

SECTION 700 - INDUSTRIAL ZONES

701 - SERVICE INDUSTRIAL ZONES M-1A AND M-1B

Uses Permitted

701.1 In the M-1A and M-1B Zones only the following *uses* are permitted and all other *uses* are prohibited:

- (1) *accessory buildings and uses*
- (2) *accessory open storage*
- (3) *auction marts*
- (4) *bakeries*
- (5) *building supplies, lumber yards*
- #3313 (6) *commercial recreation, instruction and entertainment uses*
13/12/93 *excluding arcades, pool halls and casino halls.*
#3782
27/07/98
- #3835 (7) *dog daycare* subject to Township of Langley Noise Control Bylaw 1988 as
25/01/99 amended
- #3088 (8) *nurseries and garden supply centres*
06/01/92
- (9) *offices accessory to permitted industrial uses*
- #3088 (10) *other service industrial uses compatible with service*
06/01/92 *industrial areas*
- (11) *parking of commercial vehicles*
- (12) *public works yards, maintenance and storage facilities*
- (13) *printing and publishing*
- #3782 (14) *refund container return centre*
27/07/98
- #3088 (15) *residential uses* accessory to industrial *uses* and subject to
06/01/92 Section 701.4
- (16) *restaurants*
- (17) *retail sales accessory to permitted industrial uses*
- (18) *service stations, gas bars*
- (19) *the light manufacture, assembly, repair, finishing and packaging of products*

(20) transportation and trucking terminals and compounds including public transportation depots

(21) *vehicle body shops*

(22) *vehicle repair shops*

#3782
27/07/98 (23) vehicle sales, rental and leasing

(24) *vehicle servicing*

(25) *vehicle* towing and temporary storage compounds for licensed vehicles excluding the storage of *wrecked vehicles* and/or *discarded material*, and excluding a *wrecking and salvaging yard*

(26) veterinary clinics

#3782
27/07/98 (27) warehousing, wholesaling and storage facilities excluding bulk energy storage facilities and the bulk storage of industrial chemicals, by-products and allied products

(28) workshops for the following and similar trade contractors; building, electrical, heating, air conditioning, plumbing, refrigeration, roofing, septic tanks, signs, paving, and landscape contractors including the sale of garden ornaments, swimming pools and outdoor furniture.

#2587
02/05/88

Industrial Uses

701.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted use.

Storage Areas

701.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P.

Residential Uses

#3088
06/01/92 701.4 Residential *uses* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

701.5 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

- 701.6 Except as provided for in Sections 104.4, 104.15 and 105.1(2), no *building* or *structure* shall be sited less than:
- a. 10.0 metres from a *front lot line*;
 - b. 5.0 metres from a *rear lot line*;
 - #3782
27/07/98 c. no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
 - d. 5.0 metres where the *side lot line* abuts a flanking street; and
 - e. 10.0 metres from a *lot line* abutting an SR, R, RM, MH-1 or P zone.

Height of Buildings and Structures

- 701.7 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed 12 metres.
- #3782
27/07/98

Parking and Loading

- 701.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 701.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control Bylaw".

Landscaping, Screening and Fencing

- 701.10 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

702 - **GENERAL INDUSTRIAL ZONE M-2**

Uses Permitted

702.1 In the M-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- (1) all *uses* permitted in the Service Industrial Zones M-1A and M-1B
- (2) *general industrial uses*

#3782 (3) *refund container return centre*
27/07/98

#2587 **Industrial Uses**
02/05/88

702.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

702.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P.

Lot coverage

702.4 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

702.5 Except as provided for in Sections 104.4, 104.15 and 105.1(2), no *building* or *structure* shall be sited less than:

- a. 10.0 metres from a *front lot line*;
- b. 5.0 metres from a *rear lot line*;
- #3782 c. no setback is required for an interior rear or interior *side lot line* abutting an M
27/07/98 or C zone;
- d. 5.0 metres where the *side lot line* abuts a flanking street; and
- e. 10.0 metres from a *lot line* abutting an SR, R, RM, MH-1 or P zone.

