

PLANNING REPORT – 15/53

TO: ECONOMIC DEVELOPMENT COMMITTEE

FROM: KELSEY LANG, PLANNING ASSOCIATE

MEETING DATE: JUNE 10, 2015

**SUBJECT: COMPREHENSIVE ZONING BY-LAW REVIEW -
REPORT 12: COMMERCIAL ZONES**

**ATTACHMENTS: 1 – EXISTING COMMERCIAL ZONES
2 – PROPOSED COMMERCIAL ZONES**

SUMMARY:

The Township of Guelph/Eramosa may wish to consider refining the uses and regulations within the commercial zones to provide clarity and increase the commercial potential of the zones.

RECOMMENDATION:

It is recommended that the Economic Development Committee of the Township of Guelph/Eramosa:

1. Receive Planning Report 15/53 regarding Comprehensive Zoning By-law Review Report 12: Commercial Zones; and
2. Provide direction to staff on the uses and regulations in the Commercial Zones to act as input to the Comprehensive Zoning By-law Review.

SUMMARY:

The purpose of the Township's Zoning By-law 57/1999 is to implement the Wellington County Official Plan and to regulate land use in the Township. As such, the Official Plan designates areas for certain types of land uses (ie: commercial) and the Zoning By-law defines how these land uses will be implemented (ie: village commercial or highway commercial). Through the Zoning By-law review, the commercial zones have been identified as in-need of refinement to provide clarity, increase flexibility, and ensure that the commercial zones match the commercial vision of the Township. This report summarizes the options for the Township in refining the commercial zones and suggests changes of uses and regulations. The Township currently has four commercial zones: Village Commercial (C1), Village Service Commercial (C2), Hamlet Mixed Use (C3), and Highway Commercial (C4), and at this time only minor changes are proposed.

OPTIONS:

OPTION A: Continue with the current commercial uses and regulations in the Zoning By-law.

OPTION B: Amend the commercial regulations in the Zoning By-law.

OPTION C: Amend the commercial uses in the Zoning By-law.

OPTION D: Amend the commercial uses and regulations in the Zoning By-law.

WELLINGTON COUNTY OFFICIAL PLAN:

The Wellington County Official Plan contains three designations which support the Township's commercial zones. These designations include: Central Business District, Residential Transition Area, subject to Section 9.4.3, and Hamlet Area. An excerpt of each designation is copied below to provide context.

8.4.3 Permitted Uses “The CENTRAL BUSINESS DISTRICT ... shall accommodate a wide variety of retail, office, service, administrative, religious, cultural and entertainment uses. Service uses include restaurants, personal service establishments and financial institutions. Residential development may be permitted within this designation provided that retail, office or service commercial uses are located at street level. Certain commercial uses which rely upon and serve primarily vehicular rather than pedestrian oriented traffic, such as automobile sales and service establishments, building supply outlets and motels, are not permitted within the CENTRAL BUSINESS DISTRICT.”

8.5.3 Permitted Uses “The RESIDENTIAL TRANSITION AREA ... shall permit uses allowed in the RESIDENTIAL designation, as well as a wide variety of non-retail uses and service functions including, but not limited to, professional offices, studios, clinics, personal services establishments, day care centres and nursing homes. Ancillary retail uses secondary to the main service function may also be permitted. Churches, service clubs and other community-oriented facilities are also allowed.”

Section 9.4.3 Rockwood Residential Transition Area “The following additional uses are permitted in the Rockwood Residential Transition Area: food store, building supply store, garden centre, wholesale outlet, furniture store, home furnishing centre, motels, automotive services, convenience commercial services, recreation and entertainment uses, restaurants, banquet halls, and other complementary/similar retain uses.”

7.4.1 Permitted Uses [In Hamlet Areas] “Development will be relatively small-scale given the rural context and level of service available in hamlets. The primary residential use will be low density single detached units, although some small-scale multiple-unit development may be considered to provide greater housing variety. An accessory residential unit within an existing residence may be allowed if adequate servicing is available. Other uses including local commercial, small scale industrial, institutional and parks and open space may also be permitted where compatible and where adequate levels of service can be provided.”

CURRENT TOWNSHIP ZONING BY-LAW 57/1999:

The Township’s Zoning By-law 57/1999 currently has four commercial zones: Village Commercial (C1), Village Service Commercial (C2), Hamlet Mixed Use (C3), and Highway Commercial (C4). These zones have been copied, in full, in Attachment 1.

The Village Commercial (C1) zone implements the Central Business District designation of the Official Plan, the Village Service Commercial (C2) zone implements the Residential Transition Area designation of the Official Plan, and the Hamlet Mixed Use (C3) and Highway Commercial (C4) zones implement the Hamlet Area designation in the Official Plan.

OPTIONS:

Given the current Official Plan, the options that exist are listed below:

OPTION A: Continue with the current commercial uses and regulations in the Zoning By-law.

OPTION B: Amend the commercial regulations in the Zoning By-law.

OPTION C: Amend the commercial uses in the Zoning By-law.

OPTION D: Amend the commercial uses and regulations in the Zoning By-law.

ANALYSIS:

The proposed changes for the commercial zones have been made to reduce confusion, increase flexibility, and ensure that the commercial zones match the commercial vision of the Township. While the zones have generally remained the same, changes in the following four categories are proposed, and detailed in Attachment 2:

- 1) Consolidating and clarifying the permitted uses.
For example: the permitted uses of 'Antique Stop', 'Craft Stop', and 'Liquor Store' have been removed, and the use 'Retail Store' added.
- 2) Removing uses and regulations that are not permitted in the Official Plan.
For example, the Official Plan specifically prohibits automobile service stations in the Central Business District, but the C1 zone permitted this use, and provided regulations for it. These uses and regulations were removed.
- 3) Clarifying and consolidating regulations.
For example, the C2 & C3 zones referred readers to the RR (Rural Residential) zone for residential regulations. These regulations have been consolidated into the commercial zones to provide a complete package.
- 4) Refining regulations to fully implement the intent of each zone.
For example, the C1 zone currently allows the establishment of new detached dwellings. The intent of the C1 zone is to implement the Central Business District policies of the Official Plan by permitting a range of retail, administrative, and cultural uses. The objective is also to allow for intensification and development at a scale appropriate for Rockwood. This commercial objective is not supported by creating new residential, and therefore this regulation is proposed to be removed.

