

23.20 Industrial Business Park and Marina (Z120) – Graybar Road (East Richmond) *[Bylaw 10336, Jul 22/24]*

23.20.1 Purpose

This **zone** provides for a range of **general industrial**, stand-alone **office**, and **maritime uses**, with a limited range of compatible **uses**.

23.20.2 Permitted Uses

- animal daycare
- animal grooming
- auction, minor
- boat shelter
- broadcasting studio
- car or truck wash
- child care
- commercial storage
- commercial vehicle parking and storage
- contractor service
- education, commercial
- emergency service
- equipment, minor
- fleet service
- government service
- health service, minor
- industrial, general
- industrial, manufacturing
- industrial, warehouse
- library and exhibit
- manufacturing, custom indoor
- marina
- marine sales & rentals
- marine sales and repair
- microbrewery, winery, and distillery
- office
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- utility, minor
- vehicle body repair or paint shop
- vehicle repair

23.20.3 Secondary Uses

- outdoor storage
- residential security/operator unit

23.20.4 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**.

23.20.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 75% for **buildings**.

23.20.6 Yards & Setbacks

1. The minimum **setback** to Graybar Road is 6.0 m.
2. The minimum **setback** to the north **property line** is 1.5 m.
3. Notwithstanding section 23.20.6.2, the minimum **setback** to the north **property line** for any portion of a **building abutting** McMillan Way is 3.0 m.
4. Where the property line **abuts** the **Agricultural Land Reserve** the minimum **setback** is 5.0 m.
5. The minimum **setback** to the south **property line** is 3.0 m.
6. There is no minimum **interior side yard** or **rear yard**.
7. A **restaurant** shall not be located closer than 20.0 m to the high water mark.

23.20.7 Permitted Heights

1. The maximum **height** for **buildings** is 16.0 m. Additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

23.20.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width**, **lot depth**, or **lot area** requirement.

23.20.9 Landscaping & Screening

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

23.20.10 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.
2. On-site loading shall be provided according to the provisions of Section 7.0, except that the minimum number of **loading spaces** shall be: 1 medium **loading space** and 0 large **loading spaces** per **building**.

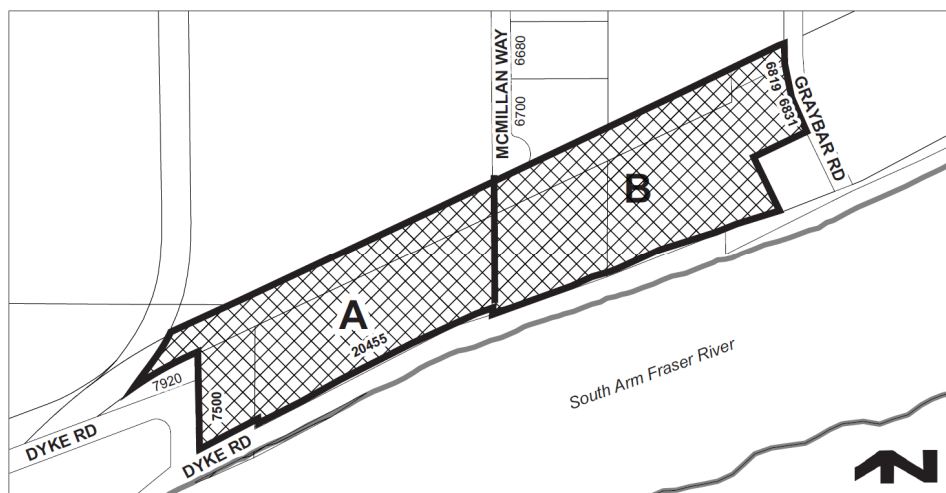
23.20.11 Other Regulations

1. The following **permitted uses** are subject to the restrictions in 23.20.11.2:
 - a) **broadcasting studio**;
 - b) **education, commercial**;

- c) **emergency services;**
- d) **equipment, minor;**
- e) **government service;**
- f) **health service, minor;**
- g) **library and exhibit;**
- h) **microbrewery, winery and distillery;**
- i) **office.**

2. **Permitted uses** listed in 23.20.11.1 are only permitted in the area shown as “B” on Diagram 1, below.

Diagram 1



3. The sale of products or manufactured items to the general public is a permitted **secondary use** for **industrial, manufacturing uses** only, and is limited to 15% of the total **gross floor area**, up to a maximum **floor area** of 500 m², of the **business**.
4. The following are prohibited from occurring on **sites** where **outdoor storage** is a **secondary use**:
- a) **Outdoor storage** of wrecked or salvaged goods or materials;
 - b) **Outdoor storage** of food products;
 - c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across, or below a land or water surface due to the effects of weather;
 - d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion, or safety hazard;
 - e) Producing, discharging, or emitting odiferous, toxic, noxious matter or vapours, effluent, heat, glare, radiation, noise, electrical interference, or vibrations; or
 - f) Outdoor servicing of **vehicles** or equipment.
5. **Commercial vehicle parking and storage** and **outdoor storage uses** are not permitted to be stored, stacked, or piled in any manner that exceed 4.5 m in **height**.

6. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.