Height of Buildings and Structures

702.6 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed 12 metres.
#3782
27/07/98

Parking and Loading

702.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

702.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control Bylaw".

Landscaping, Screening and Fencing

702.9 Landscaping area, landscaping screens and fencing shall comply with Section 111.

702A - **GENERAL INDUSTRIAL ZONE M-2A**

Uses Permitted

702A.1 In the M-2A Zone only the following *uses* are permitted and all other *uses* are prohibited:

- (1) all *uses* permitted in the General Industrial Zone M-2
- (2) processing, manufacture, and repair of heavy machinery, heavy equipment, and heavy transportation products

Industrial Uses

702A.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

702A.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P.

Lot Coverage

702A.4 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

702A.5 Except as provided for in Sections 104.4, 104.15 and 105.1(2), no *building* or *structure* shall be sited less than:

- a. 10.0 metres from a *front lot line*;
- b. 5.0 metres from a *rear lot line*;
- #3782
27/07/98 c. no setback is required for an interior rear or interior *side lot line* abutting an M or C zone;
- d. 5.0 metres where the *side lot line* abuts a flanking street; and
- e. 10.0 metres from a *lot line* abutting an SR, R, RM, MH-1 or P zone.

Height of Buildings and Structures

702A.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.

#3782
27/07/98

Parking and Loading

702A.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

702A.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control Bylaw".

Landscaping, Screening and Fencing

702A.9 Landscaping area, landscaping screens and fencing shall comply with Section 111.

702B - **GENERAL INDUSTRIAL ZONE M-2B**

Uses Permitted

702B.1 In the M-2B Zone only the following *uses* are permitted and all other *uses* are prohibited:

- (1) all *uses* permitted in the General Industrial Zone M-2
- (2) meat processing plants excluding abattoirs

Industrial Uses

702B.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

702B.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P.

Lot Coverage

702B.4 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

702B.5 Except as provided for in Sections 104.4, 104.15 and 105.1(2), no *building* or *structure* shall be sited less than:

- a. 10.0 metres from a *front lot line*;
- b. 5.0 metres from a *rear lot line*;
- c. no setback is required for an interior *side lot line* abutting an M or C zone;
- d. 5.0 metres where the *side lot line* abuts a flanking street; and
- e. 10.0 metres from a *lot line* abutting an SR, R, RM, MH-1 or P zone.

Height of Buildings and Structures

702B.6 Except as provided for in Section 104.5 the *height of buildings and structures* shall not exceed 12 metres.

#3782
27/07/98

Parking and Loading

702B.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

702B.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control Bylaw".

Landscaping, Screening and Fencing

702B.9 Landscaping area, landscaping screens and fencing shall comply with Section 111.

703 - **HEAVY INDUSTRIAL ZONE M-3**

Uses Permitted

703.1 In the M-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- (1) all *uses* permitted in the General Industrial zone M-2
- #3782 27/07/98 (2) agro-industrial *uses* excluding abattoirs
- (3) cargo handling and wharf facilities
- #3782 27/07/98 (4) concrete plants
- #3782 27/07/98 Deleted "processing and manufacture of industrial chemicals, by-products and allied products"
- #3088 06/01/92 (5) processing, manufacture and outside storage of sand gravel and soil products and outside storage of wood and wood products
#3782 27/07/98 Deleted "non-metallic mineral products and organic fertilizer products"
- (6) processing, manufacture, and repair of heavy machinery, heavy equipment, and heavy transportation products
- #3782 27/07/98 (7) recycling depots subject to all recycling *uses*, activities and storage being located within a completely enclosed building.
- #3782 27/07/98 (8) *refund container return centre*
- #3782 27/07/98 Deleted "sand, gravel and soil extraction and processing subject to "Soil Removal Bylaw, 1971", NO. 1329 as amended"

Storage Areas

- 703.2 (1) No loading or storage areas shall be located in any required front setback.
- #3782 27/07/98 (2) No material stored in a permitted open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P-1 to P-4.

