

23.8 Light Industrial Limited Office (ZI8) – Bridgeport Road Area

23.8.1 Purpose

The **zone** provides for **general industrial** and limited **office uses** that are compatible with other urban areas on Bridgeport Road in the East Bridgeport area.

23.8.2 Permitted Uses

- **child care**
- **fleet services**
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **recreation, indoor**
- **restaurant**

23.8.3 Secondary Uses

- **residential security/operator unit**

23.8.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. **Office** shall be limited to a maximum **gross leasable floor area** of 1,980.0 m².

23.8.5 Permitted Lot Coverage

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

23.8.6 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**.

23.8.7 Permitted Heights

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

23.8.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width** or minimum **lot depth**.
2. The minimum **lot area** is 2.0 ha.

23.8.9 Landscaping & Screening

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

23.8.10 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.

23.8.11 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.