
12. CS2 (Commercial Service Station Two) (Bylaw No. 1882)**Intent**

- (1) The intent of this zone is to provide for gasoline service stations and ancillary convenience commercial uses.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) automobile repair and servicing, excluding body repairs;
 - (c) auxiliary residential dwelling unit; and
 - (d) service station.

Density

- (3) The maximum permitted floor space ratio is 0.25.
- (4) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 75 square metres.
- (5) The minimum permitted gross floor area of an auxiliary residential dwelling unit is 32.5
- (6) No more than two auxiliary residential dwelling units are permitted on a parcel.
- (7) The maximum permitted gross floor area for restaurant uses on a parcel is 25 percent of the total gross floor area of all buildings on a parcel.

Height

- (8) The maximum permitted height of a building is 7.6 metres

Site Area

- (9) The minimum permitted parcel area is 5,000 square metres.
- (10) The minimum frontage is 25 metres.

Site Coverage

- (11) No regulations.

Setbacks

- (12) The minimum permitted front setback is 7.6 metres.

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- (13) The minimum permitted side setback is 3.5 metres.
 - (14) The minimum permitted rear setback is 3 metres.
 - (15) Notwithstanding any other provision of this Bylaw, the minimum permitted setback from any parcel line that adjoins Highway 99 is 20 metres.
 - (16) The minimum permitted setback for gas pumps and pump islands is 7.6 metres from any parcel boundary.

Off-Street Parking and Loading

- (17) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (18) No portion of the first storey of a building may be used for residential purposes other than an entrance to a residential unit.
- (19) An auxiliary residential dwelling unit shall contain no more than 2 bedrooms.
- (20) The placing of more than one principal building on a parcel is not permitted.