

Section 15 – Industrial Zones

15.1 I1 – Business Industrial

15.1.1 Purpose

The purpose is to provide a **zone** for the **development** of planned industrial **business** parks containing clean industrial and office **uses** with limited **outdoor storage** and to provide for industrial **business sites** for transition from heavier industrial **uses** to other **uses**.

15.1.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **animal clinics, major**
- (b) **broadcasting studios**
- (c) **business support services**
- (d) **care centres, major**
- (e) **commercial storage**
- (f) **contractor services, limited**
- (g) **custom indoor manufacturing**
- (h) **emergency and protective services**
- (i) **food primary establishment**
- (j) **general industrial uses**
- (k) **liquor primary establishment, minor**
- (l) **offices**
- (m) **participant recreation services, indoor**
- (n) **private clubs**
- (o) **utility services, minor impact**

15.1.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **residential security/operator unit**

15.1.4 Subdivision Regulations

- (a) The minimum **lot width** is 40.0 m, except it is 20.0 m within the Downtown and Highway 97 **urban centres**.
- (b) The minimum **lot depth** is 35.0 m.
- (c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system is available the minimum **lot area** is 4000 m² except it is 2000 m² within the Downtown and Highway 97 urban centres.

15.1.5 Development Regulations

- (a) The maximum **floor area ratio** is 1.2.
- (b) The maximum **height** is the lesser of 16.0 m or 3 **storeys**.
- (c) The minimum **front yard** is 6.0 m.
- (d) The minimum **side yard** is 0.0 m where **adjacent** to commercial or **industrial zones**, except that it is 6.0 m **abutting** other **zones**. The minimum **side yard** is 4.5 m from a **flanking street**.
- (e) The minimum **rear yard** is 0.0 m where **adjacent** to commercial or **industrial zones**, except that it is 6.0 m **abutting** other **zones**.

15.1.6 Other Regulations

- (a) There is to be no outside storage of material or equipment, except that commercial **vehicles** and equipment, not in a state of disrepair, is allowed provided that the area **used** for storage does not exceed the **building** area **used** by the **business** to carry on its operations and shall be screened from view from any **street** or **lane** and from **adjacent** properties.
- (b) Parking or loading are not permitted in the required **front yard**.
- (c) No **general industrial uses** are permitted which carry out their operations such that there would be a **nuisance** factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created or apparent outside an enclosed **building**. Autobody repair and paint shops are not permitted in this **zone**.
- (d) Only one **residential security/operator unit** is permitted on a **site**.
- (e) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (f) Drive-in food services are not a permitted form of development in this zone.

15.2 I2 – General Industrial

15.2.1 Purpose

The purpose is to provide for **general industrial uses**.

15.2.2 Principal Uses

The **principal uses** in this zone are:

- (a) **animal clinics, major**
- (b) **auctioneering establishments**
- (c) **automotive and equipment repair shops**
- (d) **automotive and minor recreation vehicle sales/rentals**
- (e) **breweries and distilleries, major**
- (f) **breweries and distilleries, minor**
- (g) **bulk fuel depots**
- (h) **commercial storage**
- (i) **contractor services, general**
- (j) **contractor services, limited**
- (k) **convenience vehicle rentals**
- (l) **custom indoor manufacturing**
- (m) **emergency and protective services**
- (n) **equipment rentals**
- (o) **fleet services**
- (p) **food primary establishment**
- (q) **gas bars**
- (r) **general industrial uses**
- (s) **household repair services**
- (t) **liquor primary establishment, minor**
- (u) **outdoor storage**
- (v) **participant recreation services, indoor**
- (w) **private clubs**
- (x) **rapid drive-through vehicle services**
- (y) **recycling depots**
- (z) **recycled materials drop-off centres**
- (aa) **service stations, minor**
- (bb) **service stations, major**
- (cc) **truck and mobile home sales/rentals**
- (dd) **utility services, minor impact**
- (ee) **vehicle and equipment services, industrial**
- (ff) **warehouse sales**

15.2.3 Secondary Uses

The **secondary uses** in this zone are:

- (a) **agriculture, urban**
- (b) **residential security/operator unit**
- (c) **care centres, major**

15.2.4 Subdivision Regulations

- (a) The minimum **lot width** is 40.0 m.
- (b) The minimum **lot depth** is 35.0 m.
- (c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum **lot area** is 4000 m².