No changes to the regulations governing lot areas, setbacks, or frontages are proposed.

CONCLUSION:

Township Staff have reviewed the County policy related to the commercial zones and bring forward for discussion potential changes and regulations, as listed in Attachment 2.

Respectfully Submitted By:



Kelsey Lang
Planning Associate

Reviewed and Approved By:



Dan Currie, RPP, MCIP
MHBC Planning

Reviewed By:

Kim Wingrove
CAO

SECTION 14 – VILLAGE COMMERCIAL (C1) ZONE

14.1 PERMITTED USES

Within any Village Commercial (C1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory residential apartment(s)
- An accessory use in accordance with Section 5.2 of this By-law
- Antique shop
- Automobile service station
- Bank or financial institution
- Beer, wine or liquor store
- Boutique, craft or speciality shop
- Business or professional office
- Commercial school
- Convenience store
- Day nursery or day care centre
- Dry cleaning and laundering establishment
- Funeral home
- Gas bar
- Institutional uses
- Library
- Medical clinic
- Parking lot
- Personal service shop
- Place of entertainment or recreation
- Restaurant
- Retail store
- Service shop
- Taxi or bus depot or courier service
- Veterinary clinic
- Video Rental Outlet

Notwithstanding the above list, permitted uses may be restricted through the general provisions and reference should be made to Section 5.17 Well Head Protection Areas and related Schedule B.

14.2 REGULATIONS

Within any Village Commercial (C1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

14.2.1 Regulations for Lots With Frontage on Main Street (Rockwood):

14.2.1.1	Minimum Lot Area	n/a
14.2.1.2	Minimum Lot Frontage	n/a
14.2.1.3	Minimum Front Yard	0.0 m (0.0 ft) subject to Section 5.18
14.2.1.4	Minimum Rear Yard	7.5 m (24.6 ft)
14.2.1.5	Minimum Interior Side Yard	0.0 m (0.0 ft)
14.2.1.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18
14.2.1.7	Maximum Lot Coverage	80%
14.2.1.8	Maximum Building Height	11.0 m (36.1 ft)

14.2.2 Regulations for Lots Not Having Frontage on Main Street (Rockwood):

14.2.2.1	Minimum Lot Area	300 m ² (3229.3 ft ²)
14.2.2.2	Minimum Lot Frontage	10.0 m (32.8 ft)
14.2.2.3	Minimum Front Yard	3.0 m (9.8 ft) subject to Section 5.18
14.2.2.4	Minimum Rear Yard	7.5 m (24.6 ft)
14.2.2.5	Minimum Interior Side Yard	
	One Side	3.0 m (9.8 ft)
14.2.2.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18
14.2.2.7	Maximum Lot Coverage	50%
14.2.2.8	Maximum Building Height	11.0 m (36.1 ft)

14.2.3 Location of Parking for Commercial Uses

In any C1 Zone within the Village of Rockwood, parking shall be provided on the same lot subject to the General Provisions as set forth in Section 5 of this By-law, except that commercial uses fronting on Main Street may provide parking on a different

lot than the one the main building is situated on if the parking area is located within 90.0 m (295.3 ft) of the main building.

14.2.4 Parking Exemption - Rockwood

Where, in any C1 Zone within the Village of Rockwood, a building exists on the date of passing of this by-law, or where a building or use is established in accordance with this by-law, and where a proposal is made to change the use of any such building to a different use without increasing the floor area of the building:

- 1) The new use shall be permitted without additional parking being provided notwithstanding that additional parking spaces may be required pursuant to Section 5 of this by-law;
- 2) Notwithstanding the foregoing, parking shall be required in accordance with this by-law where the change in use is from a residential use to any other permitted use;
- 3) Where an addition is proposed to any building, parking shall be required only for the addition, and any legal deficiency in parking for the existing building shall not be required to be made up, unless the proposed addition results in the loss of existing parking spaces. No additional parking shall be required where the proposed addition does not exceed 10% of the gross floor area of the existing building.

14.2.5 C1 Zone Flood Fringe Area - (f) Suffix

Within any Zone C1 (f), no land shall be used and no building or structure shall be erected or used except in accordance with the regulations set forth in subsections 14.2.1 and 14.2.2.

Notwithstanding any provisions contained within subsections 14.2.1 and 14.2.2, any new development or redevelopment proposed within the C1(f) area are also subject to the regulations of the Grand River Conservation Authority which include the following:

- 1) Development, redevelopment or a major addition/renovation for permitted residential uses shall be permitted in the flood fringe provided that the structure is floodproofed to the regulatory level and that:
 - i) the habitable floor space elevation of any new residential dwelling unit is located above the regulatory flood elevation;

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- ii) no basements are allowed;
 - iii) mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level;
 - iv) safe access is provided.
- 2) Minor renovation/addition to existing residential buildings in the flood fringe shall be permitted provided any new habitable floor space is, where feasible, above the regulatory flood level, and in no case lower than the elevation of the existing ground floor level.
- 3) Conversion of an existing commercial building to a residential use in the flood fringe will be permitted provided the building is floodproofed to the regulatory flood level and that:
- i) the habitable floor space elevation of any new residential use is located above the regulatory flood elevation;
 - ii) mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level;
 - iii) safe access is provided.
- 4) Any commercial development or redevelopment of existing commercial structures shall be permitted provided that the building or structure is floodproofed to the regulatory flood level and that:
- i) mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level.
 - ii) where practical, building openings will be located above the regulatory flood level. Where doorway elevations are permitted below the regulatory flood level, the openings will be floodproofed to the satisfaction of the Grand River Conservation Authority.
- 5) A Fill, Construction and Alteration to Waterways Permit will be required from the Grand River Conservation Authority for all construction and placement or removal of fill occurring within Zone C1(f), in addition to any other necessary permits or approvals such as a building permit or site plan approval.

