

## I-1 Industrial – Light (801)

### INTENT

- This zone is intended to support a wide diversity of light industry that has minor impact on its surroundings and does not require large areas of land.

### PERMITTED USES

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- .1 **Principal uses** The following uses shall be permitted in the I-1 zone
- artisan industrial
  - Auction
  - Bakery – Industrial
  - Brewery, Cidery, Distillery, Meadery, or Winery
  - Brewing and Vinting Outlet
  - Cannabis Production and Wholesale Sales
  - Cardlock Gas Station
  - Catering
  - Contractor services – Minor
  - Contractor services – General
  - Commercial indoor storage
  - Commercial vehicle repair
  - Crematorium
  - Dispatch services
  - Eating establishment
  - Education Facility
  - Fleet service
  - Funeral parlour / service
  - Greenhouse or plant nursery
  - Heavy Equipment Sales, Service and Repair
  - Laundry or cleaning plant
  - Media production studio
  - Mobile Vending Unit
  - Motor Vehicle Service Station
  - Motor vehicle and equipment repair
  - Motor vehicle body repair and paint shop
  - Motor vehicle wash
  - Office
  - Outdoor Storage
  - Parking Lot or Parkade
  - Pet Day Care – indoor
  - Pet Day Care – outdoor
  - prefab home sales
  - Repair shop
  - Recycling depot
  - sign shop
  - Storage Facility
  - Storage and warehouse
  - Truck terminal
  - Recreational Vehicle Sales and Rentals
  - Veterinary clinic
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- .2 **Accessory uses**
- Employee Dwelling Unit
  - Retail Store
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## DEVELOPMENT REGULATIONS

.3	<b>Density</b>	The maximum density of Employee Dwelling Units shall be: The maximum FAR shall be:	<ul style="list-style-type: none"><li>• 1 per parcel</li><li>• 1.5</li></ul>
.4	<b>Parcel Coverage</b>	The maximum Parcel coverage is:  The maximum impermeable surface is:	60%  90%
.5	<b>Maximum Height</b>	Principal building  Accessory buildings and structures	15m  7.5m
.6	<b>Setbacks</b>	The minimum setbacks for all buildings and structures are:  <ul style="list-style-type: none"><li>• Front</li><li>• Rear</li><li>• Interior side</li><li>• Exterior side</li></ul>	<ul style="list-style-type: none"><li>• 6m</li><li>• 6m</li><li>• 2m</li><li>• 5m</li></ul>

## SUBDIVISION REGULATIONS

.7	<b>Parcel Area</b>	<ul style="list-style-type: none"><li>• The minimum Parcel area is:</li></ul>	<ul style="list-style-type: none"><li>• 500 m<sup>2</sup></li></ul>
.8	<b>Parcel Dimensions</b>	<ul style="list-style-type: none"><li>• The minimum frontage is</li></ul>	<ul style="list-style-type: none"><li>• 18m</li></ul>

## PARKING

.10 Off-street parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

## REGULATIONS AND CONDITIONS OF USE

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.a **General regulations** See the General Regulations section of this bylaw for additional regulations that apply to this zone, including fencing.