

PART XLVIII - I-S SERVICE INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate a mixture of manufacturing and processing industries together with commercial uses where such commercial uses are an integral part of the industrial operation.

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, provided that a sales outlet is part of the operation:

- Automobiles (rebuilt)
- Automobile parts
- Batteries
- Beverages processing and bottling
- Chemicals and drugs
- Clothing and garments
- Cosmetics
- Dairy products
- Electrical equipment
- Electronics equipment
- Food products including bulk foods
- Furniture
- Hardware
- Jewellery
- Machinery and equipment
- Marine equipment
- Medical and dental supplies
- Metal products
- Paint products
- Paper products

- Pottery and ceramic products
- Rubber and plastic products processing
- Signs
- Tent and awning
- Textile and leather products
- Tire products including rebuilding and retreading
- Tobacco products processing
- Trailer and camping equipment
- Wood and paper products processing

2. Service uses:

- Automotive body shop
- Automotive repair shop
- Blacksmith shop
- Fitness recreation uses
- Food catering services
- General contractor provided that any contractor's storage yard is enclosed by a building or completely screened to the standards set forth in Clause J.5 of this zone. Amended B/L 7976 08/27/84
- Industrial coffee shop provided that the seating capacity shall not exceed 35 seats B/L 8205 04/22/85
- Machine shop
- Printing and publishing
- Sheet metal shop
- Trade schools
- Welding shop

provided that the aggregate area of coffee shop and fitness recreational uses shall not exceed fifty (50) percent of the total building area developed in the site.

3. General storage, warehouse and retail warehouse, Amended provided that all storage and sale of goods is fully enclosed by a building, and that goods sold from a retail warehouse business are limited to the goods listed in Section B.1 of this zone, excluding the
- B/L 9657 09/19/88 B/L 9900 03/13/89

following categories:

- 'dairy products', and
- 'food products including bulk foods'.

Notwithstanding the generality of the foregoing, supermarkets, food stores, and grocery and convenience stores are specifically not permitted in this zone.

3a. Office Uses:

- Government offices 3a
- Utility companies offices Inserted
- General contractor offices B/L 9015
- Engineering and surveying offices 07/13/87
- Architectural and landscape architectural offices

B.4

4. Repealed by By-law 8113. (01/14/85) Amended

B/L 8077

5. Accessory uses: 11/26/84

- Any building or use including offices which is customarily accessory to the above listed principal buildings or uses
- Deleted: B/L [10692](#) 11/19/90
- Food services, sleeping accommodation and recreation facilities primarily intended for the use of employees

provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the area of the site.

6. One dwelling unit for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:

- (a) does not constitute a singular use on a site;
- (b) is contained within an industrial building; and Inserted

B/L [10692](#)

- (c) Has a maximum area of the lesser of: 11/19/90

(i) 140 square metres (1,500 sq.ft.); or

(ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

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 a 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 provision 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 by 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 provided and constructed to the standards set out for the I-S zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2 Amended B/L [9882](#) 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-S zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

E. DENSITY

The maximum density shall not exceed a floor ratio of one (1).

F. SITE COVERAGE

The maximum site coverage shall be sixty (60) per cent.

G. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand eight hundred (1,800) square metres [19,400 sq. ft.].

2. Frontage: The minimum lot frontage shall be thirty (30) metres [100 ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed ten decimal six (10.6) metres [35 ft.].

2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 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: At least one side yard of not less than I
three decimal six (3.6) metres [12 feet] shall Amended
be provided, except that the side yard may not be B/L 6840
required where a driveway at least six decimal seven 10/26/81
(6.7) metres wide [22 ft.], is constructed to provide and
access to the rear of the buildings from a street. B/L 9747
11/28/88

3. Where the side lot line abuts the street, the side yard shall be not less than one decimal five (1.5) metres [5 feet].

4. Where the rear lot line abuts the street, the rear yard shall be not less than seven decimal five (7.5) metres [25 feet].

5. A yard of seven decimal five (7.5) metres [25 feet] shall be required on that side of the site adjoining a residential zone not separated by a highway.

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