

# Section 24 – Adult Entertainment Commercial (CA) Zone

24.1. Within an Adult Entertainment Commercial (CA) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

**24.2. Permitted Uses**

- a) an adult entertainment use and accessory activities such as the serving of food and beverages.

**24.3. Zone Provisions**

24.3.1. Refer to Section 3 – General Provisions.

24.3.2. Lot Area (minimum)

- a) Lot served by public water 1390 m<sup>2</sup> (14962.33 ft.<sup>2</sup>)
- b) Other Lots 3250 m<sup>2</sup> (34983.85 ft.<sup>2</sup>)

24.3.3. Lot Frontage (minimum)

- a) Lot served by public water 23.0 m (75.46 ft.)
- b) Other lots 45.0 m (147.64 ft.)

24.3.4. Front Yard Depth (minimum) 20.0 m (65.62 ft.)

24.3.5. Rear Yard Depth (minimum) 20.0 m (65.62 ft.)

24.3.6. Interior Side Yard Depth (minimum) 6.0 m (19.69 ft.)

24.3.7. Exterior Side Yard Width (minimum) 10.0 m (32.82 ft.)

24.3.8. Lot Coverage (maximum) 35%

24.3.9. Building Height (maximum) 11.0 m (36.04 ft.)

24.3.10. Minimum setback from any Residential Zone (any yard) to any building, structure or outside storage 9.0 m (29.53 ft.)

24.3.11. Off-street parking and loading in accordance with the General Provisions Section.

24.3.12. Landscaped Open Space (minimum) 30%

#### **24.4. Special Provisions**

24.4.1. No owner or operator of an adult entertainment use shall place or permit to be placed any sign or any other advertising device on any lands and premises occupied by an adult entertainment use, save and except a sign or any other advertising device containing the words “adult entertainment” and the name under which the business is operated provided that such name does not include any of the following words: “nude”, “naked”, “topless”, “bottomless”, “sexy” or any other word or any picture, symbol or representation having like meaning or implication which is used in any advertisement.

24.4.2. In addition to normal regulations pertaining to signs, the following provisions shall apply to adult entertainment signs:

##### **Provision**

- i) Only fascia signs shall be permitted and the signs for the adult entertainment use must be on that part of the building containing the adult entertainment use.
- ii) Permitted signs shall contain the establishment name only, and no pictures or symbols shall be allowed.
- ii) Portable signs shall not be permitted in conjunction with an adult entertainment use.
- iv) All signage shall comply with any By-laws governing signs in the Township of Springwater Signs By-law.

24.4.3. Notwithstanding any other provisions in this By-law to the contrary, an adult entertainment use is not considered to be a place of entertainment, a private or commercial club, tourist establishment, a recreational use, a commercial recreational establishment or any other use not specifically defined as an adult entertainment use.

24.4.4. Adult entertainment uses are permitted in all areas zoned Adult Entertainment Commercial and are subject to the following requirements:

##### **Provision**

- a) An adult entertainment use shall be allowed only in a building where it is the sole use.
- b) The lot containing an adult entertainment use shall be located at least 300 metres (984.25 ft.) from any other lot containing an adult entertainment use.
- c) The lot containing an adult entertainment use shall be located at least 500 metres (1,604.42 ft.) from any residential, institutional or open space zone.

**Provision**

- d) The lot containing an adult entertainment use shall not be permitted within 500 metres (1,640.4 feet) of any school, place of worship, school bus stop, government office and public service buildings such as a post office, public parks and recreation areas and medical building or facility. The minimum distance separation between any building utilized for adult entertainment purposes and any single detached dwelling situated on any surrounding properties shall be no less than 300 metres (984.25 ft.).

24.4.5. Notwithstanding any other provisions to the contrary, any lot, building or structure which is legal non-conforming and ceases to continue to be used for adult entertainment purposes for a period of not less than six months, shall no longer be deemed to be legal non-conforming and therefore prohibited.

**24.5. Zone Exceptions**