

23.15 Light Industrial (Z115) – River Road (Bridgeport) *[Bylaw 9991, May 21/19]*

23.15.1 Purpose

The **zone** provides for **general industrial**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 091 on River Road in the Bridgeport area.

23.15.2 Permitted Uses

- car or truck wash
- commercial storage
- commercial vehicle parking and storage
- contractor service
- emergency service
- fleet service
- government service
- industrial, general
- industrial, heavy
- manufacturing, custom indoor
- recreation, indoor
- recycling depot
- recycling drop-off
- utility, major
- utility, minor
- vehicle repair
- vehicle body repair or paint shop

23.15.3 A. Secondary Uses

- n/a

23.15.3 B. Additional Uses

- restaurant

23.15.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.0.

23.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.15.6 Yards & Setbacks

1. The minimum **setback** to a public **road** is 7.5 m.
2. There is no minimum **front yard**, **side yard** or **rear yard**.

23.15.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.

23.15.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 135.94 m.
2. The minimum **lot depth** is 27.4 m.

3. The minimum **lot area** is 3,642 m².

23.15.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Notwithstanding Section 23.15.9.1, a **fence** shall be installed along the west **property line**, and such **fence** shall be designed to ensure full and complete access to the dyke **right-of-way** as shown outlined on New Westminster District Plan 47179.

23.15.10 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, except that the basic on-site parking requirement for **restaurant** shall be a minimum of 60 **vehicle parking spaces**.

23.15.11 Other Regulations

1. For the purpose of this **zone** (Z115) only, **indoor recreation** means recreational clubs, gymnasiums, athletic clubs, indoor squash and racquet facilities.
2. **Restaurant** shall be limited to having a maximum of 148 seats and located on the second **storey** only.
3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.