

OFFICE CONSOLIDATION

TOWN OF PELHAM ZONING BY-LAW NO. 1136 (1987), as amended

(This Office Consolidation Edition is prepared for purposes of convenience only.

For accurate reference recourse should be had to the original by-law(s) and amendments and Orders of the Ontario Municipal Board.)

SECTION 19 - NEIGHBOURHOOD COMMERCIAL NC ZONE

Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply throughout the Neighbourhood commercial NC zone.

19.1 PERMITTED USES

- (a) Banks,
barber shops,
beauty salons,
business and professional offices,
convenience retail stores,
public and private parking areas,
restaurants,
studios,
agencies and
salons;
- (b) uses, buildings and structures accessory to the foregoing permitted uses;
- (c) dwelling units above ground floor.

19.2 REGULATIONS FOR COMMERCIAL USES

- (a) Minimum Lot Frontage 15.5 m (50.85 ft)
- (b) Minimum Lot Area 700 m² (7,534.98 ft²)
- (c) Maximum Lot Coverage 30 percent
- (d) Maximum Gross Floor Area 60 percent of lot area
- (e) Minimum Front Yard 12 m (39.37 ft)
- (f) Minimum Exterior Side Yard 3 m (9.84 ft)
- (g) Minimum Side Yard
 - (i) abutting a Commercial or Industrial use Nil
 - (ii) abutting a Residential or Institutional Use or Zone 4.5 m (14.76 ft)

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(h) Minimum Rear Yard

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|----------------------------------------------------------|-----------------------------------------------------------------------|
| (i) abutting a Commercial or Industrial use | 6 m (19.69 ft) |
| (ii) abutting a Residential or Institutional use or Zone | 10.5 m (34.45 ft) |
| (i) Maximum Building Height | 10.5 m (34.45 ft) |
| (j) Maximum Floor Area | 235 m ² (2,529.60 ft ²) for each permitted use |

19.3 REGULATIONS FOR RESIDENTIAL USES PERMITTED IN CLAUSE (c) OF SUBSECTION 19.1

- (a) Not more than 50% of the gross floor area shall be used for dwelling units.
- (b) Dwelling units shall only be permitted above the ground floor of any commercial use.
- (c) A minimum landscaped amenity area of 55 m² (592.03 ft²) shall be provided for each dwelling unit.
- (d) Minimum floor area per dwelling unit:
- | | |
|-------------------|---------------------------------------------|
| (i) Bachelor | 40 m ² (430.57 ft ²) |
| (ii) One bedroom | 50 m ² (538.21 ft ²) |
| (iii) Two bedroom | 60 m ² (645.86 ft ²) |