

**5.23 RURAL COMMERCIAL (C4) ZONE**

No person shall within any Rural Commercial (C4) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

**5.23.1 Uses Permitted****a) Residential Uses**

- Accessory dwelling unit;
- Accessory single detached dwelling house.

**b) Non-Residential Uses**

- Antique sale establishment;
- Auction sales barn;
- Commercial greenhouse;
- Existing motor vehicle sales;
- Farm implement sales and repair;
- Garden and nursery sales and supply establishment;
- Gasoline retail facility;
- Motor vehicle repair garage;
- Motor vehicle service station;
- Park;
- Propane refill station where ancillary to a motor vehicle gas bar, a motor vehicle repair garage or a motor vehicle service station;
- Public use in accordance with the General Provisions of this By-law;
- Retail commercial establishment;
- Veterinary clinic in a wholly enclosed building.

(By-law No. 2016-0049)

**c) Accessory Uses**

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law, including Shipping Containers.

(By-law No. 2020-0016)

**5.23.2 Provisions for Residential Uses****5.23.2.1 Single Detached Dwelling House**

- a) Separation requirements (minimum)..... 10 metres from the permitted non-residential use
- b) Yards (minimum):
  - i) Front..... 15 metres
  - ii) Exterior Side ..... 10 metres
  - iii) Interior Side ..... 6 metres
  - iv) Rear..... 15 metres
- c) Landscaped Open Space (minimum) ..... 30 percent

- d) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.
- e) Number of Dwelling Houses per Lot (maximum) ..... 1
- f) Height of Building (maximum) ..... 10 metres  
(By-law No. 2020-0016)

#### 5.23.2.2 **Dwelling Unit in Portion of Non-Residential Building**

- a) One dwelling unit may be permitted over a non-residential building. In no case shall a dwelling unit be permitted in or over a motor vehicle repair garage or a motor vehicle service station.  
(By-law No. 2020-0016)

#### 5.23.3 **Provisions for Non-Residential Uses**

- a) Lot Area (minimum)..... 0.8 ha
- b) Lot Frontage (minimum).....60 metres
- c) Yards (minimum):
- i) Front..... 15 metres
  - ii) Exterior Side ..... 10 metres
  - iii) Interior Side:
    - 6 metres except where the interior side lot line abuts a Residential Zone, in which case the minimum interior side yard shall be 12 metres.
  - iv) Rear Yard ..... 12 metres
- d) Lot Coverage (maximum)..... 40 percent
- e) Landscaped Open Space (minimum) ..... 20 percent
- f) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.
- g) Height of Building (maximum) ..... 10 metres
- h) Planting Strip:
- In accordance with the General Provisions of the By-law.

#### 5.23.4 **Provisions for Retail Gas Establishments**

In accordance with the General Provisions of this By-law.

#### 5.23.5 **Provisions for Outside Display and Sales**

Lands used for the outside display and/or sales of goods and materials shall:

- a) Be accessory to the main use on the lot;

- b) Not be located closer than 6 metres to the front lot line;
- c) Not be located closer than 2 metres to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 6.0 metres of an interior side or rear lot line where the lot line abuts a lot zoned for other than commercial or industrial purposes;
- d) Not exceed 50 percent lot coverage; and
- e) No open storage of goods and materials is permitted.

(By-law No. 03-61)

#### **5.23.6 General Provisions**

In accordance with Section 4, General Provisions, of this By-law.

#### **5.23.7 Exception Provisions - Rural Commercial (C4) Zone**

##### **5.23.7.1 Rural Commercial Exception One (C4-1) Zone**

(Part of Lot 8, Concession 4 in the Geographic Township of Richmond)

Within the C4-1 Zone, the uses permitted are restricted to:

- motor vehicle dealership;
- motor vehicle repair garage;
- single unit dwelling house.

##### **5.23.7.2 Rural Commercial Exception Two (C4-2) Zone**

(Part of Lot 9, Concession 7, in the Geographic Township of Richmond)

Within the C4-2 Zone, the uses permitted are restricted to:

- motor vehicle repair garage;
- single unit dwelling house or accessory dwelling unit.

##### **5.23.7.3 Rural Commercial Exception Three (C4-3) Zone**

(Part of Lot 9, Concession 4, in the Geographic Township of North Fredericksburgh)

Within the C4-3 Zone, the use permitted is restricted to a motor vehicle body shop.

##### **5.23.7.4 Rural Commercial Exception Four (C4-4) Zone**

(Part of Lot 6, Concession 1 Additional, in the Geographic Township of South Fredericksburgh)

Within the C4-4 Zone, the uses permitted are restricted to:

- antiques, art, and craft sales;
- single unit dwelling house or accessory dwelling unit;
- tea room.

##### **5.23.7.5 Rural Commercial Exception Five (C4-5) Zone**

(Part of Lots 21 and 22, Concession 7, in the Geographic Township of North Fredericksburgh)

Within the C4-5 Zone, the uses permitted are restricted to:

- motor vehicle sales (new or used);
- single unit dwelling house or accessory dwelling unit.

**5.23.7.6 Rural Commercial Exception Six (C4-6) Zone**

(Part of Lot 22, Concession 7, in the Geographic Township of North Fredericksburgh)

Within the C4-6 Zone, the uses permitted are restricted to:

- eating establishment;
- single unit dwelling house or accessory dwelling unit.

**5.23.7.7 Rural Commercial Exception Seven (C4-7) Zone**

(County Road No. 2, in the Geographic Town of Napanee)

Within the C4-7 Zone, the uses permitted are restricted to:

- motor vehicle sales (new or used),
- an accessory dwelling house or accessory dwelling unit.

**5.23.7.8 Rural Commercial Exception Eight (C4-8) Zone**

(Part of Lot 20, Concession 3, Geographic Township of Richmond)

Within the C4-8 Zone the uses permitted are restricted to:

- Contractor's yard;
- Storage locker facility;
- Antique sales establishment;
- Auction sales barn;
- Commercial greenhouse;
- Farm implement sales and repair;
- Garden and nursery sales and supply establishment;
- Retail commercial establishment;
- Accessory unit; and
- Accessory single detached dwelling.

(By-law 2017-022)