

12. Industrial Zones

12.1 Industrial (I)

12.1.1 Purpose

The **zone** provides for a broad range of **general** and **heavy industrial uses**, with a range of compatible **uses**.

12.1.2 Permitted Uses

- animal day care
- animal, grooming
- animal shelter
- auction, major
- auction, minor
- bulk fuel depot
- car or truck wash
- child care
- commercial storage
- commercial vehicle parking and storage [Bylaw 8582, Apr. 19/10]
- concrete/asphalt plant
- contractor service
- equipment, major
- equipment, minor
- fleet service
- industrial, general
- industrial, heavy
- manufacturing, custom indoor
- outdoor storage [Bylaw 8582, Apr. 19/10]
- recreation, indoor
- recycling depot
- recycling drop-off
- recycling, hazardous
- restaurant
- utility, major
- utility, minor
- vehicle & equipment services, industrial
- vehicle repair
- vehicle body repair or paint shop
- waste management
- wrecking yard

12.1.3 A. Secondary Uses

- residential security/operator unit

12.1.3 B. Additional Uses

- indoor shooting range [Bylaw 8554, Dec 14/09]

12.1.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

12.1.5 Permitted Lot Coverage

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

12.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
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.

12.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

12.1.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width**, except for an **animal shelter** which must have a minimum **lot width** of 60.0 m.
2. There is no minimum **lot depth** requirement.
3. There is no minimum **lot area**, except for an **animal shelter** which must have a minimum **lot area** of 2.0 ha.

12.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

12.1.10 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.

12.1.11 Other Regulations

1. **Outdoor storage** is permitted.
2. A **waste management** facility located in this **zone** shall be limited to the inside of a **building**.
3. **Indoor shooting range** is only permitted on the following **site**: *[Bylaw 8554, Dec 14/09]*

1020 Eburne Place
P.I.D. 025-104-349
Lot F District Lot 459 Group 1 New Westminster Plan LMP50776

4. The operator of an **indoor shooting range** is required to be in possession of a permit from the **City of Richmond** in accordance with *Regulating the Discharge of Firearms Bylaw 4183* as amended. [Bylaw 8554, Dec 14/09]
5. The operator of an **indoor shooting range** is required to be in possession of a permit in accordance with the *Provincial Firearm Act*. [Bylaw 8554, Dec 14/09]
6. All **uses** associated with the operation of an **indoor shooting range** are to be for recreational and training purposes, conducted under the supervision of a certified Canadian Firearm Safety Course Instructor. [Bylaw 8554, Dec 14/09]
7. 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.

