

SECTION 8 PROMENADE (P) ZONE

8.1 PROMENADE USES PERMITTED

For the purposes of this By-law, any zone which includes the pre-fix “PD” or “PDS”, shall permit the following uses.

Promenade Permitted Uses	PD1 Promenade Downtown	PD2 Promenade Downtown-Special Mixed Density Residential	PDS1 Promenade Downtown Shoulder-Central Commercial	PDS2 Promenade Downtown Shoulder-Service Commercial	PDS3 Promenade Downtown Shoulder-Institutional	PDS4 Promenade Downtown Shoulder-Special Mixed Density Residential
<i>Animal Hospital</i>				X		
<i>Art Gallery</i>	X	X	X	X	X	X
<i>Bed and Breakfast</i>	X	X	X		X	X
<i>Clinic</i>	X		X	X	X	
<i>Commercial Schools</i>	X		X	X		
<i>Day Care Centres</i>			X	X	X	X
<i>Dry Cleaning Establishment</i>	X		X			
<i>Dry Cleaning Distribution Station and Depot</i>	X		X	X		
<i>Dwelling Units above the First Storey</i>	X		X			X
<i>Dwelling, Boarding or Rooming House</i>		X	X	X	X	X
<i>Dwelling, Converted</i>		X ₍₁₎	X ₍₁₎	X ₍₁₎	X ₍₁₎	X ₍₁₎
<i>Dwelling, Detached</i>		X	X	X	X	X

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<i>Dwelling, Double Duplex or Fourplex</i>		X	X	X	X	X
<i>Dwelling, Duplex</i>		X	X	X	X	X
<i>Dwelling, Quadriplex</i>		X	X	X	X	X
<i>Dwelling, Second Suite</i>		X ₍₅₎				
<i>Dwelling, Semi-Detached</i>		X	X	X	X	X
<i>Dwelling, Townhouse</i>		X	X	X	X	X
<i>Dwelling, Triplex</i>		X	X	X	X	X
<i>Financial Institutions</i>	X		X	X		
<i>Fitness Centre</i>	X		X	X		
<i>Funeral Parlours</i>	X		X			
<i>Garden Centre</i>	X		X	X		
<i>Hospitals</i>	X		X	X	X	
<i>Hotel</i>	X		X	X		
<i>Institutional Uses as permitted in Section 11.1 of this By-law</i>	X ₍₄₎		X ₍₄₎	X ₍₄₎	X ₍₄₎	
<i>Laundromat</i>	X		X	X		
<i>Museum</i>	X		X	X	X	
<i>Offices</i>	X	X	X	X	X	X
<i>Personal Service Shops</i>	X	X	X	X	X	X
<i>Pet Services</i>	X		X	X		
<i>Place of Entertainment</i>	X		X			
<i>Club</i>	X		X			
<i>Private Parks</i>	X	X	X	X	X	X
<i>Recreation Centre</i>				X	X	

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<i>Restaurants</i>	X		X	X		
<i>Retail Stores</i>	X ₍₂₎	X ₍₃₎				
<i>Service Shops</i>	X		X	X		
<i>Studios</i>	X		X			
<i>Veterinarian Clinic</i>	X		X	X		

- (1) In accordance with Section 7.5.5 of this By-law
- (2) *Retail Stores* shall be no larger than 1,800 m² of GFA per premises, unless otherwise specified in this By-law
- (3) *Retail Stores* shall be no larger than 50 m² of GFA per premises, unless otherwise specified in this By-law
- (4) *Accessory Detached Dwellings* and *Cemeteries* are not permitted
- (5) In accordance with Section 7.5.4 of this By-law

8.2 ZONE REQUIREMENTS

Promenade Minimum Requirements	PD1	PD2	PDS1	PDS2	PDS3	PDS4
	Promenade Downtown	Promenade Downtown-Special Mixed Density Residential	Promenade Downtown Shoulder-Central Commercial	Promenade Downtown Shoulder-Service Commercial	Promenade Downtown Shoulder-Institutional	Promenade Downtown Shoulder-Special Mixed Density Residential
<i>Lot Area</i>	230 m ²	460 m ²	230 m ²	1,400 m ²	460m ²	460 m ²
<i>Lot Frontage</i>	10 m	15 m	10 m	30 m	30 m	15 m
<i>Front Yard</i>	0.0 m	6 m	0.0 m	10 m	10 m	6 m
<i>Rear Yard</i>	7.5 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾ 10 m ⁽²⁾⁽³⁾	15 m ⁽²⁾	7.5 m ⁽²⁾
<i>Interior Side Yard</i>	0.0 m	1.2 m ⁽⁵⁾ 1.5 m ⁽⁶⁾	0.0 m	3.0 m 10 m ⁽³⁾	4.5 m	1.2 m ⁽⁵⁾ 1.5 m ⁽⁶⁾
<i>Exterior Side Yard</i>	0.0 m	6.0 m	0.0 m	10m	10 m	6.0 m
<i>Height (maximum)</i>	10 m ⁽¹⁾	10 m	10 m ⁽¹⁾	10 m	15 m	10 m
<i>Lot Coverage (maximum)</i>	N/A	35%	N/A	35%	35%	35%

(1) A maximum height of 18.5 m is permitted provided the 4th and 5th Storeys are *Setback* a minimum of 3 m from the main and exterior side walls of the 3rd Storey

(2) All *Parking Areas* shall be located in the *Rear Yard* of the *Lot*

(3) Abutting Residential Zones only

(4) Per Dwelling Unit

(5) *Interior Side Yards* for One Storey buildings

(6) *Interior Side Yards* for Two Storey buildings

(7) Along a Common *Lot Line*

(8) In no case shall the garage extend beyond the front wall of the main building or porch face. On a corner lot, in no case shall the garage extend beyond the face of the main building or porch face into the front yard or exterior side yard.

(9) For lands containing a Multi-Unit Development that fronts onto a private road, the following provisions shall apply:

-A minimum width of 6.0 metres for a Private Road

-A minimum setback of 1.8 metres for any wall of a residential use building to a Private Road

-A minimum setback of 5.3 metres for any garage or carport entrance from a Private Road

-A minimum distance separation of 1.2 metres between buildings