

Town of Aurora
Zoning By-law #6000-17

SECTION 9 COMMERCIAL (C) ZONE

9.1 COMMERCIAL USES PERMITTED

The following uses shall apply to Commercial (C) Zones.

| Commercial Zones Permitted Uses | C1 | C2 | C3 | C4 | C5 | C6 |
|--|-----------|--------------------|--------------------|----------------------|--------------|------------------------------|
| Convenience Commercial | | Central Commercial | Service Commercial | Community Commercial | Major Retail | Mixed Residential Commercial |
| <i>Art Gallery</i> | | X | | X | X | X ₍₁₎ |
| <i>Animal Hospital</i> | | | X | | | |
| <i>Clinic</i> | | X | X | X | X | X ₍₁₎ |
| <i>Commercial Schools</i> | | X | X | | | |
| <i>Day Care Centre</i> | X | | | | X | X ₍₁₎ |
| <i>Dry Cleaning Distribution Station and Depot</i> | | | X | X | X | X ₍₁₎ |
| <i>Dry Cleaning Establishment</i> | | X | X | X | X | |
| <i>Dwelling units above the first storey</i> | | X | | X ₍₂₎ | | X |
| <i>Financial Institutions</i> | X | X | X | X | X | X ₍₁₎ |
| <i>Fitness Centre</i> | | X | X | X | X | X ₍₁₎ |
| <i>Funeral Parlours</i> | | X | | | | |
| <i>Garden Centre</i> | | | X | X | X | |
| <i>Hospital</i> | | X | X | X | | |
| <i>Hotel/ Motel</i> | | X | X | X | X | X ₍₁₎ |
| Institutional Uses as permitted in Section 11.1 of this By-law | | X ₍₃₎ | X ₍₃₎ | | | |
| <i>Laundromat</i> | X | X | X | X | X | X ₍₁₎ |
| <i>Motor Vehicle Rental Establishment</i> | | | X | | | |
| <i>Motor Vehicle Repair Garage</i> | | | X | | | |

Town of Aurora
Zoning By-law #6000-17

| | | | | | | |
|--|---|---|---|---|------------------|------------------|
| <i>Motor Vehicle Sales Establishment</i> | | | X | | | |
| <i>Motor Vehicle Service Station</i> | | | X | X | | |
| <i>Motor Vehicle Washing Establishment</i> | | | X | X | | |
| <i>Museum</i> | | X | X | X | X | X ₍₁₎ |
| <i>Offices</i> | | X | X | X | X | X ₍₁₎ |
| <i>Pet Services</i> | | X | X | X | X | X |
| <i>Private Park</i> | X | X | X | X | X | X ₍₁₎ |
| <i>Personal Service Shop</i> | X | X | X | X | X | |
| <i>Place of Worship</i> | | | | X | | |
| <i>Place of Entertainment</i> | | X | | X | X | |
| <i>Club</i> | | X | X | | X | |
| <i>Recreation Centre</i> | | | X | X | X | X ₍₁₎ |
| <i>Restaurants</i> | X | X | X | X | X ₍₄₎ | X ₍₁₎ |
| <i>Retail Store</i> | X | X | X | X | X | X ₍₁₎ |
| <i>Service Shop</i> | | X | X | X | X | X ₍₁₎ |
| <i>Studios</i> | | X | | X | X | |
| <i>Veterinarian Clinic</i> | | X | X | X | X | X ₍₁₎ |

- (1) May be located on the first or second *Storey* of the main building.
- (2) Dwelling units shall only be permitted within a *Shopping Centre*. No more than one (1) residential unit per *Shopping Centre*, unless otherwise specified in this By-law
- (3) Cemeteries are not permitted and subscript (1) of Section 11.1 shall not apply.
- (4) Outside Storage is a permitted accessory use, subject to Section 9.4 of this By-law.

