

9.12 CSM (SERVICE COMMERCIAL INDUSTRIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) CHILD CARE FACILITY
- (b) CULTURAL FACILITY
- (c) FOOD PROCESSING
- (d) GENERAL COMMERCIAL
- (e) INDOOR RECREATION
- (f) LIGHT MANUFACTURING
- (g) RELIGIOUS ASSEMBLY
- (h) SCHOOL
- (i) SERVICE INDUSTRIAL
- (j) SPECIALIZED CRAFT MANUFACTURING
- (k) VEHICLE ORIENTED COMMERCIAL
- (l) WAREHOUSING

ANCILLARY USES

- (m) ACCESSORY DWELLING UNIT
- (n) ACCESSORY HOME OCCUPATION
- (o) OFF-STREET PARKING
- (p) OFF-STREET LOADING
- (q) OPEN STORAGE

(2) LOT AREA(MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	0.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

- (a) N/A

(5) LOT COVERAGE (MAXIMUM)

- (a) All BUILDINGS and STRUCTURES 80%

(6) FLOOR AREA RATIO (MAXIMUM)

- (a) All uses 1.6

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL	LANE
(a) ACCESSORY DWELLING UNIT	10m	6m	1.5m	6m	6m
(b) Gasoline Pump Island	6m	6m	6m	6m	3m
(c) Gasoline Pump Island Canopy	2.5m	2.5m	2.5m	2.5m	2.5m
(d) SERVICE STATION	10m	0m	0m	6m	3m
(e) All other uses	3m	0m	0m	3m	3m
(f) Despite the above, where a CSM ZONE ADJOINS a RESIDENTIAL ZONE a minimum SETBACK of 6m shall be required from the common LOT LINE for all BUILDINGS and STRUCTURES.					

(8) SITING

- (a) An ACCESSORY DWELLING UNIT may be located above or behind the PRINCIPAL USE or in a separate SINGLE DETACHED DWELLING.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	12m

(10) SPECIAL REGULATIONS

- (a) GENERAL COMMERCIAL uses shall specifically exclude:
- (i) an ADULT ENTERTAINMENT FACILITY within 1 km of any SCHOOL
 - (ii) an AMUSEMENT CENTRE
 - (iii) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West
 - (iv) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE
 - (v) SHOPPING CENTRE
 - (vi) THEATRE
 - (vii) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.
- (b) A MOTOR VEHICLE DISMANTLING use
- (i) shall be fully enclosed within a BUILDING, and
 - (ii) shall have no OPEN STORAGE of dismantled MOTOR VEHICLES or MOTOR VEHICLE parts.
- (c) Materials in OPEN STORAGE shall not exceed the HEIGHT of SCREENING provided.
- (d) A COMMUNITY GAMING FACILITY as defined in Section 2.01 of this BYLAW shall only be permitted within the property identified as PID: 002-591-651, Lot 27 District LOT 340 Group 2 New Westminster District Plan 55390.

Review General Regulations for Additional Development Requirements