Siting of Buildings and Structures

703.3 Except as provided for in Sections 104.4, 104.15 and 105.1(2), no *building* or *structure* shall be sited less than:

- a. 10.0 metres from a *front lot line*;
- b. 5.0 metres from a *rear lot line*;
- c. 5.0 metres where the *side lot line* abuts a flanking street; and
- d. 10.0 metres from a *lot line* abutting an SR, R, RM, MH-1 or P zone.

Parking and Loading

703.4 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

703.5 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control Bylaw".

Landscaping, Screening and Fencing

703.6 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Floodplain Requirements

703.7 Industrial developments in the floodplain of the Fraser River shall comply with Section 105.1(4) d.

#2663
09/01/89

704 - **HEAVY INDUSTRIAL ZONE M-4**

Uses Permitted

704.1 In the M-4 Zone only the following *uses* are permitted and all other *uses* are prohibited.

#3782 Deleted "abattoirs"
27/07/98

(1) all *uses* permitted in the Heavy Industrial zone M-3

#3782 Deleted "hammer mills, rolling mills, blast furnaces, foundries, drop forges, brick
27/07/98 kilns, flour mills and the manufacturing of fertilizer"

(2) meat processing plants

#3782 Deleted "pulp mills"
27/07/98

#3782 (3) recycling depots subject to all recycling uses, activities and storage being located
27/07/98 within a completely enclosed building

#3782 (4) *refund container return centre*
27/07/98

(5) sawmills, shake mills, shingle mills, excluding the burning of waste material or by-products.

Storage Areas

704.2 (1) No loading or storage area shall be located in a required front setback.

#3782 (2) No material stored in a permitted open storage area shall exceed a *height* of
27/07/98 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P-1 to P-4.

Siting of Buildings and Structures

704.3 Except as provided for in Sections 104.4, 104.15 and 105.1(2), no *building* and *structure* shall be sited less than:

- a. 10.0 metres from a *front lot line*;
- b. 6.0 metres from a *rear lot line*;
- c. 5.0 metres from a *side lot line*; and
- d. 10.0 metres from a *lot line* abutting an SR, R, RM, MH-1 or P zone.

Parking and Loading

704.4 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

704.5 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Control By-law.

Landscaping, Screening and Fencing

704.6 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

704.7 Floodplain Requirements

#2663 Industrial developments in the floodplain of the Fraser River shall comply with 09/01/89 Section 105.1 (4) d.

705 - **LIMITED INDUSTRIAL ZONE M-5**

Uses Permitted

705.1 In the M-5 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- (1) *accessory buildings and uses*
- (2) accessory open storage subject to Section 705.3
- (3) offices accessory to permitted industrial *uses*
- (4) *residential uses* subject to Section 705.4

#3782 Deleted "sand, gravel and soil extraction and processing subject to "Soil
27/07/98 Removal By-law, 1971", No. 1329 as amended"

- (5) sawmills, shake mills, shingle mills.

#2677 **Industrial Uses**

20/03/89

705.2 No burning of waste material or by-products is permitted.

Storage Areas

- 705.3 (1) No loading or storage area shall be located in a required front setback.
- (2) No material stored in an accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P.

Residential Uses

705.4 *Residential use* shall be limited to one *single family dwelling* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

705.5 *Buildings and structures* shall not cover more than 35% of the *lot area*.

Siting of Buildings and Structures

705.6 Except as provided for in Sections 104.4, 104.15 and 105.1(2), no *building* or *structure* shall be sited less than:

- a. 10.0 metres from a *front lot line*;
- b. 6.0 metres from a *rear lot line*;
- c. 6.0 metres from a *side lot line*; and
- d. 15 metres from a *lot line* abutting an SR, R, RM, MH-1 or P zone.

Height of Buildings and Structures

705.7 Except as provided for in Section 104.5 the *height of buildings and structures* shall not exceed 12 metres.
#3782
27/07/98

Parking and Loading

705.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

705.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control Bylaw".

Landscaping, Screening and Fencing

705.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

705A - **LIMITED INDUSTRIAL ZONE M-5A**

Uses Permitted

705A.1 In the M-5A Zone only the following *uses* are permitted and all other *uses* are prohibited:

- (1) *accessory buildings* and *uses* subject to Section 705.2A
- (2) accessory open storage subject to Section 705.3A
- (3) *agricultural uses*
- (4) *intensive swine operation* subject to Section 109
- (5) lumber remanufacturing plants
- (6) offices accessory to permitted industrial *uses*
- (7) *residential uses* subject to Section 705.4A

Industrial Uses

- 705A.2 (1) No on-site storage of waste material is permitted.
- (2) No burning of waste material or by-products is permitted.