14.2.6 Residential Uses

- 1) Notwithstanding Section 14.1, existing detached dwellings are recognized as a permitted use within the C1 zone.

- 2) Notwithstanding Section 14.1, new detached dwellings may be erected within the C1 zone on any lot which does not have frontage on Main Street. Such detached dwellings shall be erected in accordance with the lot requirements of the R1 zone.

14.2.7 Outdoor Display

The display of goods and materials is permitted outside any building in accordance with the provisions outlined in Sections 5.20.

14.3 REGULATIONS FOR AUTOMOBILE SERVICE STATIONS & ANY NON-RESIDENTIAL USE WITH PUMP ISLANDS FOR THE RETAIL SALE OF AUTOMOTIVE FUELS

14.3.1	Minimum Lot Area	0.4 ha (1.0 ac)
14.3.2	Minimum Lot Frontage	30.0 m (98.4 ft)
14.3.3	Minimum Front Yard	10.0 m (32.8 ft) subject to Section 5.18
14.3.4	Minimum Rear Yard	7.5 m (24.6 ft)
14.3.5	Minimum Interior Side Yard	3.0 m (9.8 ft)

Where the Interior Side Lot Line abuts a Residential Zone or land in use for residential purposes, the minimum interior side yard width is 7.5 m (24.6 ft).

14.3.6	Minimum Exterior Side Yard	7.5 m (24.6 ft) subject to Section 5.18
14.3.7	Minimum Landscaped Area	10%
14.3.8	Maximum Building Height	11.0 m (36.1 ft)
14.3.9	Pump Island Location	

Notwithstanding any other provisions of this By-law, to the contrary, a pump island may be located within any front yard or exterior side yard provided:

- 1) Light standards, signs, fuel pump islands and fuel pumps may be located in any required minimum yard at a distance of not less than 4.5 m (14.8 ft) from any street line.

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- 2) Where the lot is a corner lot, no portion of any pump island shall be located within a Daylight Triangle as defined in this by-law.
- 3) A residential dwelling unit is not permitted as an accessory use in the same building as an automobile service station.
- 4) A buffer strip shall be required where an automobile service station abuts a residential use.
- 5) The surface of all ramps, driveways, service areas, off-street parking and loading areas shall be paved.

SECTION 15 – VILLAGE SERVICE COMMERCIAL (C2) ZONE

15.1 PERMITTED USES

Within any Village Service Commercial (C2) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- An accessory residential apartment(s)
- An accessory use in accordance with Section 5.2 of this By-law
- Antique shop
- Any use permitted in the R1 Zone
- Assembly hall
- Automobile sales and service
- Automobile service station
- Bank or financial institution
- Beer, wine or liquor store
- Boutique, craft or specialty shop
- Building supply outlet
- Business or professional office
- Commercial school
- Convenience store
- Day nursery or day care centre
- Dry cleaning and laundering establishment
- Farm supply dealer
- Farmer's market
- Funeral home
- Garden centre, greenhouse or nursery
- Gas bar
- Hotel or Motel
- Institutional uses
- Library
- Medical clinic
- Nursing home
- Parking lot
- Personal service shop
- Place of entertainment or recreation
- Processing, storage and sales of agricultural products
- Recreational trailer sales and service establishment

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Restaurant
Retail store
Service shop
Taxi or bus depot or courier service
Veterinary clinic
Video Rental Outlet

Notwithstanding the above list, permitted uses may be restricted through the general provisions and reference should be made to Section 5.17 Well Head Protection Areas and related Schedule B.

15.2 REGULATIONS

Within any Village Service Commercial (C2) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

- | | | |
|---------------|---|--|
| 15.2.1 | Minimum Lot Area | 800 m ² (2624.7 ft ²) |
| 15.2.2 | Minimum Lot Frontage | 15.0 m (49.2 ft) |
| 15.2.3 | Minimum Front Yard | 7.5 m (24.6 ft) subject to Section 5.18 |
| 15.2.4 | Minimum Rear Yard | 7.5 m (24.6 ft) |
| 15.2.5 | Minimum Interior Side Yard | |
| | One Side | 1.8 m (5.9 ft) |
| | Other Side | 3.0 m (9.8 ft) |
| 15.2.6 | Minimum Exterior Side Yard | 7.5 m (24.6 ft) subject to Section 5.18 |
| 15.2.7 | Maximum Building Height | 11.0 m (36.1 ft) |
| 15.2.8 | Maximum Lot Coverage | 35 % |
| 15.2.9 | Regulations for Residential Uses | |

Any permitted R1 zone use shall be erected in accordance with the applicable R1 zone provisions.

15.2.10 Outdoor Display

The display of goods and materials is permitted outside any building in accordance with the provisions outlined in Sections 5.20.

15.3 REGULATIONS FOR AUTOMOBILE SERVICE STATIONS & ANY NON-RESIDENTIAL USE WITH PUMP ISLANDS FOR THE RETAIL SALE OF AUTOMOTIVE FUELS

15.3.1	Minimum Lot Area	0.4 ha (1.0 ac)
15.3.2	Minimum Lot Frontage	30.0 m (98.4 ft)
15.3.3	Minimum Front Yard	10.0 m (32.8 ft) subject to Section 5.18
15.3.4	Minimum Rear Yard	7.5 m (24.6 ft)
15.3.5	Minimum Interior Side Yard	3.0 m (9.8 ft)

Where the Interior Side Lot Line abuts a Residential Zone or land in use for residential purposes, the minimum interior side yard width is 7.5 m (24.6 ft).

