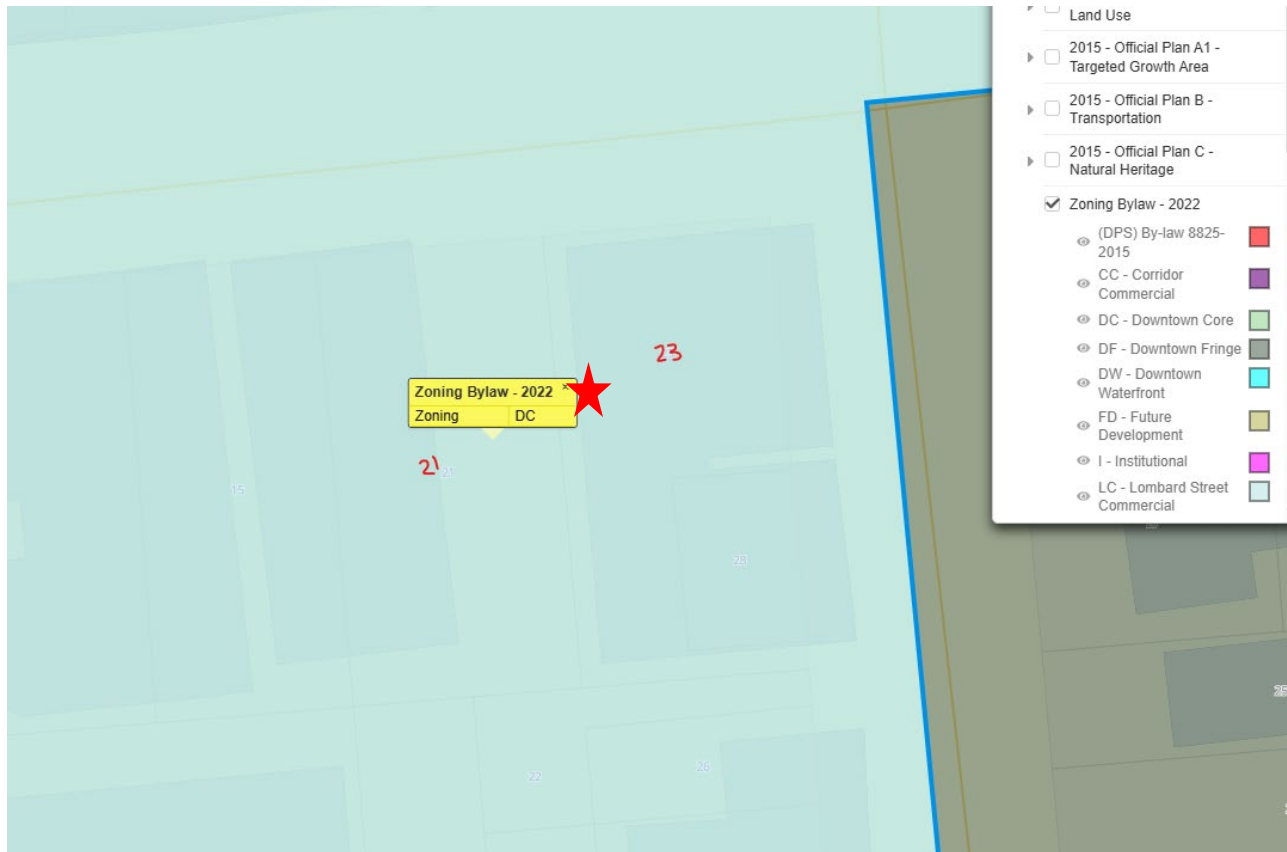


Zoning Map

21-23 Russell St East, Smiths Falls



DC – Downtown Core



Corporation of the Town of Smiths Falls Comprehensive Zoning By-law

Council Adopted: August 22, 2022



SMITHS FALLS
RISE AT THE FALLS





11 Downtown Core (DC) Zone

The Downtown Core (DC) Zone is intended to implement the policies of the Downtown Core designation in the Official Plan. This Zone generally permits a wide range of commercial Uses such as retail Uses, Personal Service Shops, Restaurants, as well as complimentary institutional Uses. Above-ground residential Uses are permitted.

No person shall within any DC Zone Use any Lot or Erect, Alter or Use any Building or Structure unless serviced by municipal water supply and sanitary sewers and except in accordance with the following provisions.

11.1 Permitted Uses

11.1.1 Non-Residential Uses

- Animal Hospital
- Assembly Hall
- Bar
- Commercial School
- Community Centre
- Custom Workshop
- Day Care
- Financial Institution
- Full-Service Restaurant
- Funeral Home
- Hotel
- Institution
- Laundromat
- Medical Clinic
- Museum
- Pharmacy
- Place of Entertainment
- Place of Recreation
- Place of Worship
- Printing Shop
- Public Use
- Religious Institution
- Repair Service Shop
- Retail Food Store
- Retail Store
- School
- Small-Scale Brewery
- Small-Scale Distillery
- Take-Out Restaurant
- Taxi Station

- Office
- Parking Lot
- Personal Service Shop
- Other Uses in accordance with Section 4

11.1.2 Residential Uses

- A Dwelling Unit or units in the upper storey of a Non-Residential Building.
- A Dwelling Unit or units occupying a portion of, and located at the rear or the side, of the ground floor of a Non-Residential Building with no wall of the Dwelling Unit facing a public street.

11.2 Zone Provisions

11.2.1 Lot and Building Requirements for Permitted Non-Residential Uses

Table 11-1: Lot and Building Requirements for Permitted Non-Residential Uses

Provision	Requirement
a. Minimum Lot Area	None
b. Minimum Lot Frontage	None
c. Minimum Front Yard	None
d. Minimum Exterior Side Yard	None
e. Minimum Interior Side Yard	None
f. Minimum Rear Yard	None Except where the Yard abuts a Lot in a Residential zone, the minimum Yard shall be 1.5 m
g. Minimum Building Height	11 m
h. Maximum Building Height	22 m
i. Accessory Uses, Parking, Etc.	In accordance with Section 4.



11.2.2 Lot and Building Requirements for Permitted Residential Uses

Table 11-2: Lot and Building Requirements for Permitted Residential Uses

Provision	Requirement
a. Minimum Landscaped Open Space	15 m ² per unit
b. Minimum Open Usable Roof Area	The minimum landscaped open space provision shall not apply to Dwelling Units in a portion of Non-Residential Building provided that all Dwelling Units have access to a private balcony or to an open roof deck with an area of not less than 5 m ² per unit
c. Maximum Density	One Dwelling Unit per 70 m ² of Lot Area
d. Minimum Building Height	11 m
e. Maximum Building Height	22 m
f. Accessory Uses, Parking, Etc.	In accordance with Section 4.

11.3 Exception Zones

11.3.1 DC-1

Zoning By-law Section	Exception No.	By-law No.
11.3.1	DC-1	N/A
Property Location: 10 Church Street West		
Standards		
i. In addition to the permitted Non-Residential uses, the ground floor may be used for residential uses in accordance with the provisions of Section 11.1.1, provided that no ground floor Dwelling Unit shall be located below a Non-Residential use.		