Storage Areas

- 705A.3 (1) No loading or storage area shall be located in a required front setback.
- (2) No material stored in an accessory open storage area shall exceed a *height* of 2 metres.

Residential Uses

705A.4 *Residential use* shall be limited to one *single family dwelling* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

705A.5 *Buildings* and *structures* shall not cover more than 35% of the *lot area*.

Siting of Buildings and Structures

- 705A.6 Except as provided for in Sections 104.4, 104.15 and 105.1(2), no *building* or *structure* shall be sited less than:
- a. 10.0 metres from a *front lot line*;
 - b. 6.0 metres from a *rear lot line*;
 - c. 6.0 metres from a *side lot line*; and
 - d. 15 metres from a *lot* line abutting an SR, R, RM, MH-1 or P zone.

Height of Buildings and Structures

- 705A.7 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed 12 metres.
#3782
27/07/98

Parking and Loading

- 705A.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 705A.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control Bylaw".

Landscaping, Screening and Fencing

- 705A.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

706 - **LIMITED INDUSTRIAL ZONE M-6**

Uses Permitted

706.1 In the M-6 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- (1) *accessory buildings* and uses
- (2) accessory open storage subject to Section 706.3
- (3) construction of *farm buildings*, silos and manure tanks
- (4) development, manufacture, assembly and distribution of refrigeration units, *buildings* and related equipment and products
- (5) offices accessory to permitted industrial *uses*
- (6) *residential uses* subject to Section 706.4.

#2587
02/05/88

Industrial Uses

706.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

706.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-I, C or P.

Residential Use

706.4 *Residential use* shall be limited to one *single family dwelling* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker, and immediate *family*.

Lot Coverage

706.5 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

706.6 Except as provided for in Sections 104.4, 104.5 and 105.1(2), no *building* or *structure* shall be sited less than:

- a. 15.0 metres from a *front lot line*;
- b. 10.0 metres from a *rear lot line*; and
- c. 5.0 metres from a *side lot line*.

Height of Buildings and Structures

706.7 Except as provided for in Section 104.5 the *height of buildings and structures* shall not exceed 12 metres.
#3782
27/07/98

Parking and Loading

706.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

706.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control Bylaw".

Landscaping, Screening and Fencing

706.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

707 - **SALVAGE INDUSTRIAL ZONE M-7**

Uses Permitted

707.1 In the M-7 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- (1) *accessory buildings* and uses
- (2) offices accessory to permitted industrial *uses*
- #3782 27/07/98 (3) *refund container return centre*
- (4) *residential uses* subject to Section 707.2
- (5) *vehicle* towing and storage yards
- (6) *wrecking and salvaging yards* subject to Section 707.3.

Residential Uses

707.2 *Residential use* shall be limited to one *single family dwelling* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker, and immediate *family*.

Wrecking and Salvaging Yard

- 707.3
- (1) All *wrecking and salvaging yards* shall be screened by a tight board fence a minimum of 2 metres in *height*.
 - (2) No material stored in a *wrecking and salvaging yard* shall exceed a *height* of 2 metres.
 - (3) All *vehicle* wrecking and salvaging shall take place within a fenced compound area.

Siting of Buildings and Structures

707.4 Except as provided for in Sections 104.4, 104.15 and 105.1(2), no *building* or *structure* shall be sited less than:

- a. 12.0 metres from a *front lot line*;
- b. 5.0 metres from a *rear lot line*;
- c. 3.0 metres from a *side lot line*; and
- d. 10.0 metres from any *lot line* abutting an SR, R, RM, MH-1 or P zone.

Height of Buildings and Structures

707.5 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed 12 metres.

#3782
27/07/98

Parking and Loading

707.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

707.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control By-law".

