

**5.18 COMMUNITY FACILITY (CF) ZONE**

No person shall within any Community Facility (CF) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

**5.18.1 Uses Permitted****a) Residential Uses**

- Accessory dwelling unit;
- Accessory single detached dwelling house;
- Corrections Residence;
- Detoxification Centre;
- Warming/Cooling Centre

(By-law No. 2016-0049)(By-law No. 2020-0016)

**b) Non-Residential Uses**

- Ambulance station;
- Arena;
- Assembly hall and/or auditorium;
- Cemetery;
- Community centre;
- Day nursery;
- Ferry dock;
- Fire hall;
- Fraternal lodge;
- Funeral home;
- Offices restricted to those for the carrying out of public administration, offices of non-profit or charitable organizations;
- Hospital;
- Library;
- Medical clinic;
- Municipal recreation complex inclusive of administrative facilities and accessory retail such as an eating establishment and pro shop;
- Museum;
- Nursing home;
- Park;
- Place of worship;
- Police station;
- Post office;
- Private club;
- Public swimming pool;
- Public use in accordance with the General Provisions of this law;
- Retirement home;
- School;
- Water tower;
- Water treatment control plant.

(By-law No. 2016-0049)

**c) Accessory Uses**

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law, including Shipping Containers.

(By-law No. 2020-0016)

**5.18.2 Zone Provisions for Residential Uses****5.18.2.1 Accessory Single Detached Dwelling Unit**

(By-law No. 2016-0049)

- a) Lot Area (minimum) ..... 465 square metres
- b) Yards (minimum):
- i) Front .....6 metres
  - ii) Exterior Side.....4 metres
  - iii) Interior Side.....2 metres
    - Where the interior side lot line abuts a Residential Zone, the minimum interior side yard required shall be 6 metres.
  - iv) Rear .....7.5 metres
- c) Dwelling Unit Area (minimum)..... 90 square metres
- d) Landscaped Open Space..... 30 percent
- e) Lot Coverage (maximum)..... 30 percent
- f) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.
- h) Number of Dwelling units per lot (maximum)..... 1
- i) Height of Building (maximum)..... 10 metres
- j) Separation Requirement Between Single Detached Dwelling Unit and Community Facility Use..... 15 metres

**5.18.2.2 Dwelling Units in Portion of Non-Residential Building**

- a) Number of dwelling units (maximum)..... 1
- b) Dwelling Unit Area (minimum):
- i) Bachelor dwelling unit..... 37 square metres
  - ii) One bedroom dwelling unit ..... 56 sq. metres
  - iii) Two bedroom dwelling unit..... 70 sq. metres
  - iv) Three bedroom dwelling unit..... 84 sq. metres
  - v) More than three bedrooms ..... 84 sq. metres plus 9 sq. metres for each bedroom in excess of three

**5.18.2.3 Corrections Residence, Detoxification Centre and Warming/Cooling Centre**

- a) Lot Area (minimum)..... 650 m<sup>2</sup>
- b) Lot Frontage (minimum)..... 20 m
- c) Yards (minimum)
- |                    |       |
|--------------------|-------|
| Front.....         | 7.5 m |
| Rear.....          | 7.5 m |
| Exterior Side..... | 6 m   |
| Interior Side      |       |
- 5 metres on one side, 2 metres on the other side, plus 0.6 metres for each additional or partial storey above the third.
- d) Landscaped Open Space (minimum)..... 30%
- e) Lot Coverage (maximum)..... 35%
- f) Setback from Street Centreline
- In accordance with the General Provisions.
- g) Height (maximum)..... 12 m  
(By-law No. 2016-0049)(By-law No. 2020-0016)

**5.18.4 Zone Provisions for Non-Residential Uses**

- a) Lot Area (minimum)..... 0.4 ha
- b) Lot Frontage (minimum) ..... 30 metres
- c) Yards (minimum)
- |                         |           |
|-------------------------|-----------|
| i) Front.....           | 10 metres |
| ii) Exterior Side.....  | 6 metres  |
| iii) Interior Side..... | 6 metres  |
| iv) Rear.....           | 10 metres |
- d) Landscaped Open Space..... 30 percent
- e) Lot Coverage (maximum)..... 30 percent
- f) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.
- g) Height of Building (maximum) ..... 12 metres
- h) Planting Strip:
- In accordance with the General Provisions of this By-law.

**5.18.5 General Provisions**

In accordance with Section 4, General Provisions, of this By-law.

**5.18.6 Exception Provisions - Community Facility (CF) Zone****5.18.6.1 Community Facility Exception One (CF-1) Zone**

(Part of Lot 20, Concession 7 (County Yards), in the Geographic Town of Napanee)

Within the CF-1 Zone, the following provisions apply:

- a) Uses permitted include:
- Municipal, County, Provincial, Maintenance Depot
- b) Zone Provisions for a Municipal County, Provincial Maintenance Depot shall be as per the M1 (Light Industrial) Zone.

(By-law No. 03-61)

**5.18.6.2 Community Facility Exception Two (CF-2) Zone**

(Part of Lots 17 & 18, Concession 1, in the Town of Napanee)

Within the CF-2 Zone the following provisions apply:

**Uses Permitted:****a) Residential Uses**

- Uses permitted in the Community Facility (CF) zone
- Apartment dwelling unit(s)
- Dwelling units(s) not accessory to the non-residential use
- Residential Car Facility
- Group Home
- Retirement Home
- Senior Citizen's Housing Complex

(By-law No. 2014-35)(By-law No. 2016-42)

**b) Non-Residential Uses**

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- Uses permitted in the Community Facility (CF) Zone;
- Bakery or bake shop;
- Bank or financial establishment;
- Brewing and/or wine making establishment;
- Business, professional or administrative office;
- Coffee Shop;
- Dental Clinic;
- Drug Store;
- Eating establishment;
- Eating establishment, drive-through;
- Fitness Centre;
- Liquor Control Board Outlet;
- Liquor Licensed premises;
- Medical Office;
- Mixed commercial/residential development;

- Outdoor café;
- Personal Service Shop;
- Pharmacy;
- Place of entertainment;
- Retail establishment;
- Tavern;
- Travel Plaza.

(By-law No. 2016-42)

**c) Provisions**

CF-2 uses are subject to the following provisions:

1. Dwelling Unit Size..... In accordance with Section 5.18.2.2 of the By-law.
2. Yards (minimum)
  - Front ..... 10 metres
  - Interior Side..... 5.8 metres
  - Rear... ..... 7.5 metres

(By-law No. 06-12)

**5.18.6.3 Community Facility Exception Three (CF-3) Zone**

(12 Richmond Park Drive, Part of Lot 18, Concession 1, geographic Township of Richmond)

Within the CF-3 Zone, the following provisions apply:

**a) Uses Permitted**

Uses permitted also include:

- Uses permitted in the Community Facility (CF) Zone
- Respite Care Facility

**b) Definitions**

“RESPITE CARE FACILITY” – means a building used for the provision of short-term non-emergency services for the supervised care of people of any age, in order to provide relief to their care givers. A respite care facility may include day or overnight care. A respite care facility does not include a day nursery.

(By-law No. 2016-0049)