15.3.6	Minimum Exterior Side Yard	7.5 m (24.6 ft) subject to Section 5.18
15.3.7	Minimum Landscaped Area	10%
15.3.8	Maximum Building Height	11.0 m (36.1 ft)
15.3.9	Pump Island Location	

Notwithstanding any other provisions of this By-law, to the contrary, a pump island may be located within any front yard or exterior side yard provided:

- 1) Light standards, signs, fuel pump islands and fuel pumps may be located in any required minimum yard at a distance of not less than 4.5 m (14.8 ft) from any street line.
- 2) Where the lot is a corner lot, no portion of any pump island shall be located within a Daylight Triangle as defined in this by-law.
- 3) A residential dwelling unit is not permitted as an accessory use in the same building as an automobile service station.

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- 4) A buffer strip shall be required where an automobile service station abuts a residential use.
- 5) The surface of all ramps, driveways, service areas, off-street parking and loading areas shall be paved.

SECTION 16 – HAMLET MIXED USE (C3) ZONE

16.1 PERMITTED USES

Within any Hamlet Mixed Use (C3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory residential apartment(s)
- Accessory single detached dwelling
- An accessory use in accordance with Section 5.2 of this By-law
- Antique shop
- Any use permitted in the RR Zone
- Assembly Hall
- Boutique, craft or speciality shop
- Business or professional office
- Convenience store
- Farm supply dealer
- Farmer's market
- Funeral home
- Institutional uses
- Library
- Medical clinic
- Personal service shop
- Processing, storage and sales of agricultural products
- Restaurant
- Retail store
- Service shop
- Veterinary clinic
- Video Rental Outlet

Notwithstanding the above list, permitted uses may be restricted through the general provisions and reference should be made to Section 5.17 Well Head Protection Areas and related Schedule B.

16.2 REGULATIONS

Within any Hamlet Mixed Use (C3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

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16.2.1	Minimum Lot Area	0.4 ha (1.0 ac)
16.2.2	Minimum Lot Frontage	30.0 m (98.4 ft)
16.2.3	Minimum Front Yard	7.5 m (24.6 ft) subject to Section 5.18
16.2.4	Minimum Rear Yard	7.5 m (24.6 ft)
16.2.5	Minimum Interior Side Yard	3.0 m (9.8 ft)

Where the interior side lot line abuts a Residential Zone or lands used for residential purposes, the minimum side yard width is 7.5 m (24.6 ft).

16.2.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18
16.2.7	Maximum Lot Coverage	35%
16.2.8	Maximum Building Height	11.0 m (36.1 ft)
16.2.9	Residential Uses:	

Permitted residential uses are subject to the provisions of the RR zone.

16.2.10 C3 Zone Flood Plain Area - (f) Suffix

- 1) Residential uses are subject to the provisions of the RR Zone;
- 2) Conversion of existing residences to a permitted commercial use will require flood proofing measures approved by the Grand River Conservation Authority.
- 3) An existing commercial building shall not be converted to a residential use.
- 4) Additions or enlargements to structures existing on the date of passage of this By-law will be permitted up to a maximum of fifty (50) percent of the existing ground floor area with flood proofing measures approved by the Grand River Conservation Authority.
- 5) Prior to the approval or enlargement of an existing structure or change in use, a "Fill, Construction and Alteration to Waterways" permit is required from the Grand River Conservation Authority pursuant to Ontario Regulation 149/90 as amended by 69/93 for land located below the elevation of the Regulatory Flood Line.

- 6) The exact delineation of the Zone C3 (f) limits shall be determined in consultation with the Grand River Conservation Authority. The applicant may be required to obtain the services of a qualified professional to determine the exact elevations on their land.

16.2.11 Outdoor Display

The display of goods and materials is permitted outside any building in accordance with the provisions outlined in Section 5.20.

SECTION 17– HIGHWAY COMMERCIAL (C4) ZONE

17.1 PERMITTED USES

Within any Highway Commercial (C4) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Agricultural service establishment
- Antique shop
- An accessory use in accordance with Section 5.2 of this By-law
- Auction house
- Automobile sales establishment
- Automobile service station
- Assembly hall
- Bank or financial institution
- Beer, wine or liquor store
- Boutique, craft or speciality shop
- Brewing on premises establishment
- Business or professional office
- Commercial greenhouse
- Commercial school
- Contractor or tradesman establishment
- Convenience store
- Day nursery or day care centre
- Dry cleaning and laundering establishment
- Dwelling unit above or attached to each permitted use
- Farm implement outlet
- Farm produce sales outlet
- Funeral home
- Furniture and appliance establishment
- Garden centre
- Gas bar
- Hardware store
- Hotel or motel
- Personal service shop
- Parking lot
- Place of entertainment or recreation
- Recreational trailer sales and service establishment
- Rental outlet

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Restaurant
Service shop
Taxi or bus depot or courier service
Veterinary clinic
Video rental outlet

Notwithstanding the above list, permitted uses may be restricted through the general provisions and reference should be made to Section 5.17 Well Head Protection Areas and related Schedule B.

17.2 REGULATIONS

Within any Highway Commercial (C4) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

17.2.1	Minimum Lot Area	0.4 ha (1.0 ac)
17.2.2	Minimum Lot Frontage	30.0 m (98.4 ft)
17.2.3	Minimum Front Yard	7.5 m (24.6 ft) subject to Section 5.18
17.2.4	Minimum Rear Yard	7.5 m (24.6 ft)
17.2.5	Minimum Interior Side Yard	3.0 m (9.8 ft)

Where the interior side lot line abuts a Residential Zone or lands used for residential purposes, the minimum side yard width is 7.5 m (24.6 ft).

17.2.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18
17.2.7	Maximum Lot Coverage	40%
17.2.8	Maximum Building Height	11.0 m (36.1 ft)
17.2.9	Minimum Landscaped Area	10%
17.2.10	Outdoor Display and Open Storage	

The display and storage of goods and materials is permitted outside any building in accordance with the provisions contained in Sections 5.20 and 5.21 respectively.