Town of Aurora
Zoning By-law #6000-17

9.2 ZONE REQUIREMENTS

| Commercial Zone Minimum Requirements | C1 Convenience Commercial | C2 Central Commercial | C3 Service Commercial | C4 Community Commercial | C5 Major Retail | C6 Mixed Residential Commercial |
|---|-------------------------------------|---------------------------------|---------------------------------|-----------------------------------|---------------------------|---|
| <i>Lot Area</i> | 650 m ² | 230 m ² | 1,400 m ² | 5,000 m ² | 2,000 m ² | 4,000 m ² |
| <i>Lot Frontage</i> | 18 m | 10 m | 30 m | 30 m | 100 m | 50m |
| <i>Front Yard</i> | 7.5 m | 0.0 m | 10 m | 12 m | 4 m | 3 m |
| <i>Rear Yard</i> | 7.5 m | 7.5 m ⁽²⁾ | 7.5 m 10 m ⁽³⁾ | 7.5 m | 7.5 m | 10m |
| <i>Interior Side Yard</i> | 4.5 m | 0.0 m | 3.0 m 10 m ⁽³⁾ | 7.5 m | 3 m | 3 m |
| <i>Exterior Side Yard</i> | 7.5 m | 0.0 m | 10m | 12 m | 3 m | 3 m |
| <i>Height (maximum)</i> | 10 m | 10 m ⁽¹⁾ | 10 m | 10 m | 15 m | 22 m |
| <i>Lot Coverage (maximum)</i> | 30% | N/A | 35% | 35% | 35% | 35% |
| <i>Gross Floor Area per commercial unit (maximum)</i> | 185 m ² | N/A | N/A | N/A | N/A | N/A |

(1) A maximum height of 18.5 m is permitted provided the 4th and 5th Storeys are Setback a minimum of 3 m from the main and exterior side walls of the 3rd Storey

(2) All Parking Areas shall be located in the Rear Yard of the Lot

(3) Abutting Residential Zones only

9.3 LOADING SPACE

Where a loading space is provided, the following regulations shall apply:

9.3.1 Dimensions:

Any *Loading Space* within a Commercial (C) Zone, shall provide and maintain in a location suitable to the *Municipality* loading or unloading spaces nine (9) metres long, three decimal five (3.5) metres wide, and having a vertical clearance of at least 4 metres

9.3.2 Minimum Requirement:

Any *Loading Space* within a Commercial (C) Zone, excluding portions of buildings used for *office* commercial use, shall be in accordance with the following standards:

| <u>Total Floor Area devoted to Commercial Uses of Building or Unit Contained Therein</u> | <u>Number of Loading Spaces Required</u> |
|--|--|
| - 300 square metres or less | 0 |
| - 300 square metres or more but less than 1000 square metres | 1 |
| - 1000 square metres or more but less than 2500 square metres | 2 |
| - 2500 square metres or more but less than 7500 square metres | 3 |
| - 7500 square metres or more | 1 additional space for every 7500 square metres or fractional part thereof |

Any *Loading Space* within a Commercial (C) Zone where the *Principal Use* is an *office*, shall be in accordance with the following standards:

| <u>Total Office Floor Area of Building or structure</u> | <u>Number of Loading Spaces Required</u> |
|---|--|
| - 1000 square metres or less | 0 |
| - 1000 square metres or more but less than 2500 square metres | 1 |

| | |
|---|--|
| - 2500 square metres or more but less than 7500 square metres | 2 |
| - 7500 square metres or more | 1 additional space for every 7500 square metres or fractional part thereof |

9.3.3 Access:

The *Loading Space* shall have adequate access to permit ingress and egress of a *Commercial Motor Vehicle* from a street by means of *Driveways*, aisles, manoeuvring areas or similar areas.

9.3.4 Location:

The *Loading Space* shall not be located upon or partly upon any street, *lane* or alley, *Driveway* or aisle. All *Loading Spaces* and loading doors shall be located such that they do not face a *public street* except in the case of a *corner lot*.

9.4 OUTSIDE STORAGE AND DISPLAY OF GOODS AND MATERIAL

On lands where outside storage and display of goods and materials is permitted the following provisions shall apply:

9.4.1 The area used for outside storage and display shall not be more than twice the gross floor area above grade used for commercial purposes to a maximum of 35% of the *Lot Area*.

9.4.2 The area used for outside storage and display shall not reduce the areas required for parking by the zone.

9.4.3 The area used for outside storage and display shall not be within the required *Side* or *Rear Yards* and in no case shall be three (3) metres to any side or rear *Lot Line*.