SECTION 12: ZONE 6

12.1 Permitted Uses

Within a Zone 6, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

12.1.1 Retail or wholesale commercial establishment, but not including the sale of motor vehicles or farm machinery

12.1.2 Offices

12.1.3 Financial Establishment

12.1.4 Hotel

12.1.5 Service club

12.1.6 Commercial or trade school

12.1.7 Dwelling units may be situated above a permitted use (except an automobile service station or repair garage) and not more than one dwelling unit may be situated at ground level and attached to a permitted use

12.1.8 Parking lot

12.1.9 Restaurant and/or tavern

12.1.10 Laundromat or dry cleaning establishment

12.1.11 Hairdresser or barber

12.1.12 Clinic or laboratory

12.1.13 Veterinary Clinic

12.1.14 Drive-through facility

12.1.15 Commercial printing and office services

12.1.16 Studio

12.1.17 Repair shop (but not including the repair or motor vehicles or farm machinery)

12.1.18 Commercial entertainment and recreating establishment within an enclosed building but not including a video/pinball game amusement centre

12.1.19 Day Care Facility

12.1.20 Funeral home

12.1.21 Place of Worship

12.1.22 Uses accessory to the foregoing permitted uses

12.1.23 One refreshment vehicle or refreshment cart

12.2 Regulations

Within a Zone 6, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

12.2.1	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
12.2.2	Minimum Lot Area	464 square metres
12.2.3	Minimum Lot Frontage and Minimum Lot Width	15 metres
12.2.4	Front Yard Setback	
	(a) Main Building	0 metres
	(b) Accessory Buildings	No closer to the lot line than the main building
12.2.5	Exterior Side Yard Setback	
	(a) Main Building	0 metres
	(b) Accessory Buildings	No closer to the lot line than the main building
12.2.6	Minimum Side Yard Setback	
	(a) Main Building	
	There shall be a minimum side yard of 3.5 metres on one side if there is no access to the lot from a second street or a public lane. Where access is available from a second street or a public lane, no side yard shall be required. Notwithstanding anything contained in this By-law, wherever a Zone 6 abuts a Zone 2, Zone 2a, Zone 2b, Zone 2c, Zone 3, Zone 4, or Zone 4a, a minimum side yard of 4.5 metres shall be provided on the abutting side or sides.	
	(b) Accessory Buildings	1.0 metre
12.2.7	Minimum Rear Yard	
	(a) Main Building	7.5 metres
	(b) Accessory Buildings	1.0 metre
12.2.8	Maximum Building Height	
	(a) Main Building	Four (4) storeys
	(b) Accessory Building	One (1) storey but not more than 4.5 metres
12.2.9	Maximum Lot Coverage (all buildings)	50% of lot area
12.2.10	Notwithstanding anything contained in this By-law, parking spaces may be provided in the front and exterior side yards in a Zone 6 in accordance with the following regulation:	
	(a) That a landscaped strip of flowers, grass or shrubs, a minimum of 1.0 metres wide, shall be provided and maintained along and abutting the street, except at the location of the ingress and egress ramps.	

12.2.11	Off-Street Parking and Off-Street Loading	In conformity with the regulations contained in sub-sections 6.10, 6.11 and 6.12 of this By-law for Residential Uses and at a rate of 50% of the required spaces for non-residential uses.