

**5.6 MAJOR COMMERCIAL II (C2) ZONE**

**PERMITTED USES IN C2 ZONE**

5.6.1 The following uses shall be permitted in any C2 Zone:

a. Any principal uses permitted in the C1 Zone except:

- Auto Body Repair
- Automobile Sales and Service
- Drive-in Restaurants
- Drive-in Theatres
- Farm Equipment Sales
- Funeral Homes
- Retail Lumber and Home Improvement Supplies
- Service Stations
- Vehicle Rentals
- Veterinary Establishments

b. **Uses Subject to Conditions**

- Dwelling Units

**SPECIAL REQUIREMENTS IN THE C2 ZONE**

5.6.2 Any permitted use in any C2 Zone must comply with the following special requirements:

**Dwelling Units**

5.6.2.1 Dwelling units must comply with the following condition:

Dwelling units shall be attached to the commercial premises and shall be located to the rear of, above, or below the commercial premises.

**Outdoor Commercial Display**

- 5.6.2.2 a. No outdoor commercial display is permitted in an abutting yard where a C2 Zone abuts a R1, R2 or R3 Zone.
- b. The area devoted to outdoor commercial display shall not exceed twenty-five per cent (25%) of the total lot area.

**Signs**

- 5.6.2.3 All signs shall be subject to the requirements of 3.2 SIGNS, PART 3 – GENERAL PROVISIONS FOR ALL ZONES.

**SPECIAL REDUCED REGULATIONS IN MAJOR COMMERCIAL II (C2) ZONE**

5.6.3 Any permitted use in any C2 Zone must comply with the following regulations:

<b>MAJOR COMMERCIAL II (C2) ZONE</b>	<b>Permitted C2 Uses</b>
Minimum Lot Area	3,500 sq ft
Minimum Lot Frontage	35 ft
Minimum Side Yard	
a) General	No Regulation
b) Abutting (where a C2 Zone abuts an R1, R2 or R3 Zone)	20 ft
Minimum Rear Yard	25 ft
Maximum Lot Coverage	75% of lot area
Maximum Height of Main Building	55 ft
Maximum Height of Accessory Building	20 ft
Minimum Distance Between Main And Accessory Buildings	10 ft

<b>PART 5</b>	<b>AMENDED DATE</b>	<b>SECTION</b>
	May 26, 1987	5.6.2.3
	May 1, 1990	5.6.2.3
	November 5, 2002	5.6.2.2 / 5.6.3
	May 10, 2005	5.6
	February 2, 2007	5.6.2.3

**Note:** Numbering of Sections within this Bylaw may be different from the Amended Date.

