

COMMERCIAL 11

COM 11

- G E N E R A L -

03-2-1 All structures and buildings erected, altered or used in a COM. 11 Zone shall conform to the regulations of this subsection.

- Permitted Uses -

03-2-2 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:

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- a) Business or professional offices.
- b) Municipal, government, or public utility building.
- c) Institutional building.
- d) Service shop, including barber shop, beauty parlor, shoe repair, receiving office for laundry or dry cleaner.
- e) Self-service laundry.
- f) 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.
- g) Funeral home.
- h) Printing establishment or bookbindery.
- i) Hotel, restaurant, motel.
- j) Food supermarket.
- k) Service station.
- l) Place of assembly or recreation, including theatre, bowling alley, poolroom, club, dance hall.
- m) Parking lot, private or public.
- n) Storage garage.
- o) Accessory building incidental to any of the above uses.

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- p) Vehicle Rental Agency.

159/00 Notwithstanding any other provisions of this Section, three residential apartments will be allowed on a site specific basis, to a property described as 933 Marlborough Street, Cornwall.

STANDARDS

BUILDING AND LOT REQUIREMENTS

03-2-3 MINIMUM YARD DIMENSIONS

- Front yard 20 feet
- Side yards Nil
Except that a corner lot, shall have a side yard of not less than 10 feet on the minor street.
- Rear yard 25 feet

03-2-4 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE
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- 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.

Where a side line of the lot is identical with the limit of a road allowance, the setback of an accessory building shall be not less than the width of the side yard which is required for the main building.
- 015/85 Notwithstanding any other provisions of this By-law, a maximum of ten residential units may be permitted on Part of Lot M, R.P. 16, known municipally as 2, 2 ½, and 4 Millville Avenue and 722, 722A, 722B, 722C, 724 and 724A First Street East.
- 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.