23.10 Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)
[Bylaw 8764, Sep 11/17]

23.10.1 Purpose

The **zone** provides for **light industrial**, commercial support, **office**, **hotel** and other compatible **uses**.

23.10.2 Permitted Uses

- **industrial, general**
- **office**
- **hotel**
- **parking, non-accessory**

23.10.3 Secondary Uses

- **manufacturing, custom indoor**
- **education, commercial**
- **entertainment, spectator**
- **health services, minor**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, personal**
- **studio**
- **veterinary clinic**

23.10.4 Permitted Density

1. The maximum **floor area ratio** of the **site** is 1.85, except for **non-accessory parking** which has no maximum **floor area ratio**.

2. Notwithstanding Section 23.10.4.1, the maximum floor area of **hotel** and related **secondary uses** is limited to 7,374.4 m^2, unless a minimum of 11,950.2 m^2 of combined **light industrial**, **office** and related **secondary uses**, exclusive of **non-accessory parking**, is provided in a **building** on the **site**.

3. **Hotel** and related **secondary uses** shall not exceed 60% of the **floor area**, exclusive of **non-accessory parking**, provided on the **site**.

4. For the purposes of Section 23.10.4 the maximum **floor area ratio** shall be calculated based on the maximum **site** area of 16,134.3 m^2 regardless of **subdivision**.

23.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

23.10.6 Yards & Setbacks

1. The minimum **setback** from Bridgeport Road is 2.5 m.

2. The minimum **setback** from Beckwith Road is 3.0 m.

3. The minimum **setback** from the Highway 99 is 10.0 m.

4. The minimum setback from a **side lot line** is 10.0 m.

5.   The minimum **setback** from a **rear lot line** is 9.0 m.

6.   Enclosed parking may project into the **side yard** or **rear yard** up to the **property line**, provided that the **structure** is specified in a Development Permit approved by the **City**.

23.10.7 Permitted Heights

1.   The maximum **height** for **buildings** is 47.0 m geodetic.

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

23.10.8 Subdivision Provisions/Minimum Lot Size

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

23.10.9 Landscaping & Screening

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

23.10.10 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.

23.10.11 Other Regulations

1.   **Buildings** containing **hotel** and related **secondary uses** must be located within 65 m of Bridgeport Road.

2.   **Telecommunication antenna** must be located a minimum of 20.0 m above the ground.

3.   The **first storey** of any **building** located more than 65 m from Bridgeport Road is restricted to **industrial, general** and related **secondary uses**.

4.   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.