17.3 REGULATIONS FOR AUTOMOBILE SERVICE STATIONS & ANY NON-RESIDENTIAL USE WITH PUMP ISLANDS FOR THE RETAIL SALE OF AUTOMOTIVE FUELS

17.3.1	Minimum Lot Area	0.4 ha (1.0 ac)
17.3.2	Minimum Lot Frontage	30.0 m (98.4 ft)
17.3.3	Minimum Front Yard	10.0 m (32.8 ft) subject to Section 5.18
17.3.4	Minimum Rear Yard	7.5 m (24.6 ft)
17.3.5	Minimum Interior Side Yard	3.0 m (9.8 ft)

Where the Interior Side Lot Line abuts a Residential Zone or land in use for residential purposes, the minimum interior side yard width is 7.5 m (24.6 ft).

17.3.6	Minimum Exterior Side Yard	7.5 m (24.6 ft) subject to Section 5.18
17.3.7	Minimum Landscaped Area	10%
17.3.8	Maximum Building Height	11.0 m (36.1 ft)
17.3.9	Pump Island Location	

Notwithstanding any other provisions of this By-law, to the contrary, a pump island may be located within any front yard or exterior side yard provided:

- 1) Light standards, signs, fuel pump islands and fuel pumps may be located in any required minimum yard at a distance of not less than 4.5 m (14.8 ft) from any street line.
- 2) Where the lot is a corner lot, no portion of any pump island shall be located within a Daylight Triangle as defined in this by-law.
- 3) A residential dwelling unit is not permitted as an accessory use in the same building as an automobile service station.
- 4) A buffer strip shall be required where an automobile service station abutts a residential use.
- 5) The surface of all ramps, driveways, service areas, off-street parking and loading areas shall be paved.

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17.4 REGULATIONS FOR A DWELLING UNIT ABOVE OR ATTACHED TO EACH PERMITTED USE

- 17.4.1** Each dwelling unit shall be completely self-contained.
- 17.4.2** Each dwelling unit shall have a direct means of access to an improved street or private lane.
- 17.4.3** Each dwelling unit shall have a minimum floor area of 74.3 m² (799.8 ft²)

ATTACHMENT 2 – PROPOSED COMMERCIAL ZONES:

VILLAGE COMMERCIAL (C1) ZONE

14.1 PERMITTED USES

Within any Village Commercial (C1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

An accessory use in accordance with Section 5.2 of this By-law

~~Antique shop~~

~~Automobile service station~~

~~Beer, wine or liquor store~~

~~Boutique, craft or specialty shop~~

Commercial school

Child care centre

Church

Courier service

Dwelling, Accessory Apartment

Dwelling, Apartment

Dry cleaning and laundering establishment

Entertainment/Recreation Establishment

Financial institution

Funeral home

~~Gas bar~~

~~Institutional Uses~~

Library

Medical clinic

Parking lot

Personal service shop

Professional office

Restaurant

Retail store

Service shop

Taxi or bus depot

Veterinary clinic

~~Video Rental Outlet~~

Notwithstanding the above list, permitted uses may be restricted through the general provisions and reference should be made to Section 5.17 Well Head Protection Areas and related Schedule B.

REGULATIONS

Within any Village Commercial (C1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

14.2.1 Regulations for Lots With Frontage on Main Street (Rockwood):

14.2.1.1	Minimum Front Yard	0.0 m (0.0 ft) subject to Section 5.18 & 5.19
14.2.1.2	Minimum Rear Yard	7.5 m (24.6 ft)
14.2.1.3	Minimum Interior Side Yard	0.0 m (0.0 ft)
14.2.1.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18 & 5.19
14.2.1.7	Maximum Lot Coverage	80%
14.2.1.8	Maximum Building Height 1	1.0 m (36.1 ft)

14.2.2 Regulations for Lots Not Having Frontage on Main Street (Rockwood):

14.2.2.1	Minimum Lot Area	300 m ² (3229.3 ft ²)
14.2.2.2	Minimum Lot Frontage	10.0 m (32.8 ft)
14.2.2.3	Minimum Front Yard	3.0 m (9.8 ft) subject to Section 5.18 & 5.19
14.2.2.4	Minimum Rear Yard	7.5 m (24.6 ft)
14.2.2.5	Minimum Interior Side Yard	3.0 m (9.8 ft)
14.2.2.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18 & 5.19
14.2.2.7	Maximum Lot Coverage	50%
14.2.2.8	Maximum Building Height	11.0 m (36.1 ft)

14.2.12 Regulations for Apartment Dwellings:

Apartments are only permitted on the upper floors of commercial establishments. Commercial uses must occupy the entire ground floor and no accessory apartment shall be permitted.

14.2.12.1	Minimum Lot Area	800.0 m ² (8611.4 ft ²) for first 4 units plus
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		100 m ² (1076.4ft ²) for each additional unit
14.2.12.2	Minimum Lot Frontage	30.0 m (19.4 ft)
14.2.12.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18 & 5.19
14.2.12.4	Minimum Rear Yard	7.5 m (24.6 ft)
14.2.12.5	Minimum Interior Side Yard	4.5 m (14.8 ft)
14.2.12.6	Minimum Exterior Side Yard	6.0 m (19.7 ft) subject to Section 5.18 & 5.19
14.2.12.7	Maximum Lot Coverage	35%
14.2.12.8	Maximum Building Height	11.0 m (36.1 ft)

14.3 Parking - Rockwood

14.3.1 Location of Parking for Commercial Uses

In any C1 Zone within the Village of Rockwood, parking shall be provided on the same lot as set forth in Section 5 of this By-law, except that commercial uses fronting on Main Street may provide parking on a different lot than the one the main building is situated on if the parking area is located within 90.0 m (295.3 ft) of the main building.

14.3.2 Exemption

Where, in the C1 Zone within the Village of Rockwood, a building existed on October 19, 1999, or where a building or use is established in accordance with this by-law, and where a proposal is made to change the use to a different use without increasing the floor area of the building:

1. The new use shall be permitted without additional parking being provided notwithstanding that additional parking spaces may be required pursuant to Section 5 of this by-law;
- ~~2. Notwithstanding the foregoing, parking shall be required in accordance with this by-law where the change in use is from a residential use to any other permitted use;~~
2. Where an addition is proposed to any building, parking shall be required only for the addition, and any legal deficiency in parking for the existing building shall not be required to be made up, unless the proposed addition results in the loss of existing parking spaces. No additional parking shall be required where the proposed addition does not exceed 10% of the gross floor area of the existing building.

