

# HISTORIC DOWNTOWN

Because of its distinct character and value within our community, the Historic Downtown is defined as a distinct area. This district has pedestrian-oriented commercial and mixed-use developments, with uses that promote active street frontages and a lively pedestrian realm. Some larger-scale commercial uses are allowed, but new development will be focused on small to moderate scale commercial uses with a focus on foot traffic. Special district requirements ensure that regulations are not cumbersome for small businesses, and promote a pedestrian environment for residents and visitors.



### 3.3 Historic Downtown District (C-HD)

#### 3.3.1 Purpose

The purpose of this **District** is to provide pedestrian oriented commercial and mixed-use **Developments** in the heart of Cochrane. This **District** will contain a broad range of uses that promote the downtown as Cochrane’s primary area of community social interaction and focus of civic and cultural identity.

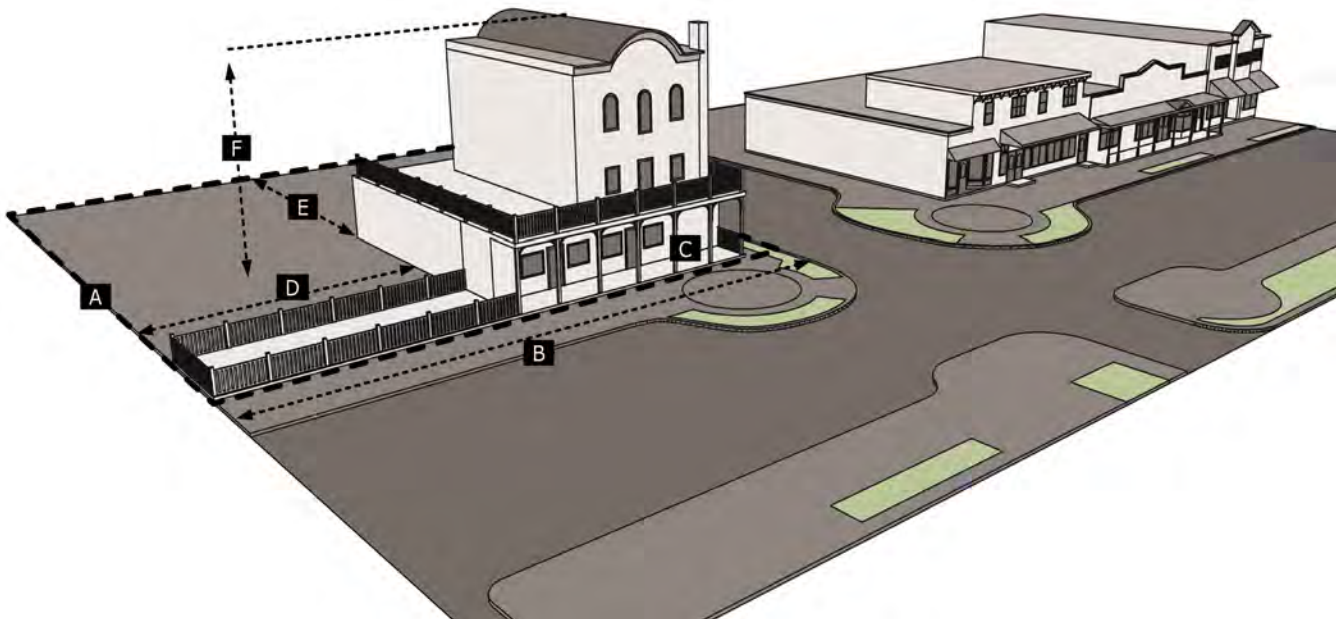
#### 3.3.2 Uses

**TABLE 15. (C-HD) Uses**

PERMITTED USES	DISCRETIONARY USES
Artist Studio	Animal Service
Business and Professional Office	Bed and Breakfast
Cannabis Retail Store	Brewery, Winery and Distillery
Child Care Services	Drive-Through Service (Existing)
Community Facility	Dwelling, Single-Detached (Existing)
Day Home	Entertainment Facility
Drinking Establishment	Innovation Establishment
Dwelling, Multi-Unit	Parking Facility
Eating Establishment	Supportive Housing
Education Service	<b>DISCRETIONARY USES- CPC</b>
Government Service	Automotive Gas Station (Existing)
Financial Service	Automotive Service (Existing)
Fitness Studio	Automotive Wash (Existing)
Health Care Office	
Home Occupation- Class 1	
Home Occupation- Class 2	
Hotel	
Market	
Mixed Use Building	
Personal Service	
Retail Service	



3.3.3 **Figure**



3.3.4 **Standards**

**TABLE 16. (C-HD) Minimum Standards**

	A	B	C	D	E	F	
	LOT AREA	LOT WIDTH	FRONT YARD*	SIDE YARD**	REAR YARD	BUILDING HEIGHT (MAXIMUM)	BUILDING COVERAGE
All Land Uses	140.0m <sup>2</sup>	4.5m	0.0m	0.0m	6.0m	6 Storeys	Discretion of the Development Authority

\*Minimum **Front** and **Side Yard Setbacks** are subject to corner visibility triangles

\*\* Where the subject parcel is **Abutting** a residential district the minimum **Side Yard Setback** shall be 3.0m



TABLE 17. (C-HD) Minimum Standards

SPECIAL DISTRICT REQUIREMENTS

- a. **Buildings** should be located at the minimum **Front Yard Setback** and **Side Yard Setback** line.
- b. Notwithstanding Subsection a.), at the discretion of the **Development Authority** the **Front Yard Setback** and **Side Yard Setback** may be increased where site constraints do not allow for **Buildings** to be located at the minimum **Front Yard Setback** and **Side Yard Setback** line.
- c. Parking areas shall not be located in the **Front Yard** or **Corner Side Yard** of a **Site**.
- d. All uses and storage within this **District** shall be contained within a **Building**, with the exception of a **Market**, an **Outdoor Display Area** associated with a **Retail Service**, or a patio associated with an **Eating** or **Drinking Establishment**.
- e. **Dwelling Unit(s)** shall be located above ground floor commercial uses.
- f. Notwithstanding Subsection e.), at the discretion of the **Development Authority**, **Dwelling Unit(s)** may be located on the ground floor, provided that the uses that front the street on the ground floor are commercial.
- g. All **Developments** shall contain at least one non-residential use.
- h. The main public entrance to a **Building** must face the **Property Line** shared with a common **Street**.
- i. Entrance features including **Awnings**, and/or **Canopies** shall be incorporated into the overall design of a **Building** to create a protected pedestrian environment.
- j. A **Building** with a **Building Height** greater than 3 **Storeys** shall incorporate a step back of a minimum of 2.0m from the **Façade** on all sides of the **Building** that front a **Street**.
- k. The first **Storey** of a **Building Façade** that fronts a street shall contain a minimum of 50 per cent glazing.