Landscaping, Screening and Fencing

707.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

708 - **INDUSTRIAL TRANSITION ZONE M-8**

Uses Permitted

- 708.1 In the M-8 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- (1) *accessory buildings* and *uses* including a laundromat and *convenience store* catering to the *campground* use
 - (2) all *uses* permitted in the Service Industrial Zones M-1A and M-1B
 - (3) *campgrounds* subject to "Langley Campground Regulation By-Law, 1985," No. 2299 as amended.

#2587
02/05/88
Commercial Uses

- 708.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and display areas, where accessory to a permitted *use*.

Lot Coverage

- 708.3 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 708.4 (1) Except as provided for in Sections 104.4, 104.15 and 105.1(2), no *building* or *structure* for *campground* or *residential use* shall be sited less than:
- a. 7.5 metres from a *front lot line*;
 - b. 7.5 metres from a *rear lot* line; and
 - c. 4.5 metres from a *side lot* line.
- (2) For all industrial *buildings* and *uses* the siting requirements of the M-1A and M-1B Service Industrial zones shall apply.

Height of Buildings and Structures

- 708.5 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed 12 metres.

#3782
27/07/98

Parking and Loading

- 708.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 708.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control Bylaw".

Landscaping, Screening and Fencing

708.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

709 **LIMITED INDUSTRIAL ZONE M-9**
#3782
27/07/98 Deleted

710 **LIMITED INDUSTRIAL ZONE M-10**

Uses Permitted

710.1 In the M-10 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- (1) storage *uses* and an industrial access driveway where both are accessory to a permitted *use* on an abutting M-1B zoned property.

Storage Areas

710.2

- (1) No material stored within 10 metres of a *lot* zoned for other than M purposes shall exceed a *height* of two metres unless the *height* of the landscaping screen required in Section 710.5 is equal to or greater than the *height* of the stored material.
- (2) Notwithstanding Section 710.2(1), no material stored in an M-10 zone shall exceed five metres in *height*.

Parking and Loading

710.3 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

710.4 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control Bylaw".

Landscaping, Screening and Fencing

710.5 Where an M-10 Zone abuts other than an M Zone:

- (1) all storage areas shall be enclosed by a solid board decorative cedar fence a minimum of two metres in *height*; and
- (2) all storage areas shall be screened by a continuous thick evergreen hedge (a minimum of 1.5 metres in *height* at the time of planting) planted and maintained in a neat and orderly appearance to effectively screen the site.

711 **BUSINESS/OFFICE PARK ZONE M-11**

Uses Permitted

711.1 In the M-11 Zone only the following *uses* are permitted and all other *uses* are prohibited.

- (1) *accessory buildings and uses* excluding outside storage
- (2) *accessory residential uses* subject to Section 711.2
- (3) *assembly uses*
- (4) business and professional offices and research and development laboratories
- #3317 (5) commercial recreation, instruction and entertainment uses,
13/12/93 excluding *arcades, pool halls and casino halls*.
#3782
27/07/98
- #3530 (6) *commercial uses*, provided that each *commercial use* located in a *building*
24/06/96 exceeds 2,000 m² *gross floor area* in size
- (7) computer and computer accessory stores
- (8) furniture stores, appliance stores and home electronic appliance stores
- (9) *group childrens' day care centres*
- (10) *home improvement centres* excluding outside *building* material storage yards
- (11) institutional *uses*
- (12) light manufacture, assembly, repair, finishing and packaging of products where more than 50% of the *gross floor area* is used for business and professional office purposes. Excludes *vehicle repair, vehicle servicing, vehicle body shops* and outside storage *uses*
- (13) medical clinics
- (14) printing, publishing and related reproduction service *uses*
- (15) restaurants
- (16) retail sales accessory to business and professional office *uses* where more than 50% of the *gross floor area* is used for business and professional office purposes.

- (17) retail sales in combination with light manufacturing, warehouse or wholesale distribution *uses* subject to Section 711.4.
- (18) veterinary clinics
- (19) warehouse and wholesale distribution *uses* where more than 50% of the *gross floor area* is used for business and professional office purposes. Excludes transportation and trucking terminals and compounds, *vehicle* towing and *vehicle* storage compounds, and outside storage uses.

