

SECTION 23 - AUTOMOBILE SERVICE STATION (C4) ZONE

23.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply in all Automobile Service Station (C4) zones.

23.2 PERMITTED USES

- (a) Automobile Service Stations
- (b) Gasoline Bars
- (c) Car Washes
- (d) Motor Vehicle Repair Shops
- (e) Commercial Refuelling Stations;
- (f) Uses, buildings and structures accessory thereto

23.3 REGULATIONS FOR AUTOMOBILE SERVICE STATIONS AND MOTOR VEHICLE REPAIR SHOPS

Minimum Lot Frontage	30 metres 40 metres on corner lot
Minimum Lot Depth	30 metres
Minimum Front Yard	12 metres
Minimum Interior Side Yard	3 metres 5 metres for a lot that abuts a residential zone
Minimum Exterior Side Yard	6 metres
Minimum Rear Yard	10 metres
Maximum Lot Coverage	20 percent
Maximum Building Height	7.5 metres
Minimum Landscaped Open Space	10%

- (a) Notwithstanding any of the above provisions, no pump, pump island or canopy shall be located closer to any lot line than 6 metres.
- (b) No part of a lot shall be used for the parking or storing of any motor vehicle for a period exceeding one week.

23.4 REGULATIONS FOR GASOLINE BARS

Minimum Lot Frontage	30 metres
Minimum Lot Depth	30 metres
Minimum Front Yard	10 metres
Minimum Interior Side Yard	10 metres
Minimum Exterior Side Yard	10 metres

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Minimum Rear Yard	10 metres
Maximum Lot Coverage	5 percent
Maximum Building Height	5 metres
Minimum Landscaped Open Space	10 percent

- (a) Notwithstanding any of the above provisions, no pump, pump island or canopy shall be located closer to any lot line than 6 metres.

23.5 REGULATIONS FOR CAR WASHES

Minimum Lot Frontage Interior Lot	33 metres
Minimum Lot Frontage Corner Lot	38 metres
Minimum Lot Depth	38 metres
Minimum Front Yard	12 metres
Minimum Interior Side Yard	6 metres
Minimum Exterior Side Yard	12 metres
Minimum Rear Yard	10 metres
Maximum Height of Building or Structure	7.5 metres
Maximum Lot Coverage	20 percent
Minimum Landscaped Open Space	10 percent

- (a) Notwithstanding the provisions of Section 18.5 of this by-law, a stacking lane marked with painted lines, capable of accommodating at least four cars per lane shall be provided and maintained on the site, in which cars can wait if the washing bays are occupied.

23.6 REGULATIONS FOR ACCESSORY BUILDINGS

The provisions of Subsection 18.3 shall apply

EXCEPTIONS TO THE AUTOMOBILE SERVICE STATION (C4) ZONE**C4-125 (195-1994) 21 Princess Street**

These lands are zoned "Automobile Service Commercial C4-125 Zone" and all of the provisions that relate to lands zoned "Automobile Service Station C4 Zone" by this by-law shall apply to those lands shown as "Automobile Service Station C4-125 Zone" except:

- a) that in addition to the permitted uses set out in Subsection 23.2, these lands may also be used for a convenience store, eating establishment and/or take-out restaurant, and;
- b) that the regulations of Subsection 23.3 will apply to any building or structure used for a convenience store, eating establishment and/or take-out restaurant save and except that the minimum northerly rear yard shall not be less than 3 metres.

C4-634 (77-2019) 275 Gorham Road

These lands are zoned "Automotive Service Station (C4-634) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Automotive

Service Station (C4) Zone” by this by-law shall apply to those lands zoned “Automotive Service Station (C4-634) Zone” and shall be subject to the following provisions:

- a) Notwithstanding the list of Permitted Uses in Section 23.2, the lands may also be used for the following:
 - i. Eating establishment with a drive-thru
- b) Notwithstanding the Regulations for Automotive Service Stations and Motor Vehicle Repair Shops in Section 23.3, an automotive service station and underground fuel storage tank shall be subject to the following provisions:
 - i. Minimum front yard – 7.70 metres
- c) Notwithstanding the regulations for “Drive-Thru Lanes” in Section 18.6 (d) of the General Provisions for Commercial Zones, a landscaped strip having a minimum width of 1.50 metres shall be provided along the outer edge of the drive-thru facility for the length of the stacking lane along the southern lot line of the property.
- d) Notwithstanding the regulations of “Landscaping and Planting Strips” in Section 6.21 (b) of the General Provisions, a landscaped strip having a minimum width of 1.70 metres shall be provided along the western lot line and a landscaped strip having a minimum width of 0.84 metres shall be provided along the northern lot line.

C4-755 (130-2022) 260-262 Gorham Road (Part 1)

These lands are zoned “Automobile Service Station (C4-755) Zone”, and all of the provisions that relate to lands zoned “Automobile Service Station (C4) Zone” by this by-law shall apply to those lands zoned “Automobile Service Station (C4-755) Zone” subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 23.2, the subject property may also be used for the following:
 - i) Restaurant with a drive-thru
- b) Notwithstanding the regulations of Automobile Service Stations and Motor Vehicle Repair Shops in Section 23.3, the following provisions shall apply:
 - i) Minimum front yard (Disher Street) – 2.00m (to restaurant)
 - ii) Minimum exterior side yard (Gorham Road) – 2.00 m (to restaurant)
- c) Notwithstanding the Regulations for Gasoline Bars in Section 23.4, the following provisions shall apply:
 - i) Maximum lot coverage (gasoline bars) – 7%
 - ii) Minimum setback from pump island canopy to property line – 3.66m
- d) Notwithstanding the Regulations for Car Washes in Section 23.5, the following provision shall apply:
 - i) Minimum rear yard setback – 1.15 m (to car wash)

- e) Notwithstanding the regulations for Drive-thru Lanes in Section 18.6 (d) of General Provisions for Commercial Zones a landscaped strip having a minimum width of 2.00 m shall be provided along the outer edge of the drive-thru facility for the length of the stacking lane along Disher Street.
- f) Notwithstanding the regulations for Drive-thru Lanes in Section 18.6 (e) of General Provisions for Commercial Zones a minimum setback of 3.00 m shall be provided from drive-thru lanes to lot lines to the east where the abutting lot contains a residential use.
- g) Notwithstanding the Parking Area Regulations in Section 6.20 (d) (ii) of Section 6-General Provisions the maximum width of the joint ingress and egress driveway ramps measured along the Gorham Road street line shall be 12.23m.
- h) Notwithstanding the regulations of Landscaping and Planting Strips in Section 6.21(b) of Section 6-General Provisions the following landscaped planting strip widths shall apply:
 - i) Notherly lot line – 0.00 m
 - ii) Southerly lot line – 2.00 m
 - iii) Westerly lot line – 1.00 m