

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
- industrial, manufacturing *[Bylaw 10181, Feb 16/21]*
- industrial, warehouse *[Bylaw 10181, Feb 16/21]*
- 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]*
- restaurant, drive-through *[Bylaw 9532, May 10/21]*

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 75% for **buildings**. *[Bylaw 10181, Feb 16/21]*

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 16.0 m, and 12.0 m for all **buildings** that are less than 50.0 m from a residentially zoned **lot**. *[Bylaw 10181, Feb 16/21]*
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**, **lot depth**, or **lot area** requirement. *[Bylaw 10181, Feb 16/21]*
2. *[Bylaw 10181, Feb 16/21]*
3. *[Bylaw 10181, Feb 16/21]*

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 *[Bylaw 8554, Dec 14/09]*
P.I.D. 025-104-349 *[Bylaw 8554, Dec 14/09]*
Lot F District Lot 459 Group 1 New Westminster Plan LMP50776 *[Bylaw 8554, Dec 14/09]*
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. **Restaurant, drive-through** is only permitted on the following **site(s)**: *[Bylaw 9532, May 10/21]*
18399 Blundell Road *[Bylaw 9532, May 10/21]*
P.I.D. 023-009-941 *[Bylaw 9532, May 10/21]*
Lot 7 Section 18 Block 4 North Range 4 West New Westminster District *[Bylaw 9532, May 10/21]*
Plan BCP42067 *[Bylaw 9532, May 10/21]*
8. 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.

