

BYLAW 2040

**SOOKE LAND USE BYLAW,
1992**

ADOPTED JANUARY 13, 1993



Electoral Area Planning Services Department
2-6868 West Coast Road
Sooke, BC V0S 1N0

27.0 GENERAL INDUSTRIAL ZONE - M-2

27.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the General Industrial M-2 Zone:

- (a) General Industrial Uses excluding:
 - (i) Uses for which a permit is required under the Waste Management Act or Regulation;
 - (ii) Refuse and garbage dumps;
 - (iii) The burning of vehicles and other salvage;
- (b) Offices accessory to the principal use;
- (c) Drive-in theatres;
- (d) Vehicle Sales/rentals;
- (e) Equipment Sales/rentals;
- (f) Bulk fuel sales;
- (g) Auction rooms and places;
- (h) Retail sales of lumber and/or building supplies;
- (i) Gravel processing;
- (j) One dwelling unit for the use of a caretaker;
- (k) Unenclosed storage.

27.02 **Minimum Lot Size for Subdivision Purposes** The minimum lot size shall be 900 m².

27.03 **Minimum frontage for Subdivision Purposes** The minimum lot frontage shall be 16 m.

27.04 **Minimum Lot Width for Subdivision Purposes** The minimum average lot width shall be 16 m.

27.05 **Number of Dwelling Units** One dwelling unit per lot is permitted.

27.06 **Height**

- (a) Maximum height shall be 14 m for all buildings and structures;
- (b) Maximum height of any unenclosed storage use shall be 3.5 m within 30 m of a Residential Zone, Multiple Family Residential Zone, Commercial Zone, Rural Zone, Agricultural Zone or Institutional Zone.

27.07 **Lot Coverage** Maximum lot coverage shall be 60 percent.

27.08 **Required Yards**

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 4.5 m, except:
 - (i) when the lot abuts a Residential, Rural Residential, or Multiple Family Residential Zone, the side yard shall be a minimum of 15 m;
 - (ii) when the lot abuts an Industrial Zone, the side yard may be zero;
 - (iii) when the lot abuts any other Zone, the side yard shall be a minimum of 3 m;
- (c) Flanking yards shall be a minimum of 6 m CTS;
- (d) Rear yards shall be a minimum of 7.5 m, except:
 - (i) where a rear lot line abuts a Residential, Rural Residential, or Multiple Family Residential Zone the rear yard shall be a minimum of 15 m;
 - (ii) where a rear lot line abuts an Industrial Zone, the rear yard may be reduced to not less than 4.5 m.

27.09 **Storage**

Storage shall not be permitted in required yards adjacent to any Residential or Multiple Family Residential Zone.