14.4 C1 Zone Flood Fringe Area - (f) Suffix

Within any C1 (f) Zone, notwithstanding any provisions contained within subsections

14.2.1 and 14.2.2, any new development or redevelopment proposed within the C1(f) area are also subject to the regulations of the Grand River Conservation Authority which include the following:

1. Development, redevelopment or a major addition/renovation for permitted residential uses shall be permitted in the flood fringe provided that the structure is floodproofed to the regulatory level and that:
 - a. the habitable floor space elevation of any new residential dwelling unit is located above the regulatory flood elevation;
 - b. no basements are allowed;
 - c. mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level;
 - d. safe access is provided.
2. Minor renovation/addition to existing residential buildings in the flood fringe shall be permitted provided any new habitable floor space is, where feasible, above the regulatory flood level, and in no case lower than the elevation of the existing ground floor level.
3. Conversion of an existing commercial building to a residential use in the flood fringe will be permitted provided the building is floodproofed to the regulatory flood level and that:
 - a. the habitable floor space elevation of any new residential use is located above the regulatory flood elevation;
 - b. mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level;
 - c. safe access is provided.
4. Any commercial development or redevelopment of existing commercial structures shall be permitted provided that the building or structure is floodproofed to the regulatory flood level and that:
 - a. mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level.
 - b. where practical, building openings will be located above the regulatory flood level. Where doorway elevations are permitted below the regulatory flood level, the openings will be floodproofed to the satisfaction of the Grand River Conservation Authority.
5. A Fill, Construction and Alteration to Waterways Permit will be required from the Grand River Conservation Authority for all construction and placement or removal of fill occurring within Zone C1(f), in addition to any other necessary permits or approvals such as a building permit or site plan approval.

14.5 Existing Residential Uses

Notwithstanding Section 14.1, detached dwellings which exist as of the date of the passing of this by-law are recognized as a permitted use, and shall comply with the regulations of the R1 zone.

~~Notwithstanding Section 14.1, new detached dwellings may be erected within the C1 zone on any lot which does not have frontage on Main Street. Such detached dwellings shall be erected in accordance with the lot requirements of the R1 zone.~~

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VILLAGE SERVICE COMMERCIAL (C2) ZONE

15.1 PERMITTED USES

Within any Village Service Commercial (C2) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

An accessory use in accordance with Section 5.2 of this By-law

~~Antique Shop~~

Assembly hall

~~Automobile sales and service~~

Automobile service station

Bed and breakfast establishment

~~Beer, wine, or liquor store~~

~~Boutique, craft or specialty shop~~

~~Building supply outlet~~

Commercial school

Child care centre

Church

~~Convenience store~~

Courier service

Dwelling, Accessory Apartment

Dwelling, Apartment

Dwelling, Detached

Dwelling, Duplex

Dwelling, Semi-Detached

Dwelling, Townhouse

Dry cleaning and laundering establishment

Entertainment/Recreation Establishment

~~Farm supply dealer~~

Farmer's market

Financial institution

Funeral home

Garden centre, greenhouse or nursery

Gas bar

Home occupation

Hotel or Motel

~~Institutional Use~~

Library

Medical clinic
Nursing home
Parking lot
Personal service shop
Professional office
Restaurant
~~Processing, storage and sales of agricultural products~~
~~Recreational trailer sales and service establishment~~
Retail store
Service shop
Taxi or bus depot
Veterinary clinic

Notwithstanding the above list, permitted uses may be restricted through the general provisions and reference should be made to Section 5.17 Well Head Protection Areas and related Schedule B.

15.2 REGULATIONS

Within any Village Service Commercial (C2) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

15.2.1 Minimum Lot Area	800 m ² (2624.7 ft ²)
15.2.2 Minimum Lot Frontage	15.0 m (49.2 ft)
15.2.3 Minimum Front Yard	7.5 m (24.6 ft) subject to Section 5.18 & 5.19
15.2.4 Minimum Rear Yard	7.5 m (24.6 ft)
15.2.5 Minimum Interior Side Yard	
One Side	1.8 m (5.9 ft)
Other Side	3.0 m (9.8 ft)
15.2.6 Minimum Exterior Side Yard	7.5 m (24.6 ft) subject to Section 5.18 & 5.19
15.2.7 Maximum Building Height	11.0 m (36.1 ft)
15.2.8 Maximum Lot Coverage	35 %

15.2.9 Regulations for Detached Residential Uses

15.2.9.1	Minimum Lot Area	405.0 m ² (4359.6 ft ²)
15.2.9.2	Minimum Lot Frontage	13.5 m (44.3 ft)
15.2.9.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18 &

		5.19
15.2.9.4	Minimum Rear Yard	7.5 m (24.6 ft)
15.2.9.5	Minimum Interior Side Yard	1.8 m (5.9 ft) (One side yard must be 3.0 m (9.8 ft) if no attached garage or carport is provided)
15.2.9.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18 & 5.19
15.2.9.7	Maximum Lot Coverage	35%
15.2.9.8	Maximum Building Height	9.0 m (29.5 ft)

15.2.10 Regulations for Semi-Detached Dwellings (Each Unit):

15.2.10.1	Minimum Lot Area	300.0 m ² (3229.3 ft ²)
15.2.10.2	Minimum Lot Frontage	10.0 m (32.8 ft)
15.2.10.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18 & 5.19
15.2.10.4	Minimum Rear Yard	7.5 m (24.6 ft)
15.2.10.5	Minimum Interior Side Yard	1.8 m (5.9 ft) (Side yard must be 3.0 m (9.8 ft) if no attached garage or carport is provided)
15.2.10.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18 & 5.19
15.2.10.7	Maximum Lot Coverage	35%
15.2.10.8	Maximum Building Height	9.0 m (29.5 ft)

