

23.9 Industrial Storage (ZI9) – Knox Way (East Richmond) [Bylaw 8457, Jun 27/11]

23.9.1 Purpose

The **zone** provides for a range of **general industrial uses**, with a limited range of compatible **uses** including screened unenclosed **outdoor storage**.

23.9.2 Permitted Uses

- animal grooming
- animal shelter
- auction, minor
- car or truck wash
- child care
- commercial storage
- contractor service
- fleet service
- industrial, general
- manufacturing, custom indoor
- recreation, indoor
- recycling depot
- recycling, drop-off
- restaurant
- utility, minor
- vehicle repair
- vehicle body repair or paint shop
- vehicle service, drive-through

23.9.3 Secondary Uses

- residential security/ operator unit
- outdoor storage

23.9.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

23.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.9.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. There is no minimum **interior side yard** or **rear yard**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.
4. For areas of the **lot** used for **outdoor storage**, it is to be **setback** 3.0 m to the **lot lines**.

23.9.7 Permitted Heights

1. There is no maximum **height** for **buildings** and **accessory structures**.

23.9.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

23.9.9 Landscaping & Screening

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

23.9.10 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.

23.9.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. **Outdoor storage** areas shall be:
 - a) surfaced with asphalt, concrete or other durable, hard and dust-free surfaces;
 - b) gated and screened from adjacent **lots** by any combination of:
 - i) buildings or structures; or
 - ii) a **fence** at least 2.0 m in **height** and not exceeding 2.4 m in **height** provided that **access** gates match the character and **height** of the **fence** provided.
 - c) gated and screened from the adjacent public **road** by a **fence** at least 2.0 m in **height** and not exceeding 2.4 m in **height** provided that **access** gates match the character and **height** of the **fence** provided;
 - i) a **fence** is not permitted to be situated closer than 1.5 m to a **lot line abutting** a public **road**; and
 - ii) a **landscape** strip providing a solid visual **screen** planted and maintained at least 1.8 m in **height** and 1.5 m in width which must be situated in between the required **fence** and public **road**.
3. **Outdoor storage** areas are not permitted on a **lot** that directly **abuts** another **lot** that permits or is designated for residential **use**.
4. The following are prohibited from occurring in an **outdoor storage** area:
 - a) having goods or materials piled, stacked or stored in any manner that exceeds 3.7 m in **height**;
 - b) storing wrecked or salvaged goods and materials;
 - c) storing food products;
 - d) storing goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
 - e) storing goods or materials that constitute a health, fire, explosion or safety hazard;

- f) producing, discharging or emitting odoriferous, toxic or noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
 - g) servicing of **vehicles** and equipment.
5. 5. **Outdoor storage** is allowed for the following **uses** only:
- a) **general industrial**; and
 - b) custom indoor manufacturing.

