

SECTION 11 COMMERCIAL DISTRICT (C)

11.1 Purpose

The purpose of this district is to provide an area for the sale of goods and services for the entire Village.

11.2 Permitted and Discretionary Uses

In alphabetical order.

(1) Permitted Uses:	(2) Discretionary Uses:
- convenience food store	- accessory building or structure
- financial institution	- auto body and paint shop
- grocery store	- caretaker's residence
- hotels	- clothing cleaning establishment
- motel	- drive-in restaurant or drive through facility
- professional office	- liquor store
- professional service	- motel / hotel
- restaurant	- park or playground
- retail commercial establishment	- place of worship
- tourist information facility	- public utility building
	- repair shop
	- service station
	- signs
	- storage facility

11.3 General Requirements

In addition to the general land use regulations and provisions contained Sections 6 and 7; the following regulations shall apply to development in this district.

11.4 Minimum Requirements

- (1) Area of Site: 232.2 sq. m. (2500 sq. ft.)
- (2) Width of Site: 7.6 m. (25 ft.)
- (3) Front Yard: None, except where deemed necessary by the Development Authority

- (4) Side Yard:
 - (a) Side yard adjacent to a residential district: 1.5 m. (5 ft.)
 - (b) All other sites: None if a firewall is provided, but if a side yard is provided it must be a minimum of 1.2 m. (4 ft.)
- (5) Rear Yard: At the discretion of the Development Authority

11.5 Maximum Limits

- (1) Building Height: 11 m. (36 ft.). Any proposal over that limit is at the discretion of the Development Authority in consultation with the Fire Chief.
- (2) Signs:
 - (a) All commercial signs shall be designed to the satisfaction of the Development Authority.
 - (b) Signs shall not exceed the maximum height requirements of structures in this district.
 - (c) A sign perpendicular to its business establishment frontage shall not protrude past the edge of the sidewalk fronting the establishment. If there is no sidewalk, a sign shall not extend more than 1.5 m. (5 ft.) in front of the main structure.
 - (d) Bulletin boards may be placed and maintained in this district providing they are mounted flush to the front wall of the building.

11.6 Additional Requirements

- (1) Screening and Fencing:
 - (a) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority.
 - (b) All apparatus on the roof of any building shall be screened to the satisfaction of the Development Authority.

- (c) Outside storage areas shall be screened from adjacent sites and public thoroughfares to the satisfaction of the Development Authority.
- (2) Building and Landscaping: The design, construction, landscaping and architectural appearance of any building is subject to the satisfaction of the Development Authority.
- (3) The Development Authority may decide on such other requirements as are necessary having regard to the nature of the proposed development and the intent of this district.