

TABLE 1

ZONE CATEGORIES

USES	General Commercial One (GC1) (1)(2)	General Commercial Two (GC2) (1)(3)	Station (SS)
	CLINIC	P	P
RESTAURANT	P	P	
FAST FOOD RESTAURANT	P	P	
TAKE-OUT RESTAURANT	P	P	
FINANCIAL INSTITUTIONS	P	P	
Business or Professional Office	P	P	
Medical Office	P	P	
Pet Store	P	P	
PERSONAL SERVICE SHOP	P	P	
Veterinary Clinic	P	P	
DAY NURSERY	P	P	
SERVICE SHOP	P	P	
LAUNDROMAT	P	P	
LAUNDRY & DRY CLEANING ESTABLISHMENT	P	P	
Commercial Club	P	P	
Fraternal Organization	P	P	
Artist or Photographic Studio	P	P	
Private Club	P	P	
HEALTH CENTRE	P	P	
Hotel	P	P	
Motel	P	P	
Goods and Equipment Rental	P	P	
Sale of Home Improvement Products	P	P	
Sales & Service, Rental & Repair of Automobiles, Marine Crafts, Recreational Vehicles, Trucks & Trailers			
Garden & Nursery Supply Sales		P	
AUTOMOBILE SERVICE STATIONS			P
GAS BARS			P
Tavern	P	P	
BANQUET HALL	P	P	
Furniture Warehouse		P	
Furniture & Appliance Sales & Repair	P	P	
Bakeries	P	P	
Indoor RECREATIONAL USES	P	P	
Liquor and Beer Stores	P	P	

(b) Supplementary Regulations

The following regulations correspond to the numbers used in Table 1 above and are to be read in conjunction therewith:

(1) The following uses shall not be permitted:

- a) SUPERMARKET
- b) MANUFACTURER'S OUTLET CENTRE
- c) APPAREL OUTLET

For purposes of this section APPAREL OUTLET shall be defined as follows:

APPAREL OUTLET means a RETAIL STORE which offers for display, rent, or sale to the general public at retail goods, wares,

merchandise substances articles or things which lothe or adorn a person.

- (2) All uses shall be within a wholly enclosed building. Open storage and outdoor display, whether accessory to a permitted use or not shall be prohibited.
- (3) The outdoor display of merchandise and products shall be permitted provided that the following provisions shall apply.
 - a) The display shall be accessory to a permitted use which customarily requires such display and shall be located on the same LOT as the principal use.
 - b) The display shall not encroach onto any required parking or driveway areas or onto required LANDSCAPED OPEN SPACE.
 - c) The outdoor display shall not constitute outdoor storage of merchandise and products.

c) Development Standards

The following standards shall apply:

Standard	General Commercial One (GC1) Zone	General Commercial Two (GC2) Zone	Service Station (SS) Zone
Minimum Lot Frontage (m)	30	30	45
Minimum Lot Area (ha)	.4	.4	.4
Minimum Front Yard (m)	15	15	9
Minimum Side Yard (m)	6	6	7.5
Minimum Flankage Yard (m)	6	6	9
Minimum Rear Yard (m)	12	12	7.5
Maximum Height (m)	12	12	6
Maximum Coverage (%)	50	50	-
Maximum Floor Area Ratio (%)	75	75	-
Minimum Setback to a Residential Zone (m)	15	15	-
Minimum Setback for any pump island to any street line (m)	-	-	6

Notwithstanding the provisions regulating the minimum YARDS in this By-law, no BUILDING shall be constructed within fifteen (15) metres of an arterial road as designated by the Official Plan of the Richmond Hill Planning Area, except that such minimum setback may be reduced to nine (9) metres provided that all of the yard between the lot line and the BUILDING is used for LANDSCAPING.

d) Landscaping

In all Commercial Zones, a strip of land not less than six (6) metres in depth, immediately abutting all STREETLINES shall be used for LANDSCAPING.

e) Buffering

Where a Commercial Zone abuts a residential zone, a strip of land not less than three (3) metres in depth on the Commercial Zone immediately abutting the residential zone shall be used for LANDSCAPING.