Accessory Residential Uses

711.2 *Accessory residential uses* shall be limited to one single *family dwelling unit* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*, provided that the *dwelling unit*:

- (a) does not constitute a singular *use* on a site
- #3040 9/9/91 (b) is contained within a *building* containing a principal permitted *use*, and
- (c) has a maximum area of the lesser of;
 - (i) 140 m² (1507 ft²); or
 - (ii) 33% of the total area of the industrial *building* within which the dwelling unit is contained.

Business/Office Park Uses

- (a) All permitted *uses* in the Business/Office Park Zone M-11 shall be conducted within a completely enclosed building;
- (b) All storage of materials, goods, supplies, products and equipment shall be located within a completely enclosed building;
- (c) Overhead vehicular access doors shall not face a Municipal road and shall be internalized within the site;

Retail Sales

711.4 Retail sales is permitted in combination with light manufacturing, warehouse or wholesale distribution *uses* subject to:

- (a) retail sales occupying no less than 33% nor more than 66% of the *gross floor area*; and
- (b) the retail sales *use* being oriented towards the front of the *building* facing the road;

Lot Coverage

- 711.5 *Buildings and structures* shall not cover more than 50% of the *lot area*, except that where at least 75% of the required parking spaces are provided within the *building* or underground, *lot coverage* may be increased to a maximum of 75%.

Siting of Buildings and Structures

- 711.6 Except as provided for in Sections 104.4 and 105.1(2) no *building* or *structure* shall be sited less than:
- a. 7.5 metres from a *front lot line*;
 - b. 0 metres from a *rear lot line*;
 - c. no setback is required for an interior *side lot line* abutting an RU, M, C or CD zone;
 - d. 7.5 metres where the *side lot line* abuts a flanking street; and
 - e. 5.0 metres from any *lot line* abutting an SR, R, RM, MH-1 or P zone.

Height of Buildings and Structures

- 711.7 Except as provided for in Section 104.5, and except for business and professional offices and research and development laboratories, the *height of buildings and structures* shall not exceed 12 metres.
- #3782
27/07/98

Parking and Loading

- 711.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 711.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control Bylaw".

Landscaping, Screening and Fencing

- 711.10 Landscaping area, landscaping screens and fencing shall comply with Section 111.

712 RURAL SERVICE INDUSTRIAL ZONE M-12

Uses Permitted

712.1 In the M-12 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- (1) *accessory buildings* and uses
- (2) accessory open storage
- (3) *agricultural uses*
- (4) farm auctions
- (5) nursery and garden supply centres
- (6) office *uses* accessory to a permitted *use*
- (7) parking of *commercial vehicles* accessory to a permitted *use*
- (8) public works yards, maintenance and storage facilities
- (9) *residential uses* subject to Section 712.4
- (10) retail sales accessory to a permitted *use*
- (11) sales, servicing, rental, leasing, repair and parts for agricultural and light industrial equipment and machinery and *vehicles*, including but not limited to recycling and golf course maintenance *vehicles* and equipment
- (12) the light manufacture, assembly, repair, finishing and packaging of agricultural products
- (13) *veterinary clinics*

Industrial Uses

712.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and accessory open storage and display areas.

Storage Areas

712.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P.

Residential Uses

712.4 Residential use is limited to one *dwelling unit* or mobile home unit per *lot* occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

712.5 *Buildings and structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

712.6 Except as provided for in Sections 104.4 and 105.1(2) no *building* or *structure* shall be sited less than:

- a. 7.5 metres from a *front lot line*
- b. 7.5 meters from a *rear lot line*
- c. 7.5 metres where the *side lot line* abuts a flanking street; and
- d. 10.0 metres from any *lot* line abutting an SR, R, RM, MH-1 or P zone.

Height of Buildings and Structures

712.7 Except as provided for in Section 104.6 no *building* or *structure* shall exceed 12 metres.

Parking and Loading

712.8 Parking and loading shall be provided in accordance with Section 107.

Landscaping, Screening and Fencing

712.9 Landscaping areas, landscape screens and fencing shall be provided in accordance with Section 111.