

COMMERCIAL 10 COM 10

- GENERAL -

03-1-1 All structures and buildings erected, altered or used in a COM. 10 Zone shall conform to the regulations of this subsection.

- Permitted Uses -

03-1-2 No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:
164/91

- a) Retail shop, including those whose products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 50 per cent of the total floor area.
- b) Service shop, including barber shop, beauty parlor, shoe repair, receiving office for laundry or dry cleaner.
- c) General store, groceteria or food market.
- d) Restaurant.
- e) Business and professional offices.
- f) Community Hall.
- g) Dwelling, when an integral part of any of the above uses.
- h) Service station.
- i) Accessory building incidental to any of the above uses.

73/84 Notwithstanding any other provisions of this Section, places of assembly and recreation may be permitted on Block 'A', Registered Plan 222, known locally as Leduc Shopping Centre.

STANDARDS

BUILDING AND LOT REQUIREMENTS

03-1-3 MINIMUM YARD DIMENSIONS

Front yard 20 feet

Side yards Nil
Except in the case of corner lots where minimum width shall be 20 feet, or where the side yard abuts a residential zone the minimum width shall be 40 feet.

Rear yards 35 feet
This dimension shall be increased to 60 feet where the rear yard abuts a residential zone.

03-1-4 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE

067/17

038/02 An accessory building may be located in the rear yard or side yard not closer than 3 feet to a side or rear lot line.

Accessory buildings shall not exceed 15 feet to the eaves and 1 storey in height.

092/98 On any lot, the total area of accessory buildings (commercial) shall not exceed 10% of the area of the lot. Accessory buildings (commercial) are to be used for storage purposes only. Any accessory buildings containing any part of a commercial operation must meet main building setbacks.