildings and structures for the purpose of carrying out a business or professional activities but does not include retail sales, industrial uses, public assembly, or personal service use;

OUTDOOR SALES is the use of land, buildings and structures for outdoor retail sale of lumber; building products; landscaping materials; home, yard, garden and agricultural supplies; but does not include the sale, rental, or storage of automobiles, motorcycles, recreational vehicles, construction vehicles, farm machinery, boats, personal water craft, park models, or manufactured homes;

OWNER/OPERATOR DWELLING is a dwelling unit, which may be a single detached dwelling, for the occupancy of the owner, operator, caretaker or security personnel of a non-residential use;

PLANT NURSERY AND SERVICES is the use of land, buildings and structures for the growing and sale of plants and may also include the sale of gardening tools, and gardening materials such as soil, bark mulch, garden fertilizer and chemicals, and the storage of vehicles and equipment necessary to, and used in, the provision of landscaping and gardening services;

PUB is the use of land, buildings and structures for an establishment licensed pursuant to the Liquor Control Act, and which serves alcoholic beverages as well as food;

PUBLIC ASSEMBLY FACILITY is the use of land, buildings and structures where people gather periodically for public, cultural, religious, philanthropic or entertainment purposes;

RENTAL SHOP is the use of land, buildings and structures for the rental and sale of tools, equipment, party supplies, bicycles, scooters, mo-peds, and other merchandise but not including automobiles, motorcycles, park models, recreational vehicles, construction vehicles, farm machinery, boats, personal water craft or manufactured homes;

RESTAURANT is the use of land, buildings and structures as an establishment for the preparation and serving of prepared, ready to eat food, to be consumed on or off the premises. Restaurant includes a drive-in restaurant and take-out restaurant;

RETAIL STORE is the use of land, buildings and structures for the retailing and display of merchandise inside a building, but does not include a restaurant, or motor vehicle repair facility of any kind, or service station;

ROW HOUSE DWELLING is the use of land and a building that contains three or more dwelling units, each adjoining dwelling unit being separated from the others by a vertical wall and each dwelling unit being located at ground level;

SERVICE STATION is the use of land, buildings, and structures for the retailing of motor fuels; and repairs, servicing and washing of vehicles but does not include auto body repairs or painting, or vehicle wrecking;

Principal Uses

5.6 (1) The *uses* stated in this subsection and no others are permitted in the Country Residential zone as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *Single detached dwelling*
- (b) *Standalone residential campsite*

Secondary Uses

(2) The *uses* stated in this subsection and no others are permitted in the Country Residential zone as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *Accessory use*
- (b) *Bed and breakfast*
- (c) *Secondary dwelling unit*
- (d) *Home business*
- (e) *Residential campsite*

Regulations

(3) On a *parcel* zoned Country Residential, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	2.0 ha (4.94 ac.)
(b) Minimum <i>parcel width</i> created by subdivision	20 m (65.62 ft.)
(c) Maximum <i>parcel coverage</i>	30%
(d) Maximum number of <i>single detached dwellings per parcel</i>	one
(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ Principal <i>buildings</i> and structures ▪ Accessory <i>buildings</i> containing a <i>dwelling unit</i> ▪ All other Accessory <i>building</i> and structures 	<ul style="list-style-type: none"> ▪ 11.5 m (37.73 ft) ▪ 10 m (32.81 ft) ▪ 8.5 m (27.89 ft)
(f) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>side parcel boundary</i> ▪ <i>interior side parcel boundary</i> for an <i>accessory building</i> (excluding <i>guest cottage</i> or <i>home business</i>) ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding <i>guest cottage</i> or <i>home business</i>) 	<ul style="list-style-type: none"> ▪ 4.5 m (14.76 ft.) ▪ 4.5 m (14.76 ft.) ▪ 3.0 m (9.84 ft.) ▪ 4.5 m (14.76 ft.) ▪ 3.0 m (9.84 ft.)

<p>(g) Maximum <i>floor area, gross</i> of an accessory building</p> <ul style="list-style-type: none"> ▪ On a parcel less than 0.4 ha <ul style="list-style-type: none"> ○ Accessory buildings containing a dwelling unit ○ All other Accessory buildings and structures ▪ On a parcel equal to or greater than 0.40 ha and less than 2.0 ha 	<ul style="list-style-type: none"> • 250 m² (2690.98 ft²) • 150 m² (1614.59 ft²) • 250 m² (2690.98 ft²)
<p>(h) Maximum number of <i>secondary dwelling units per parcel</i></p>	<p>Shall be in accordance with Section 3.19</p>

Principal Uses

5.12 (1) The *uses* stated in this subsection and no others are permitted in the Mixed Use zone as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *Day care*
- (b) *Fuel storage*
- (c) *Mini storage*
- (d) *Office*
- (e) *Outdoor sales*
- (f) *Personal services*
- (g) *Plant nursery and services*
- (h) *Recreation services*
- (i) *Single family dwelling*
- (j) *Standalone residential campsite*

Secondary Uses

(2) The *uses* stated in this subsection and no others are permitted in the Mixed Use zone as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *Accessory use*
- (b) *Bed and breakfast*
- (c) *Guest suite*
- (d) *Home business*
- (e) *Owner/operator dwelling*
- (f) *Residential campsite*

Regulations

- (2) On a *parcel* zoned Mixed Use, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) <i>Owner/operator dwelling</i>	Only permitted as a <i>secondary use</i> to <i>day care, office, outdoor sales, personal service, plant nursery and services, recreation services, or mini storage</i>
(b) Minimum <i>parcel</i> size created by subdivision <ul style="list-style-type: none"> ▪ where <i>parcel</i> is serviced by an existing <i>community sewer system</i> ▪ in all other cases 	0.4 ha (1.0 ac.) 1.0 ha (2.47 ac.)
(c) Minimum <i>parcel width</i> created by subdivision	20 m (65.62 ft.)
(d) Maximum <i>parcel coverage</i>	40%
(e) Maximum number of <i>dwelling units</i> per <i>parcel</i>	one

