

23. Site Specific Industrial Zones

23.1 Industrial Limited Retail (Z11) -Hamilton

23.1.1 Purpose

The **zone** provides for service-oriented industrial, **office** and specific limited retail **uses** in the Hamilton area.

23.1.2 Permitted Uses

- **child care**
- **health service, minor** [Bylaw 8760, May 16/11]
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **recreation, indoor**
- **vehicle sale/rental**

23.1.3 A. Secondary Uses

- **n/a**

23.1.3 B. Additional Uses

- **retail, liquor 2** [Bylaw 8552, Dec 21/09]

23.1.4 Permitted Density

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

23.1.5 Permitted Lot Coverage

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

23.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** for **buildings** is 6.0 m and for parking is 1.5 m.
2. There is no minimum **interior side yard** or **rear yard**.

23.1.7 Permitted Heights

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

23.1.8 Subdivision Provisions/Minimum Lot Size

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

23.1.9 Landscaping & Screening

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

23.1.10 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.

23.1.11 Other Regulations

1. Automobiles for sale in **vehicle sale/rental** shall only be displayed within the **premises** of a commercial unit.
2. A **retail, liquor 2** store is only permitted on the ground floor on the following **site**:
Unit 2175 – 21000 Westminster Highway
P.I.D. 018-490-115
Strata Lot 15 Sections 9 and 10 Block 4 North Range 4 West New Westminster District Strata Plan LMS1095 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1. [Bylaw 8552, Dec 21/09]
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.