

# NEIGHBOURHOOD COMMERCIAL C.N.

## - G E N E R A L -

**03-12-1** All structures and buildings erected, altered or used in a Neighbourhood Commercial (CN) Zone shall conform to the regulations of this subsection.

## - Permitted Uses -

**03-12-2** 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:

- a) Convenience store
- b) Cultural use, including a museum or art gallery, or library
- c) Day Nursery use
- d) Restaurant but not a bar or tavern
- e) Personal service shop, including a dry cleaning distribution station, but not a dry cleaning establishment
- f) public place of assembly use
- g) public use in accordance with the provisions of Section 5.3.2
- h) recreation and community centre use
- i) residential use as a secondary use in a commercial building
- j) speciality food store including a butcher, baked goods outlet and delicatessen
- k) Pharmacy
- l) Medical office or clinic and may include an ancillary residence for the medical practitioner, which is designed as an integral portion of the main building.

**03-12-3** **Permitted Accessory Uses**

- a) Accessory uses to the Permitted Uses in Section 03-12-2, but does not include open storage

**03-12-4** **Site Specific and Other Exceptions**

082/89 Notwithstanding any other provisions of this Section, warehouse and wholesale carpet and floor covering outlet with a retail component not to exceed 25% of the gross floor area and a medical and health care equipment and related aids sales and rental outlet shall be permitted on Part of Lot 'O', Plan 6, Glebe with municipal address being 491 Ninth Street East (north west corner of Ninth Street and Marlborough Street).

072/04

Notwithstanding any other requirements of this Section, Block 19, Plan 52M-422 shall be zoned Neighbourhood Commercial (C.N.) with special exceptions to permit a lot area of 2500 square metres; an interior side yard provision of 10 metres; and a minimum lot frontage of 30 metres. All other provisions of the By-law shall apply.

# STANDARDS

**BUILDING AND LOT REQUIREMENTS**

**03-12-5 BUILDING HEIGHT**

No building or structure shall exceed 2 storeys in height.

**03-12-6 LOT AREA AND OCCUPANCY**

Minimum Lot Area .....4,000 square metres.

Minimum Frontage .....60 metres (196.85 feet).

Total area of all buildings shall not exceed 35% of the area of the lot.

Maximum Gross Leasable Floor Area of any development shall be 4,500 square metres.

The maximum floor area of any one permitted use shall not exceed 233 square metres.

**03-12-7 MINIMUM YARD DIMENSIONS (SETBACKS)**

Front yard .....17 metres (55.78 feet)

Side yard .....17 metres (55.78 feet)  
where a side yard abuts a Residential Zone or a public street  
.....7.5 metres (24.61 feet) otherwise

Rear yard .....10 metres (32.81 feet)  
Such rear yard shall be maintained free from all buildings and structures

**03-12-8 PARKING REQUIREMENTS**

108/96 a) Notwithstanding the provisions of subsection 01-3-3, parking is permitted on front and side yards only, provided further that a landscaped strip of a minimum 3 metres (9.84 feet) in width is maintained along the front and side lot lines, exclusive of designated entrances.

b) Parking shall only be permitted on a side yard when the minimum side yard depth is 17 metres (55.77 feet).

108/96 c) For the purpose of calculating parking requirements, the provisions of 01-3-10 General Commercial/Retail Uses (High Intensity) ratio shall apply, subject to the provision that all parking must be provided on the site.

**03-12-9 LANDSCAPING, BUFFERING, FENCING**

- a) Front, Side and Rear yards shall be landscaped throughout with the exception of that portion which may be developed for parking and driveway purposes.
- b) Where a side or rear yard abuts a Residential zone, a screening fence shall be required, such fence being in conformity with the City of Cornwall Fence By-law.

**03-12-10 ADDITIONAL STANDARDS**

- a) Not more than one building and a garbage receptacle may be erected on one site.
- b) The operation of any use in the Neighbourhood Commercial zone shall be conducted entirely indoors.
- c) A garbage receptacle shall be provided for the use of the tenants and such receptacle shall be of sufficient size to service all the uses on the site. No garbage receptacle shall be located within 9 metres (29.53 feet) of a residential zone.
- d) There shall be no storage of materials or goods on any yards.

**03-12-11 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE**

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On any lot the total area of accessory buildings (commercial) shall not exceed 10 per cent 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.”