



Section 10 Neighbourhood Commercial (NC) Zone

10 Neighbourhood Commercial (NC) Zone

The Neighbourhood Commercial (NC) Zone is intended to implement the policies of the Commercial designation in the Official Plan. This Zone generally permits commercial uses which serve residential areas such as convenience stores and personal service establishments as well as some non-commercial uses such as medical facilities.

All structures and buildings erected, altered or used in a NC Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

10.1 Permitted Uses

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:

- Animal hospital
- Arcade
- Day care centre
- Dwelling unit, accessory to a commercial use
- Community centre
- Convenience store
- Library
- Medical facility
- Museum
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Restaurant
- Retail food store

10.2 Zone Standards

Provision	Requirement
a) Minimum Lot Area	600 m ²
b) Minimum Lot Frontage	20 m
c) Minimum Front Yard	6 m

Provision	Requirement	
d) Minimum Interior Side Yard	i. Where abutting a Residential Zone	10 m
	ii. Where abutting a non-Residential Zone	2 m
e) Minimum Exterior Side Yard	6 m	
f) Minimum Rear Yard	i. Where abutting a Residential Zone	10 m
	ii. Where abutting a non-Residential Zone	6 m
g) Maximum Building Height	10 m	

10.3 Additional Provisions

10.3.1 Parking

1. Notwithstanding the any other provision of this By-law, parking shall be permitted in the front yard.
2. Parking shall be permitted in the side yard where the side yard depth is 17 m or greater.
3. All required parking must be provided on the same lot as the main use(s).

10.3.2 Landscaping, Buffering and Fencing

1. Front, side, and rear yards shall be established and maintained as landscaped area with the exception of any portion of such yards used for parking or driveways.
2. Where a side yard or rear yard abuts a Residential Zone, a screening fence shall be provided and shall comply with the City of Cornwall Fence By-law.

10.3.3 Garbage Receptacles

1. Not more than one (1) garbage receptacle may be located on a lot.
2. No garbage receptacle shall be located within 9 m of a Residential Zone.



Section 10 Neighbourhood Commercial (NC) Zone

10.3.4 Outdoor Use and Storage

1. All uses in this Zone shall be conducted entirely indoors.
2. Outdoor storage is prohibited.

10.3.5 Buildings and Structures

Not more than one main building or structure shall be permitted on a lot in this Zone.

10.4 Exception Zones

Reserved for future use.