

11.6 CENTRAL COMMERCIAL (C1) DISTRICT

11.6.1 Purpose

The purpose of this district is to provide for office and retail commercial developments and other compatible uses generally intended to locate in the central business area of the Town.

(a) Permitted Uses

- none

(b) Discretionary Uses

- accessory buildings and uses
- amusement facilities
- automobile repair shops
- bakery shops
- business, administration, and professional offices
- canopy and awning signs
- community facilities or service clubs
- drive-in restaurants
- financial institutions
- freestanding signs
- historical buildings
- inns
- laundromats
- machine shops
- motor vehicle dealerships
- parking lots
- personal service establishments
- public recreational facilities
- public uses and utilities
- residential dwelling unit(s) above or as accessory use to a commercial use
- restaurants
- retail outlets
- satellite dish antennas
- welding shops
- Used vehicle sales
- Child Care Facility
- medical facility

11.6.2 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

(a)	Lot Area (minimum):	139 m ² (1,500 ft ²)
(b)	Lot Width (minimum):	4.6 m (15 ft)
(c)	Front Yard (minimum):	None required, except where deemed necessary by the Development Authority
(d)	Rear Yard (minimum):	6.1 m (20 ft)
(e)	Side Yard (minimum):	3.3 m (10 ft) if adjacent to residential district 1.5 m (5 ft) for all other locations, but may be reduced to zero if a fire rated wall is provided
(f)	Building Height (maximum):	10.7 m (35 ft)

11.6.3 Additional Requirements

- (a) The design, construction and architectural appearance of any building shall be compatible with the surrounding properties to the satisfaction of the Development Authority and the Downtown Historic Area Design Guidelines.
- (b) All commercial signs shall be compatible with the surrounding properties and designed to the satisfaction of the Development Authority.
- (c) Residential dwelling accommodation in this district shall:
 - (i) only be located above the main floor of a building, or on the main floor to the rear of the principal use of a building;
 - (ii) have direct access to the outside street level, that access being independent of the main entrance for the principal use of the building.
- (d) The Development Authority may decide on such other requirements as are necessary having regard to the nature of the proposed development and the intent of this district.