

23.6 Light Industrial and Banquet Hall (ZI6) – River Road (East Richmond)

23.6.1 Purpose

The **zone** provides for a **banquet hall** on the second floor of a **building** containing **general industrial uses** in the River Road area of East Bridgeport.

23.6.2 Permitted Uses

- **banquet hall**
- **child care**
- **fleet service**
- **industrial, general**
- **manufacturing, custom indoor**
- **recreation, indoor**
- **restaurant**

23.6.3 Secondary Uses

- **residential security/operator unit**

23.6.4 Permitted Density

1. The maximum **floor area ratio** is 0.43.
2. The **banquet hall** shall be limited to:
 - a) one facility located above the first floor of the **building**; and
 - b) a capacity of not more than 510 guests.

23.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 28% for **buildings**.

23.6.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. There is no minimum **interior side yard** or **rear yard**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.

23.6.7 Permitted Heights

1. There is no maximum **height** for **buildings** and **accessory structures**.

23.6.8 Subdivision Provisions/Minimum Lot Size

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

23.6.9 Landscaping & Screening

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

23.6.10 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) a minimum of 155 on-site **parking spaces** are required;
 - b) a minimum of 6 on-site **loading spaces** are required, except that between the hours of 6:00 pm and 2:00 am a maximum of 18 additional on-site **parking spaces** may be accommodated through a tandem parking arrangement within the required on-site **loading spaces** to the **building**. All such tandem parking is to be arranged with 1 **parking space** located behind the other with both spaces set perpendicular to the **adjacent** manoeuvring aisle; and
 - c) a minimum of 1 regular on-site **parking space** will be dedicated to the **banquet hall** for loading purposes between the hours of 2:00 am and 6:00 pm.

23.6.11 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.