15.2.11 Regulations for Duplex Dwellings:

15.2.11.1	Minimum Lot Area	600.0 m ² (6458.6 ft ²)
15.2.11.2	Minimum Lot Frontage	18.0 m (59.1 ft)
15.2.11.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18 & 5.19
15.2.11.4	Minimum Rear Yard	7.5 m (24.6 ft)
15.2.11.5	Minimum Interior Side Yard	3.0 m (9.8 ft)
15.2.11.6	Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18 & 5.19
15.2.11.7	Maximum Lot Coverage	35%
15.2.11	Maximum Building Height	9.0 m (29.5 ft)

15.2.12 Regulations for Apartment Dwellings:

15.2.12.1	Minimum Lot Area	800.0 m ² (8611.4 ft ²) for first 4 units plus 100 m ² (1076.4ft ²) for each additional unit
15.2.12.2	Minimum Lot Frontage	30.0 m (19.4 ft)
15.2.12.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18 & 5.19
15.2.12.4	Minimum Rear Yard	7.5 m (24.6 ft)
15.2.12.5	Minimum Interior Side Yard	4.5 m (14.8 ft)
15.2.12.6	Minimum Exterior Side Yard	6.0 m (19.7 ft) subject to Section 5.18 & 5.19
15.2.12.7	Maximum Lot Coverage	35%
15.2.12.8	Maximum Building Height	11.0 m (36.1 ft)

15.2.13 Regulations for Cluster Townhouse Dwellings:

15.2.13.1	Minimum Lot Area	200.0 m ² (656.2 ft ²) per unit
15.2.13.2	Minimum Lot Frontage	18.0 m (59.1 ft)
15.2.13.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18 & 5.19
15.2.13.4	Minimum Rear Yard	7.5 m (24.6 ft)
15.2.13.5	Minimum Interior Side Yard	4.5 m (14.8 ft)
15.2.13.6	Minimum Exterior Side Yard	6.0 m (19.7 ft) subject to Section 5.18 & 5.19
15.2.13.7	Maximum Lot Coverage	35%
15.2.13.8	Maximum Building Height	9.0 m (29.5 ft)

15.2.14 Regulations for Street Townhouse Dwellings (Per Unit):

15.2.14.1	Minimum Lot Area	200.0 m ² (656.2 ft ²)
15.2.14.2	Minimum Lot Frontage	6.0 m (19.7 ft)
15.2.14.3	Minimum Front Yard	6.0 m (19.7 ft) subject to Section 5.18 & 5.19
15.2.14.4	Minimum Rear Yard	7.5 m (24.6 ft)
15.2.14.5	Minimum Interior Side Yard	2.0 m (6.6 ft)
15.2.14.6	Minimum Interior Side Yard	4.5 m (14.8 ft) subject to Section 5.18 & 5.19
15.2.14.7	Maximum Lot Coverage	35%
15.2.14.8	Maximum Building Height	9.0 m (29.5 ft)

15.2.12 Outdoor Display

~~The display of goods and materials is permitted outside any building in accordance with the provisions outlined in Sections 5.20.~~

15.3 Regulations For Automobile Service Stations & Any Non-Residential Use With Pump Islands For The Retail Sale Of Automotive Fuels

15.3.1 Minimum Lot Area	0.4 ha (1.0 ac)
15.3.2 Minimum Lot Frontage	30.0 m (98.4 ft)
15.3.3 Minimum Front Yard	10.0 m (32.8 ft) subject to Section 5.18 & 5.19
15.3.4 Minimum Rear Yard	7.5 m (24.6 ft)
15.3.5 Minimum Interior Side Yard	3.0 m (9.8 ft)
Where the Interior Side Lot Line abuts a Residential Zone or land in use for residential purposes, the minimum interior side yard width is 7.5 m (24.6 ft).	
15.3.6 Minimum Exterior Side Yard	7.5 m (24.6 ft) subject to Section 5.18 & 5.19
15.3.7 Minimum Landscaped Area	10%
15.3.8 Maximum Building Height	11.0 m (36.1 ft)
15.3.9 Pump Island Location	

Notwithstanding any other provisions of this By-law, to the contrary, a pump island may be located within any front yard or exterior side yard provided:

- 1) Light standards, signs, fuel pump islands and fuel pumps may be located in any required minimum yard at a distance of not less than 4.5 m (14.8 ft) from any street line.
- 2) Where the lot is a corner lot, no portion of any pump island shall be located within a Daylight Triangle as defined in this by-law.
- ~~3) A residential dwelling unit is not permitted as an accessory use in the same building as an automobile service station.~~
- 4) A buffer strip shall be required where an automobile service station abuts a residential use.
- 5) The surface of all ramps, driveways, service areas, off-street parking and loading areas shall be paved.

HAMLET MIXED USE (C3) ZONE

16.1 PERMITTED USES

Within any Hamlet Mixed Use (C3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

An accessory use in accordance with Section 5.2 of this By-law

~~Antique Store~~

Assembly Hall

Bed and breakfast establishment

~~Boutique, craft or specialty shop~~

Church

~~Convenience store~~

Dwelling, Accessory Apartment

Dwelling, Detached

Farmer's market

~~Farm supply dealer~~

Financial Institution

Funeral home

Group home

Home occupation

~~Institutional uses~~

Library

Medical clinic

Personal service shop

Professional office

~~Processing, storage and sales of agricultural products~~

Restaurant

Retail store

Service shop

Veterinary clinic

~~Video Rental Outlet~~

Notwithstanding the above list, permitted uses may be restricted through the general provisions and reference should be made to Section 5.17 Well Head Protection Areas and related Schedule B.

16.2 REGULATIONS

Within any Hamlet Mixed Use (C3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

16.2.1 Minimum Lot Area	0.4 ha (1.0 ac)
16.2.2 Minimum Lot Frontage	30.0 m (98.4 ft)
16.2.3 Minimum Front Yard	7.5 m (24.6 ft) subject to Section 5.18 & 5.19
16.2.4 Minimum Rear Yard	7.5 m (24.6 ft)
16.2.5 Minimum Interior Side Yard	3.0 m (9.8 ft)

Where the interior side lot line abuts a Residential Zone or lands used for residential purposes, the minimum side yard width is 7.5 m (24.6 ft).