(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ Principal <i>buildings</i> and structures ▪ Accessory <i>buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m (37.73 ft.) ▪ 10 m (32.81 ft.)
(g) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ front <i>parcel boundary</i> ▪ interior <i>side parcel boundary</i> ▪ exterior <i>side parcel boundary</i> ▪ rear <i>parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 4.5 m (14.76 ft.) ▪ 3.0 m (9.84 ft.) ▪ 4.5 m (14.76 ft.) ▪ 4.5 m (14.76 ft.)
(h) Outdoor sales, plant nursery and services, and outdoor storage and display area	shall be sited in conformance with the minimum <i>setback</i> regulations

Principal Uses

5.13 (1) The *uses* stated in this subsection and no others are permitted in the *Commercial - 1* zone as principal *uses*, except as stated in Part 3: General Regulations:

- (a) *Amusement establishment*
- (b) *Campground*
- (c) *Convenience store*
- (d) *Day care*
- (e) *Marina*
- (f) *Mini storage*
- (g) *Motel*
- (h) *Office*
- (i) *Outdoor sales*
- (j) *Personal services*
- (k) *Plant nursery and services*
- (l) *Pub*
- (m) *Public assembly facility*
- (n) *Recycling drop-off facility*
- (o) *Rental shop*
- (p) *Restaurant*
- (q) *Retail store*
- (r) *Service station*
- (s) *Single family dwelling*
- (t) *Tourist cabin*
- (u) *Library*

Secondary Uses

(2) The use stated in this subsection and no others are permitted in the *Commercial - 1* zone as a secondary use, except as stated in Part 3: General Regulations:

- (a) *Accessory use*
- (b) *Owner/operator dwelling*

Regulations

- (3) On a parcel zoned *Commercial - 1*, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision <ul style="list-style-type: none"> ▪ where <i>parcel</i> is serviced by an existing <i>community sewer system</i> ▪ in all other cases 	0.4 ha (1.0 ac.) 1.0 ha (2.47 ac.)
(b) Minimum <i>parcel width</i> created by subdivision	20 m (65.62 ft.)
(c) Maximum <i>parcel coverage</i>	40%
(d) Maximum density of <i>tourist cabins</i> or <i>camping spaces</i> per <i>parcel</i> <ul style="list-style-type: none"> ▪ where a <i>parcel</i> is serviced by both a <i>community sewer system</i> and a <i>community water system</i> ▪ in all other cases 	40 per hectare (40 per 2.47 ac.) 6 per hectare (6 per 2.47 ac.)
(e) Maximum number of <i>motel sleeping units</i> per <i>parcel</i> <ul style="list-style-type: none"> ▪ where a <i>parcel</i> is serviced by both a <i>community sewer system</i> and a <i>community water system</i> ▪ in all other cases 	40 per hectare (40 per 2.47 ac.) 4 per hectare (4 per 2.47 ac.)
(f) Maximum number of <i>dwelling units</i> per <i>parcel</i>	one
(g) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ <i>Principal buildings</i> and structures ▪ <i>Accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m (37.73 ft.) ▪ 10 m (32.81 ft.)
(h) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> ▪ <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 4.5 m (14.76 ft.) ▪ 2.5 m (8.20 ft.) ▪ 4.5 m (14.76 ft.) ▪ 3.0 m (9.84 ft.)
(i) <i>Outdoor sales, plant nursery and services</i> , and outdoor storage and display area	shall be sited in conformance with the minimum <i>setback</i> regulations

Principal Uses

5.18 (1) The uses stated in this subsection and no others are permitted in the Light Industrial zone as principal uses, except as stated in Part 3: General Regulations:

- (a) *fuel storage*;
- (b) general trade contracting office and works yard;
- (c) indoor storage
- (d) *manufacturing*
- (e) *mini storage*
- (f) outdoor sales
- (g) *outdoor storage*
- (h) *plant nursery and services*
- (i) *recycling drop-off facility*
- (j) rental and repair of tools, small equipment
- (k) *vehicle repair*
- (l) welding and mechanical repair shop

Secondary Uses

(2) The uses stated in this subsection and no others are permitted in the Light Industrial zone as principal uses, except as stated in Part 3: General Regulations:

- (a) *accessory upper floor dwelling unit*
- (b) *accessory use*
- (c) *accessory retail store*

Regulations

(3) On a parcel zoned Light Industrial, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations established in this subsection, except as stated in Part 3: General Regulations and Part 4 Parking and Loading Regulations.

COLUMN 1 MATTER TO BE REGULATED	COLUMN 2 REGULATIONS
(a) Minimum <i>parcel</i> size created by subdivision <ul style="list-style-type: none"> ▪ where a parcel is serviced by an existing <i>community sewer system</i> ▪ in all other cases 	0.5 ha (1.24 ac.) 1.0 ha (2.47 ac.)
(b) Maximum <i>parcel coverage</i>	50%
(c) Maximum number of <i>dwelling units</i> <ul style="list-style-type: none"> ▪ where a parcel is serviced by an existing <i>community sewer system</i> and <i>community water system</i> ▪ in all other cases 	6 per hectare (6 per 2.47 ac.) one
(d) Maximum <i>height for buildings</i> and structures	12.5 m (41.01 ft.)
(e) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>Front and exterior side parcel boundary</i> ▪ All other <i>parcel</i> boundaries 	<ul style="list-style-type: none"> ▪ 4.5 m (14.76 ft) ▪ 2.5 m (8.2 ft)