

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:

- An accessory use in accordance with Section 5.2 of this By-law
- Accessory residential apartment(s)
- 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

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;

- 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 abutts a residential use.
- 5) The surface of all ramps, driveways, service areas, off-street parking and loading areas shall be paved.