

PART L - I-C COTTAGE INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate the family based industrial operations where industrial uses together with a sales outlet are integrated with a single family residential structure.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Manufacture, processing, assembly and service of the following or similar products:

- Batteries
- Bookbinding
- Beverages processing and bottling
- Clothing, garments and leather goods
- Electrical equipment (repair and service)
- Electronics equipment (repair and service)
- Engraving
- Furniture
- Jewellery
- Metal products
- Pottery and ceramic products
- Printing and publishing
- Shoe repair and manufacturing
- Signs
- Tent and awning
- Textile and leather products
- Trailer and camping equipment

provided however that:

(a) a sales outlet and a residence are part of the operation, and are operated by not more than one (1) resident family; and

(b) all industrial and business operations are within a building or structure; and

(c) all industrial and business operations do not occupy a total floor area of more than one hundred and forty (140) square metres [1,500 sq. ft.]; and

(d) no more than two (2) outside employees shall be employed in the entire operation.

2. A sales or rental outlet for the products of any manufacturing, manufactured or provided on the same site; provided however that:

(a) such uses shall not occupy a floor area of more than fifteen (15) square metres [160 sq. ft.], or twenty (20) per cent of total floor area occupied by the uses permitted in Clause B.1 above, whichever is greater, and

(b) such uses are within a building or structure, and

(c) open display of the products shall not be more than one (1) item and the size of such display shall not be greater than one decimal five (1.5) metres high [5 ft.] and six (6) metres [20 ft.] in length.

3. A single family dwelling for the owner or operator of the industrial and service use permitted in this zone.

4. Accessory uses which are customarily accessory to the above listed principal buildings or uses, provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the area of the site.

C. GENERAL REQUIREMENTS

Land and structures shall be used for the uses permitted in this zone only if designed, constructed and managed so that such uses:

1. Constitute no unusual fire, explosion or safety hazard.

2. Do not emit noise in excess of seventy decibels (70 dB) measured at any point on the property lines of the site on which the use is located, provided that where a site abuts non-industrial zone the noise level shall not exceed sixty decibels (60 dB).

3. Do not produce heat or glare perceptible from any property line of the property on which the use is located.

4. Are not defined as noxious in the Public Health Act.

D. LAND DEVELOPMENT

Notwithstanding any other provisions of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be C.1,2 provided and constructed to the standards set out for Amended the I-C zone in "Surrey Subdivision By-law, 1986, B/L [9882](#) No. 8830" and amendments thereto. 02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-C zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

E. DENSITY

The maximum density shall not exceed a floor area ratio of one (1.0).

F. SITE COVERAGE

The maximum site coverage shall be thirty-three (33) per cent.

G. SUBDIVISION

1. Lot Size: The minimum lot size shall be nine hundred and thirty (930) square metres [10,000 sq. ft.].
2. Frontage: The minimum lot frontage shall be twenty-five (25) metres [82 ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [35 ft.].
2. Accessory buildings: The height of accessory uses shall not exceed one (1) storey or four (4) metres [12 ft.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres (25) feet.
2. Side yard: The minimum side yard shall be one decimal eight (1.8) metres [6 ft.]; provided however that the side yard shall be increased to not less than three decimal six (3.6) metres [12 ft.] on the side lot line fronting onto a flanking street.
3. Rear yard: The minimum rear yard shall be four decimal five (4.5) metres [15 ft.].
4. Yard adjoining residential zone: A yard of seven decimal five (7.5) metres shall be required on that side of the site which adjoins a residential zone.

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) per cent of the developed site area.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than one decimal five (1.5) metres in width [5 ft.] shall be provided. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings.
3. Along all property lines separating the developed portion of the site from any residentially zoned property, except where a building abuts the property line, screening shall be provided comprised of:

(a) Screen planting at least one decimal five (1.5) metres high [5 ft.] in a strip at least one decimal five (1.5) metres wide, or

(b) A solid decorative fence at least one decimal five (1.5) metres high.

4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

5. Open storage shall be completely screened to a height of at least two decimal five (2.5) metres [8 ft.] by buildings and/or a solid decorative fence and/or a substantial landscaping strip of not less than one decimal five (1.5) metres in width. No display or storage materials shall be piled up to a height exceeding two decimal five (2.5) metres within five (5) metres [16 ft.] of the said fence or landscaping strip nor within ninety (90) metres [300 ft.] of a residential zone.

6. The boulevard areas of highways abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder, or the edge of an open drainage ditch.

K. SPECIAL REGULATIONS

1. Floodproofing Requirements: Any use and structures on land located in a designated floodplain shall be subject to the floodproofing requirements as set out in Part VII of this By-law.

2. Servicing in Floodplains: Any use and structures on K.2
land located in a designated floodplain shall be serviced Amended
to the standards set out in Schedule 'A' of "Surrey B/L [9882](#)
Subdivision By-law, 1986, No. 8830" and amendments thereto. 02/20/89