

## 22.20 Gas Station Commercial (ZC20) – McLennan Area (East Richmond)

### 22.20.1 Purpose

The **zone** provides for a **gas station** and other compatible **uses**.

### 22.20.2 Permitted Uses

- **gas station**

### 22.20.3 Secondary Uses

- **retail, convenience**

### 22.20.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.35.

### 22.20.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

### 22.20.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is:
  - a) 12.0 m for **buildings**;
  - b) 4.5 m for pump islands and above-ground storage tanks; and
  - c) 1.5 m for canopies.
2. The minimum **interior side yard** and **rear yard** is:
  - a) 3.0 m for **buildings**;
  - b) 10.0 m for pump islands; and
  - c) 3.0 m for above-ground storage tanks and canopies.

### 22.20.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

### 22.20.8 Subdivision Provisions/Minimum Lot Size

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

### 22.20.9 Landscaping & Screening

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

### 22.20.10 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.

### 22.20.11 Other Regulations

1. **Retail, convenience** shall be limited to a total **floor area** of 186.0 m<sup>2</sup>.
2. 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.