

SECTION 16 - ZONE C-1: CORE COMMERCIAL - URBAN**16.1 Permitted Uses**

Within a Zone C-1, no land shall be used and no building or structure shall be erected or used except for one of the Permitted Uses listed in Column 1 below.

16.2 Regulations

Within a Zone C-1, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled "General Regulations" and the additional regulations listed in Column 2 below for the specific uses.

Sub-Section	<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Additional Regulations</u>
16.2.1	A Retail or Wholesale Commercial Enterprise	In conformity with the provisions of sub-section 16.3
16.2.2	Art Gallery, Museum or Library	In conformity with the provisions of sub-section 16.3
16.2.3	Auditorium or Stadium	In conformity with the provisions of sub-section 16.3
16.2.4	Deleted	By-law 98-89 September 26, 1989
16.2.5	Business Machine Sales and Service	In conformity with the provisions of sub-section 16.3
16.2.6	Clinic	In conformity with the provisions of sub-section 16.3
16.2.7	Commercial or Trade School	In conformity with the provisions of sub-section 16.3
16.2.8	Commercial Printing	In conformity with the provisions of sub-section 16.3
16.2.9	Commercial Entertainment or Recreation Facility conducted entirely within an enclosed building but not including a Video/Pinball Game Amusement Centre	In conformity with the provisions of sub-section 16.3
16.2.10	Deleted	By-law 98-89 - September 26, 1989

Sub-Section	<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Additional Regulations</u>
16.2.11	Dental, Medical or Optical Laboratory and Supply	In conformity with the provisions of sub-section 16.3
16.2.12	Day Nursery or Nursery School	In conformity with the provisions of sub-section 16.3
16.2.13	Dwelling Unit or Units in a building, the street floor frontage of which is used for a permitted commercial or office use	In conformity with the provisions of sub-section 16.3.4
16.2.14	Establishment for Dispensing of Refreshments to the public	In conformity with the provisions of sub-section 16.3
16.2.15	Financial Institution	In conformity with the provisions of sub-section 16.3
16.2.16	Funeral Home	In conformity with the provisions of sub-section 16.3
16.2.17	Hairdresser, Barber or Beautician	In conformity with the provisions of sub-section 16.3
16.2.18	Hotel or Motel	In conformity with the provisions of sub-section 6.19
16.2.19	Interior Decorator	In conformity with the provisions of sub-section 16.3
16.2.20	Laundromat, Laundry or Dry Cleaning	In conformity with the provisions of sub-section 16.3
16.2.21	Office - Business or Professional	In conformity with the provisions of sub-section 16.3
16.2.22	Offices Services	In conformity with the provisions of sub-section 16.3
16.2.23	Parking Lot	In conformity with the provisions of sub-section 16.3
16.2.24	Showroom or Wholesale Outlet	In conformity with the provisions of sub-section 16.3
16.2.25	Club - Private	In conformity with the provisions of sub-section 16.3

Sub-Section	<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Additional Regulations</u>
16.2.26	Service and Repair Shop for Household or Personal Articles	In conformity with the provisions of sub-section 16.3
16.2.27	Studio	In conformity with the provisions of sub-section 16.3
16.2.28	Senior Citizens' Centre	In conformity with the provisions of sub-section 16.3
16.2.29	Taxi Stand or Office	In conformity with the provisions of sub-section 16.3
16.2.30	Travel Agency	In conformity with the provisions of sub-section 16.3
16.2.31	<u>Accessory Uses:</u>	
	(a) Buildings or structures accessory to the foregoing permitted uses including wholesale trade and light fabrication, assembly, processing or repair which does not involve excessive noise, vibration, odour, danger of fire or explosion or the release of noxious fumes, smoke, gases or other forms of air or water-borne pollutants. Nothing in the foregoing is to be construed to permit the sale or storage of bulk fertilizers.	In conformity with the provisions of sub-section 16.3
	(b) Deleted	Sign By-law 80-92
	(c) Outdoor Storage By-law 108-89 passed October 10, 1989	May be located in a rear yard but shall not be located in any front yard or any side yard (see sub-section 6.27)
16.2.32	Notwithstanding the foregoing, no land having direct access to Arthur Street between Church Street and Park Avenue or having direct access to Church Street West between Arthur Street and Maple Street shall be used for a Public Garage, for the sale of new or used cars nor for the sale of new or used farm machinery.	

16.3 **Additional Regulations**

- 16.3.1 Minimum Rear Yard 4.5 metres
- 16.3.2 Maximum Building Height - Main Building 10.5 metres
- 16.3.3 Buffer Strips In conformity with the provisions of sub-section 6.15 along all lot lines which abut a Residential zone.
By-law 83-2006 passed November 28, 2006 (General Amendment)
- 16.3.4 The following regulations shall apply to all dwelling units established in Zone C-1:
- (a) That the building conforms to the requirements of all other by-laws of the municipality;
 - (b) That each Residential Dwelling Unit created shall be fully self-contained and shall have a floor area of not less than 37 square metres;
 - (c) That each Residential Dwelling Unit shall have a direct means of access to a public street by means of halls and/or stairs;
 - (d) That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.
- By-law 83-2006 passed November 28, 2006 (General Amendment)**
- (e) Dwelling Unit or Units in a building, the street floor frontage of which is used for a permitted commercial or office use – 1.5 spaces per unit.
- 16.3.5 **Off Street Parking:**
- (a) Notwithstanding any other provisions of this By-law, off-street parking shall be provided equal to fifty per cent (50%) of the requirements for each specific use as set out in sub-section 6.13 of this By-law entitled “Off-Street Parking Requirements”.
 - (b) In no case shall less than one (1) space be provided for each permitted use. In all cases where a fraction of a parking space is required by this calculation, the next highest whole number shall be deemed to be the minimum requirement.

- (c) Notwithstanding the requirements of sub-sections 6.11 and 6.13 of this By-law, where in a Zone C-1 the provision of off-street parking on the same lot as the use, building or structure requiring such off-street parking is located is impossible (or impractical), such off-street parking facilities may be located on another lot within Zone C-1 or Zone C-2. Where off-street parking is provided on a lot other than the lot containing the building or use for which the parking is required, the owner of the lot upon which the parking is located shall, at his own expense, cause to be registered in the Registry Office an undertaking from the owner to the Township of Woolwich against the title of the property to guarantee that the land required for parking by this By-law shall continue to be so used only for this purpose until such time as the Township shall relieve the owner of said undertaking, at which time the owner shall have provided alternate parking space in conformity with the regulations contained in this By-law.

16.3.6 **Small Buildings** By-law 45-96 passed May 28, 1996

Notwithstanding the foregoing, no building or structure of less than 30 square metres shall be located in the front yard. This provisions shall apply to lands located in the St. Jacobs settlement only.