

585 – Automall Commercial Zone (CAM) (B/L 3099-2020)

Intent: To accommodate automobile, commercial vehicle, and recreational vehicle dealerships and other associated uses within an automall format

585.1 Permitted Uses

Permitted Uses Table for CAM Zone	
Principal Uses	
.1	Automobile Body Shop
.2	Automobile Storage Yard
.3	Automall Retail
.4	Automobile Repair
.5	Automobile Sales
.6	Commercial Vehicle Repair
.7	Commercial Vehicle Sales/Leasing
.8	Mobile Food Vendor
.9	Recreational Vehicle Sales/Leasing/Repair/Rental
Accessory Uses	
.10	Accessory Residential Use
.11	Restaurant

585.2 Site Specific Permitted Uses

- .1 Drive Through Restaurant shall be a permitted Use on the following Lots:
 - a. PID: 017-230-578
Lot N Section 23 Township 13 NWD Plan NWP88432
 - b. PID: 017-230-560
Lot M Section 23 Township 13 NWD Plan NWP88432

585.3 Development Regulations

Development Regulations Table for CAM Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5
.2 Minimum Setbacks (Front Lot Line)	a. 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. 6.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. 3.0 m, except 0.0 m where abutting a C or I Zone
.5 Minimum Setbacks (Exterior Side Lot Line)	a. 6.0 m
.6 Height (maximum)	a. 12.2 m
.7 Lot Coverage (maximum)	a. 50%

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585.4 Subdivision Regulations

Subdivision Regulations Table for CAM Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,850 m ²

585.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

585.6 Conditions of Use

- .1 Automobile Storage Yard shall include outdoor and/or indoor storage of automobiles, commercial vehicles that are equal to or less than 9,000kg and recreational vehicles (including motorcycles, all-terrain vehicles, and snowmobiles, which includes a trailer designed for the hauling and storage of the recreational vehicle), held for sale on a property within the City of Abbotsford's Automall Commercial Zone (CAM). Automobile Storage Yard shall exclude vehicles that are being held for impound and shall not include auto towing service.
- .2 Commercial Vehicle Repair and Commercial Vehicle Sales/Leasing shall be limited to commercial vehicles that that are equal to or less than 9,000kg.
- .3 Automobile Body Shop, Automobile Repair, Commercial Vehicle Repair and Recreational Vehicle Repair (including motorcycles, all-terrain vehicles, and snowmobiles), shall take place entirely within a wholly enclosed building.
- .4 An Accessory Restaurant shall be limited to a total floor area of 175 m² and shall be contained within the Principal Building.
- .5 An Accessory Residential Use shall not exceed a maximum area of 90m² and shall be contained within the principal building.