

(BL 20058; 20300, 20681)

**A. Intent**

(BL 13774)

This Zone is intended to accommodate and regulate those commercial and related uses requiring large *lots* and exposure to major *highways*, which generally are not accommodated in *shopping centre*, Town Centre or City Centre (Schedule D) developments.

**B. Permitted Uses**

(BL 12333; 12523; 12715; 13201; 13316; 13251A; 13497; 15271; 15977; 17462; 17471; 19073; 19817, 20626, 21073)

**Outside City Centre Sub-Area:**

Land, *buildings* and *structures* outside the City Centre Sub-Area, (Schedule D, Map D.1(a)), shall be restricted to the uses, or combination of uses, listed in the following Sections 1 through 20 only:

**Principal Uses:**

1. *Automotive service uses, of vehicles less than 5,000 kg G.V.W.*
2. *Eating establishments, including drive-through restaurants.*
3. *General service uses, including drive-through banks.*
4. *Beverage container return centres, provided that the use is confined to an enclosed building or a part of an enclosed building, pursuant to Section D.3 of this Zone.*
5. *Indoor recreational facilities, including bingo halls.*
6. *Light impact industry, including retail of products processed or manufactured on the lot.*
7. *Tourist accommodation.*
8. *Parking facilities.*
9. *Retail stores, limited to the following:*
  - (a) *Animal feed and tack shops;*
  - (b) *Appliance stores;*
  - (c) *Auction houses;*
  - (d) *Automotive parts (new);*
  - (e) *Building supply stores;*
  - (f) *Convenience stores;*
  - (g) *Used clothing stores or flea markets, provided that the operation is contained within a building;*
  - (h) *Furniture stores;*
  - (i) *Garden supply stores;*
  - (j) *Marine parts (new);*
  - (k) *Retail warehouse uses;*
  - (l) *Sales and rentals of boats;*
  - (m) *Sports card shops; and*
  - (n) *Sporting goods stores.*
10. *Warehouse uses.*
11. *Sales and rentals of vehicles, less than 5,000 kg G.V.W.*
12. *Assembly halls.*
13. *Community services.*

14. Office uses, limited to:
  - (a) Engineering and surveying offices;
  - (b) General contractor offices;
  - (c) Government offices; and
  - (d) Utility company offices.
15. *Child care centres.*
16. *Self-Storage Warehouse.*
17. *Liquor manufacturing*, provided that an outdoor patio associated with the *liquor tasting lounge* does not exceed 80 sq. m.

Accessory Uses:

18. One *caretaker unit* per lot.
19. Automobile painting and body work, pursuant to Section J.4 of this Zone.
20. *Neighbourhood pub* as an *accessory use* to a *tourist accommodation*.

Within City Centre Sub-Area:

Land, *buildings* and *structures* located within the City Centre Sub-Area, (Schedule D, Map D.1 (a)), shall be restricted to the uses, combination of uses, listed in the following Sections 21 through 33 only:

Principal Uses:

21. *Eating establishments*, including *drive-through restaurants*.
22. *General service uses*, including *drive-through banks*.
23. *Beverage container return centres*, provided that the use is confined to an enclosed *building* or a part of an enclosed *building*, pursuant to Section D.3 of this Zone.
24. *Indoor recreational facilities*, including *bingo halls*.
25. *Tourist accommodation*.
26. *Parking facilities*.
27. *Retail stores*, excluding the following:
  - (a) *Adult entertainment stores*; and
  - (b) *Secondhand stores* and *pawnshops*.
28. *Assembly halls*.
29. *Community services*.
30. *Office uses*, excluding the following:
  - (a) *Social escort services*; and
  - (b) *Methadone clinics*.
31. *Child care centres*.
32. *Cultural Uses*.
33. *Liquor manufacturing*, provided that an outdoor patio associated with the *liquor tasting lounge* does not exceed 80 sq. m.