16.2.6 Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18 & 5.19
16.2.7 Maximum Lot Coverage	35%
16.2.8 Maximum Building Height	11.0 m (36.1 ft)

16.2.9.1 No Buildings or Structures on Leaching Bed Area

No buildings or structures of any kind including a dwelling house, a patio, swimming pool, deck or accessory building or structure, shall be erected, installed or maintained on any portion of a lot which is identified as a primary or reserve leaching bed area.

16.2.9.2 Minimum Distance Separation

The provisions of Section 5.24, Minimum Distance Separation – MDS I and MDS II shall apply to all residential uses within the Hamlet Commercial (C3) Zone.

16.2.10 C3 Zone Flood Plain Area - (f) Suffix

1. Conversion of existing residences to a permitted commercial use will require flood proofing measures approved by the Grand River Conservation Authority.
2. An existing commercial building shall not be converted to a residential use.
3. Additions or enlargements to structures existing on the date of passage of this By-law will be permitted up to a maximum of fifty (50) percent of the existing

ground floor area with flood proofing measures approved by the Grand River Conservation Authority.

4. Prior to the approval or enlargement of an existing structure or change in use, a "Fill, Construction and Alteration to Waterways" permit is required from the Grand River Conservation Authority pursuant to Ontario Regulation 149/90 as amended by 69/93 for land located below the elevation of the Regulatory Flood Line.
5. The exact delineation of the Zone C3 (f) limits shall be determined in consultation with the Grand River Conservation Authority. The applicant may be required to obtain the services of a qualified professional to determine the exact elevations on their land.

16.1.10 Outdoor Display

~~The display of goods and materials is permitted outside any building in accordance with the provisions outlined in Section 5.20.~~

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SECTION 17– HIGHWAY COMMERCIAL (C4) ZONE

17.1 PERMITTED USES

Within any Highway Commercial (C4) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

Agricultural service establishment
An accessory use in accordance with Section 5.2 of this By-law
~~Antique shop~~
~~Auction House~~
Automobile sales establishment
Automobile service station
Assembly hall
~~Beer, wine or liquor store~~
~~Boutique, craft or specialty shop~~
Brewing on premises establishment
Child care centre
Commercial greenhouse
Commercial school
Contractor or tradesman establishment
~~Convenience store~~
Courier service
Dry cleaning and laundering establishment
Dwelling, Accessory Apartment
Entertainment/Recreation Establishment
Farm implement outlet
Farm produce sales outlet
Financial institution
Funeral home
~~Furniture and appliance establishment~~
Garden centre
Gas bar
~~Hardware store~~
Hotel or motel
Personal service shop
Parking lot
Professional office

Recreational trailer sales and service establishment
Rental outlet
Restaurant
Service shop
Specialty Store
Taxi or bus depot
Veterinary clinic

~~Video Rental Outlet~~

Notwithstanding the above list, permitted uses may be restricted through the general provisions and reference should be made to Section 5.17 Well Head Protection Areas and related Schedule B.

17.2 REGULATIONS

Within any Highway Commercial (C4) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

17.2.1 Minimum Lot Area	0.4 ha (1.0 ac)
17.2.2 Minimum Lot Frontage	30.0 m (98.4 ft)
17.2.3 Minimum Front Yard	7.5 m (24.6 ft) subject to Section 5.18 & 5.19
17.2.4 Minimum Rear Yard	7.5 m (24.6 ft)
17.2.5 Minimum Interior Side Yard	3.0 m (9.8 ft)

Where the interior side lot line abuts a Residential Zone or lands used for residential purposes, the minimum side yard width is 7.5 m (24.6 ft).

17.2.6 Minimum Exterior Side Yard	4.5 m (14.8 ft) subject to Section 5.18 & 5.19
17.2.7 Maximum Lot Coverage	40%
17.2.8 Maximum Building Height	11.0 m (36.1 ft)
17.2.9 Minimum Landscaped Area	10%

17.3 Regulations For Automobile Service Stations & Any Non-Residential Use With Pump Islands For The Retail Sale Of Automotive Fuels

17.3.1 Minimum Lot Area	0.4 ha (1.0 ac)
17.3.2 Minimum Lot Frontage	30.0 m (98.4 ft)
17.3.3 Minimum Front Yard	10.0 m (32.8 ft) subject to Section 5.18 & 5.19
17.3.4 Minimum Rear Yard	7.5 m (24.6 ft)
17.3.5 Minimum Interior Side Yard	3.0 m (9.8 ft)

Where the Interior Side Lot Line abuts a Residential Zone or land in use for residential purposes, the minimum interior side yard width is 7.5 m (24.6 ft).

17.3.6 Minimum Exterior Side Yard	7.5 m (24.6 ft) subject to Section 5.18 & 5.19
17.3.7 Minimum Landscaped Area	10%
17.3.8 Maximum Building Height	11.0 m (36.1 ft)

17.3.9 Pump Island Location

Notwithstanding any other provisions of this By-law, to the contrary, a pump island may be located within any front yard or exterior side yard provided:

- 1) Light standards, signs, fuel pump islands and fuel pumps may be located in any required minimum yard at a distance of not less than 4.5 m (14.8 ft) from any street line.
- 2) Where the lot is a corner lot, no portion of any pump island shall be located within a Daylight Triangle as defined in this by-law.
- 3) ~~A residential dwelling unit is not permitted as an accessory use in the same building as an automobile service station.~~
- 4) A buffer strip shall be required where an automobile service station abutts a residential use.
- 5) The surface of all ramps, driveways, service areas, off-street parking and loading areas shall be paved.

New Definition

“Specialty Store” means a retail establishment which falls into one of the following categories and is built at a scale not appropriate for the C1 or C2 zones: auction house; antique shop; beer, wine or liquor store; convenience store; furniture and appliance establishment; and lumber yard.

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