

## 22.22 Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)

### 22.22.1 Purpose

The **zone** provides for auto-oriented **commercial** and other compatible **uses**, together with retail sale of flammable automotive fuel.

### 22.22.2 Permitted Uses

- **amusement centre**
- **animal grooming**
- **broadcasting studio**
- **car wash**
- **child care**
- **education, commercial**
- **entertainment, spectator**
- **gas station**
- **government service**
- **greenhouse & plant nursery**
- **health service, minor**
- **hotel**
- **liquor primary establishment**
- **manufacturing, custom indoor**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **transportation depot**
- **veterinary service**

### 22.22.3 Secondary Uses

- **n/a**

### 22.22.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for **hotel** is 1.5.
2. The maximum **floor area ratio** (FAR) for all other **buildings** is 0.50.
3. There are no maximum **floor area ratio** (FAR) for **non-accessory parking** as a **principal use**.

### 22.22.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

### 22.22.6 Yards & Setbacks

1. For **gas station** pump islands, above-ground storage tanks, canopies, kiosks and related **buildings** and **structures**, the minimum **setback** is:
  - a) 10.0 m from No. 3 Road; and
  - b) 90.0 m from Leslie Road.
2. For all other **uses**, the minimum **setback** is:
  - a) 6.0 m from No. 3 Road; and
  - b) 3.0 m from Leslie Road.
3. The minimum **setback** from the south and west **lot lines** is 10.0 m.

### 22.22.7 Permitted Heights

1. The maximum **height** for **hotel** is 45.0 m.
2. The maximum **height** for all other **buildings** is 12.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

### 22.22.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

### 22.22.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

### 22.22.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

### 22.22.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.