

22.35 Car Wash & Service Station (ZC35) – Bridgeport^[Bylaw 9174, Jul 27/15]

22.35.1 Purpose

The **zone** provides for **car wash** and **service station use**.

22.35.2 Permitted Uses

- **car wash**
- **service station**

22.35.3 Secondary Uses

- **n/a**

22.35.4 Permitted Density

1. The maximum **floor area ratio** is 0.30.

22.35.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 20% for **buildings**.

22.35.6 Yards & Setbacks

1. The minimum **front yard (abutting Bridgeport Road)** is 0.9 m for **buildings**.
2. The minimum **exterior side yard (abutting No. 5 Road)** is 10 m for **buildings**.
3. The minimum **interior side yard and rear yard** is 7.9 m for **buildings**.

22.35.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. **Accessory structures** are not permitted.

22.35.8 Subdivision Provisions/Minimum Lot Size

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

22.35.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0 except, that the minimum required **landscaping** is reduced from 3.0 m to:
 - a) 0.9 m on the portion of the **lot** which **abuts** Bridgeport Road; and
 - b) 2.0 m on the portion of the **lot** which **abuts** No. 5 Road.

22.35.10 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.

22.35.11 Other Regulations

1. An automated or semi-automated **car wash** must be wholly contained in a **building** and must comply with the **City's Noise Regulation Bylaw No. 8856**.
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.