

23.16 Light Industrial (Z116) – Bridgeport Road & Voyageur Way (Bridgeport)

[Bylaw 9992, May 21/19]

23.16.1 Purpose

The **zone** provides for **general industrial**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 103 on Bridgeport Road and Voyageur Way in the Bridgeport planning area.

23.16.2 Permitted Uses

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

23.16.3 Secondary Uses

- outdoor storage

23.16.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

23.16.5 Permitted Lot Coverage

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

23.16.6 Yards & Setbacks

1. The minimum **setback** to a public **road** is 7.6 m.
2. There is no minimum **front yard**, **side yard** and **rear yard**.

23.16.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.0 m, but containing no more than 2 **storeys**.

23.16.8 Subdivision Provisions/Minimum Lot Size

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

23.16.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 23.16.9.1, **outdoor storage** areas shall be screened from view by a solid **fence** 2.0 m in **height** from finished **grade**, and no material of any kind shall be piled to a **height** exceeding 3.0 m from finished **grade**.

23.16.10 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:
 - a) the basic on-site parking requirement shall be 1 **vehicle parking space** for every 2 employees, plus 1 **vehicle parking space** for every **vehicle** customarily used in the operation of the **principal use**; and
 - b) the basic on-site loading requirement shall be:
 - i) 1 **loading space** per 1,858 m² or fraction thereof, of **buildings** and **structures**; and
 - ii) 1 **loading space** per 1,858 m² or fraction thereof, of outdoor **principal** and **secondary uses**.
2. Notwithstanding Section 23.16.10.1, a **loading space** shall be no smaller in area than 27.8 m².

23.16.11 Other Regulations

1. The following are prohibited from occurring on **sites** where **outdoor storage** is a **secondary use**:
 - a) **Outdoor storage** of wrecked or salvaged goods and materials;
 - b) **Outdoor storage** of food products;
 - c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
 - d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
 - e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
 - f) Outdoor servicing of **vehicles** or equipment.
2. For the purpose of this **zone** (Z116) only, **industrial general** excludes the fabricating of metal and metal products.
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.