Accessory Uses:

34. One *caretaker unit* per lot.
35. *Neighbourhood pub* as an *accessory use* to a *tourist accommodation*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

(BL 14390; 19073; 19995)

1. Maximum Density:

Maximum *density* shall be:

- (a) 1 *dwelling unit*; and
  - (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.
2. Permitted Density Increases:  
If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 1.00, provided that *tourist accommodation* comprises no more than 0.50 of the total *floor area ratio*.
3. Beverage Container Return Centre Floor Area:  
Notwithstanding Sections D.1 and D.2 of this Zone, *beverage container return centre* shall not exceed a *gross floor area* of 418 sq. m.

#### E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 50%.

#### F. Yards and Setbacks

(BL 12333; 19261)

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal and Accessory Buildings and Structures</i>	7.5 m	7.5 m	7.5 m <sup>1</sup>	7.5 m

1 One (1) *side yard setback* shall be 7.5 m or 0.0 m if the *side yard* abuts a *lot* which is designated Commercial, Mixed Employment or Industrial in the OCP.

#### G. Height of Buildings

1. Principal Buildings:  
*Principal building height* shall not exceed 9 m.
2. Accessory Buildings:  
*Accessory building height* shall not exceed 9 m.
3. Structures:  
*Structure height* shall not exceed 9 m.

#### H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:  
Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:  
Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

#### I. Landscaping and Screening

(BL 13201, 21073)

1. General Landscaping:
  - (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
  - (b) Except in the portions where a *building* abuts the *lot line*, continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the

- developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
- (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
2. Loading and Refuse:  
Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
3. Outdoor Storage and Display:
- (a) Outdoor storage and display, including of damaged or *wrecked vehicles*, shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or a minimum of a 2.5 m high *building*, solid decorative fencing, or combination thereof; and
- (b) No storage or display of material shall be piled higher than 2.5 m within 5 m of the screening fence and no higher than 3.5 m anywhere on the *lot*.

## J. Special Regulations

(BL 13201; 13497; 15271, 20626)

1. Safety, Noise and Nuisance:  
Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
- (a) Constitute no unusual fire, explosion, or safety hazard;
- (b) Do not emit noise, measured at any point on any boundary of the *lot* on which the use is located, that is:
- i. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and
- ii. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and
- (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Refuse:  
Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent to any *lot* designated Residential in the *OCP*.
3. Outdoor Storage:
- (a) Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*;
- (b) The outdoor storage or display of any goods, materials or supplies at *beverage container return centres* is specifically prohibited; and
- (c) For land and *structures* located within the City Centre Sub-Area, (Schedule D, Map D.1(a)), outdoor storage of any goods, materials or supplies is specifically prohibited.
4. Automobile Painting and Body Work:  
Automobile painting and body work shall be limited as follows:
- (a) Must be part of a business selling and renting *vehicles* less than 5,000 kg *G.V.W.*;
- (b) Must ensure the storage of damaged or *wrecked vehicles* are completely enclosed within a *building* or approved walled or fenced area;
- (c) Must ensure *wrecked vehicles* are not visible from outside the *building* or the walled or fenced area in which they are stored;
- (d) All automobile painting and body work shall be carried out only in an enclosed *building*; and

- (e) The number of *wrecked vehicles* stored within the walled or fenced area shall not exceed 5 at any time.
- 5. **Child Care Centres**  
*Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
- 6. **Liquor Manufacturing with an On-site Store Endorsement:**  
Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following standards:

- 1. *Lot Area*: Minimum 1,000 sq. m;
- 2. *Lot Width*: Minimum 25 m; and
- 3. *Lot Depth*: Minimum 30 m.

**L. Other Regulations**

(BL 13657; 13774; 17181)

Additional land use regulations may apply as follows:

- 1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
- 2. *Building* permits, pursuant to Surrey Building By-law, as amended, and Surrey Development Cost Charge By-law, as amended.
- 3. Development permits, pursuant to the *OCP*.