

PART 4.8C1-AS ZONE, LIMITED COMMERCIAL AUTOMOTIVE SERVICE CENTRE DISTRICT

- Permitted Uses 1 The same uses are permitted as in the C-1 Zone, Limited Commercial District (Part 4.1) and subject to the same regulations as are contained in that Section of Part 4, provided that in the event of any inconsistency between such regulations and the regulations contained in this Part the latter shall prevail over the former.
- Service Stations 2 No service station shall be used except for the general servicing, testing, repair or maintenance of motor vehicles and the sale by retail of automotive parts.
- 3 For the purpose of the preceding Section the general servicing, testing, repair and maintenance of motor vehicles shall not include any work or service in the performance of which
- (a) any part of the chassis or frame of any motor vehicle is removed, repaired or replaced;
- (b) any part of the exterior portion or portions of the body of any motor vehicle (not including any externally mounted automotive accessory or fitting) is painted, repainted, removed, repaired or replaced; or
- (c) any part of the engine block or crank shaft of any motor vehicle is turned, ground or bored.
- 4 Not more than one service station shall be erected, placed, maintained, operated or used on any one lot.
- 5 Not more than one building shall be constructed, placed, maintained or used on any lot on which there is or is intended to be a service station, provided that for the purpose of this Section, and this Section only, a canopy or other free-standing structure, having a roof area not in excess of 18.6 m² and used or intended to be used only for the shelter of fuel pumps, hoses for the supply of water and compressed air, and similar equipment or for the shelter of persons attending or making use of the aforesaid equipment, shall not be deemed to be a building, and provided further that there shall not be more than one such canopy or other free-standing structure on any such lot.

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- 6 No lot on which there is a service station and no part of any such lot shall be used except as a service station.
- Height 7 No building on a lot used or intended to be used as or for a service station shall exceed 11 m in height.
- Street Frontage 8 No service station shall be constructed, placed, maintained or used unless the lot upon which the same is situate has in common with at least one street a boundary of not less than 30 m.
- Setbacks 9 No building on a lot upon which there is a service station and no part of any such building shall be nearer to any street than a distance of 4.5 m.
- 10 The provisions of the preceding Section shall not apply to any lawful sign or floodlight pole, nor to any fence or wall constructed or maintained pursuant to Section 14 nor to any other fence or wall not exceeding 1 m in height at any point lying within a distance of 5 m of any street nor to any tank or receptacle for the storage of petroleum or petroleum products lying wholly below the surface of the ground, and for greater certainty but without restricting the generality of the preceding Section it shall apply to every pump or pump island, air or water pipe or stand or other fixture and the structure on or in which the same may be.
- 11 No building on a lot on which there is a service station shall be nearer to any boundary of any lot lying within a residential district than a distance of 4.5 m.
- Off-street Parking 12 Where a lot on which there is or is intended to be a service station lies at the intersection of two or more streets so that it has 2 or more boundaries in common with such streets, the area or areas of any part or parts of the lot lying within a distance of 9 m of any point of intersection of such common boundaries (or of the point or points of intersection of the extension in a straight line of them or of any of them) shall not be taken into account in determining the number of parking units which are or are intended to be set aside, provided or maintained thereon.

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- Lot size
- 13 No service station shall be constructed, placed, maintained or used unless the lot upon which it is situate has a superficial area of not less than 3/10ths of 1 hectare.
- Fence and Landscaping
- 14 The owner and occupier of each lot upon which a service station is situate shall at all times construct, provide and maintain on and along the entire length of every boundary that the lot has with any lot upon which a building is used for residential purpose
- (a) a wall or fence which shall be not less than 1.5 m nor more than 1.8 m in height throughout its length and which shall be so constructed and maintained that there is no aperture therein; and
- (b) a landscaped area having a width of not less than 3 m throughout its length.

Note: Parking - for requirements see Schedule "C".