

SECTION 19 - LOCAL COMMERCIAL (C1) ZONE

19.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply in all Local Commercial (C1) Zones.

19.2 PERMITTED USES

- Convenience retail stores
- Personal service shops
- Day nurseries
- Florists
- Pharmacies
- Professional or Business Offices
- Video Outlet Sales and Rental Shops
- Bake Shops
- Spa Services
- Dwelling Units
- Uses, buildings and structures accessory to a permitted use, excluding open storage

19.3 REGULATIONS

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| Minimum Lot Area | 550 sq. m. |
| Minimum Lot Frontage | 15m |
| Maximum Lot Coverage | 40 percent |
| Maximum Gross Floor Area | 186 sq. m. |
| Minimum Front Yard | 9m |
| Minimum Interior Side Yard | 4.5m |
| Minimum Exterior Side Yard | 6m |
| Minimum Rear Yard | 7.5m |
| Maximum Building Height | i) 2.5 storeys ii) 9m |
| Dwelling Units | the provisions of Subsection 18.2 shall apply |
| Accessory Buildings | the provisions of Subsection 18.3 shall apply |

EXCEPTIONS TO THE LOCAL COMMERCIAL (C1) ZONE

C1-59 (212-1990) 246 Bertie Street

These lands are zoned "Local Commercial C1-59 Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this by-law shall apply to those lands zoned "Local Commercial C1-59 Zone" except:

- (a) that notwithstanding the permitted uses as set out in Section 19.2, these lands shall only be used for a medical clinic, and;
- (b) that notwithstanding the regulations of Subsection 19.3, the maximum gross floor area shall not be greater than 386.8 square metres, and;
- (c) that notwithstanding the regulations of Subsection 19.3, the maximum exterior side yard setback from the easterly property line shall not be less than 1.06 metres.

C1-181(H) (98-1997) Netherby Road @ Baker Road

Deleted by By-law No. 35-2016.

C1-192 (44-1998) 74 Queen's Circle

These lands are zoned "Local Commercial C1-192 Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this by-law shall apply to those lands zoned "Local Commercial C1-192 Zone" except that in addition to the permitted uses set out in Subsection 19.2, these lands may also be used for an eating establishment and take-out restaurant.

C1-310 (218-2002) 255 Derby Road

These lands are zoned "Local Commercial C1-310 Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this By-law shall apply to those lands zoned "Local Commercial C1-310 Zone", except that notwithstanding the provisions of Subsection 19.2, the lands may also be used for a candy kitchen and a coffee shop.

C1-397 (141-08) 74 Queen's Circle (RELOCATED TO CMU2-397)

C1-550 (35-2016) – 0 Baker Road – Southeast Corner, Baker Road and Netherby Road

These lands are zoned "Local Commercial (C1-550) Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Local Commercial (C1) Zone" by this by-law shall apply to those lands zoned "Local Commercial (C1-550) Zone" subject to the following provisions:

- a) Notwithstanding Section 19.2, the following additional uses shall be permitted:

- Banks and Financial Institutions
- Candy kitchens
- Clinics
- Commercial schools
- Custom brokers
- Dry Cleaning Outlets
- Eating Establishments
- Laundromats
- Post offices
- Veterinarian Clinic in wholly enclosed buildings

S E C T I O N 19 – C1 ZONE
TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90
OFFICE CONSOLIDATION

19.3

- b) Notwithstanding Section 19.3, the following regulation shall apply:
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| Maximum Gross Floor Area | 375 sq.m. (for single Commercial unit) |
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