

## 22.38 Office Commercial (ZC38) – Broadmoor [Bylaw 9442, Nov 24/15]

### 22.38.1 Purpose

The **zone** provides for **office** and related **uses**. This **zone** is for commercial properties developed under Land Use Contract 133.

### 22.38.2 Permitted Uses

- **health service, minor**
- **office**

### 22.38.3 Secondary Uses

- **n/a**

### 22.38.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.13.

### 22.38.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 13% for **buildings**.

### 22.38.6 Yards & Setbacks

1. The minimum **front yard** is 7.6 m.
2. The minimum **interior side yard** is 12.8 m.
3. The minimum **exterior side yard** is 3.6 m.
4. The minimum **rear yard** is 13.4 m.

### 22.38.7 Permitted Heights

1. The maximum **height** for **buildings** is 5.0 m, but containing no more than 1 **storey**.
2. The maximum **height** for **accessory structures** is 9.0 m.

### 22.38.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 937 m<sup>2</sup>.
2. The minimum **lot width** is 27.0 m.
3. The minimum **lot depth** is 34.0 m.

### 22.38.9 Landscaping & Screening

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

### 22.38.10 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, except that the basic on-site parking requirement shall be 7 spaces.

### **22.38.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.