

SECTION 33: RURAL COMMERCIAL RUC ZONE**33.1 Permitted Uses**

The following uses are permitted in the Rural Commercial RUC Zone:

- (1) animal hospital;
- (2) artisan shop;
- (3) bed and breakfast establishment in accordance with the provision of Section 6.27;
- (4) convenience store;
- (5) farm produce market;
- (6) farm service and supply establishment;
- (7) feed mill;
- (8) garden centre;
- (9) nursery school;
- (10) automobile service station;
- (11) automobile service and repair establishment;
- (12) single detached dwelling;
- (13) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 32.2.6.

33.2 Zone Provisions

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| (a) Minimum Lot Area (hectares) | 0.8 |
| (b) Minimum Lot Frontage (metres) | 60 |
| (c) Minimum Front Yard Setback (metres) | 15 |
| (d) Minimum Rear Yard Setback (metres) | 15 |
| (e) Minimum Side Yard Setback (metres) | 10 |
| (f) Minimum Exterior Yard Setback (metres) | 15 |
| (g) Minimum Landscaped Open Space | 30% |
| (h) Maximum Lot Coverage - 15% except that there is no maximum lot coverage requirement for greenhouses accessory to a garden centre; | |

- (i) Maximum Building Height (metres) 10.5
- (j) Maximum Retail Floor Area (square metres) 200
- (k) Outside storage:
 - (i) permitted in the rear and interior side yard,
 - (ii) only merchandise offered for sale is permitted in the front yard and exterior side yard,
 - (iii) shall be accessory to a permitted use;
- (l) Environmental requirements:

Every lot and use shall be in compliance with the applicable provisions of the Public Health Act and the Environmental Protection Act and the regulations made thereunder, and with all requirements of the Regional Niagara Public Health Department.

33.3 Special Provisions

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

RUC-1 2929 Merrittville Hwy., Part Twp. Lot 57

Notwithstanding the provisions of the Rural Commercial RUC Zone, in addition to the permitted uses of the RUC Zone, the lands indicated as RUC-1 on Schedule A1 may be used for automobile sales and rental establishment and automobile service and repair establishment.

RUC-2 1644 Merrittville Hwy., Part Twp. Lot 193

Notwithstanding the provisions of the Rural Commercial RUC Zone, in addition to the permitted uses of the RUC Zone, the lands indicated as RUC-2 on Schedule A4 may be used as a restaurant.

RUC-3 1783 Hwy. 20, Part Twp. Lot 121

Notwithstanding the provisions of the Rural Commercial RUC Zone, in addition to the permitted uses of the RUC Zone, the lands indicated as RUC-3 on Schedule A3 may be used for a custom workshop in accordance with the applicable provisions of Section 6 General Provisions and Section 21 Highway Commercial/Industrial HCI Zone.

RUC-4 1604 Merrittville Hwy., Part Twp. Lot 193

Notwithstanding the provisions of the Rural Commercial RUC Zone, in addition to the permitted uses of the RUC Zone, the lands indicated as RUC-4 on Schedule A4 may be used as a school.