15.2.5 Development Regulations

- (a) The maximum **floor area ratio** is 1.5.
- (b) The maximum **site coverage** is 60%.
- (c) The maximum **height** is 14.0 m.
- (d) The minimum **front yard** is 7.5 m.
- (e) The minimum **side yard** is 4.5 m, except it is not required **abutting** a **lot** in the C or I **zones**, and it is 6.0 m on a **flanking street**.
- (f) The minimum **rear yard** is 0.0 m where **adjacent** to commercial or industrial zones, except that it is 6.0m **abutting** other zones.

15.2.6 Other Regulations

- (a) No **use** shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- (b) No **use** shall produce odour, glare, or noise that creates a **nuisance**.
- (c) There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radio-active materials.
- (d) Only one **residential security/operator unit** is permitted on a **site**.
- (e) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (f) Drive-in food services are not a permitted form of development in this zone.

15.3 I3 – Heavy Industrial

15.3.1 Purpose

The purpose is to designate and preserve land for the orderly **development** of industrial **uses** which, due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other **zones**.

15.3.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **animal clinics, major**
- (b) **breweries and distilleries, major**
- (c) **breweries and distilleries, minor**
- (d) **bulk fuel depots**
- (e) **concrete and asphalt plants**
- (f) **general industrial uses**
- (g) **outdoor storage**
- (h) **recycling depots**
- (i) **recycling plants**
- (j) **recycled materials drop-off centres**
- (k) **utility services, minor impact**
- (l) **utility services, major impact**
- (m) **vehicle and equipment services, industrial**
- (n) **wrecking yards**

15.3.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **residential security/operator unit**

15.3.4 Subdivision Regulations

- (a) The minimum **lot width** is 40.0 m.
- (b) The minimum **lot area** is 8000 m².
- (c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum **lot area** is 8000 m².

15.3.5 Development Regulations

- (a) The maximum **floor area ratio** is 0.75.
- (b) The maximum **height** is 18.0 m, except it is 26.0 m for accessory **buildings** and **structures**.
- (c) The minimum **front yard** is 10.0 m.
- (d) The minimum **side yard** is 7.5 m.
- (e) The minimum **rear yard** is 7.5 m.

15.3.6 Other Regulations

- (a) No **uses** are permitted that would carry out their operations such that there would be a significant **nuisance** factor created beyond the boundary of the I3 **zone**.
- (b) Only those **principal uses** which require large land areas for outdoor operations, may create off-**site** impacts, or require separation because of potential hazards shall be permitted.
- (c) Only one **residential security/operator unit** is permitted on a **site**.
- (d) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

15.4 I4 – Central Industrial

15.4.1 Purpose

The purpose is to recognise the historical mix of **uses** reflected in the fringe area of the central **business** district.

15.4.2 Principal Uses

The **principal uses** in this zone are:

- (a) **animal clinics, major**
- (b) **auctioneering establishments**
- (c) **automotive and equipment repair shops**
- (d) **automotive and minor recreation vehicle sales/rentals**
- (e) **breweries and distilleries, major**
- (f) **breweries and distilleries, minor**
- (g) **broadcasting studios**
- (h) **bulk fuel depots**
- (i) **care centres, major**
- (j) **concrete and asphalt plants**
- (k) **contractor services, limited**
- (l) **contractor services, general**
- (m) **custom indoor manufacturing**
- (n) **equipment rentals**
- (o) **fleet services**
- (p) **food primary establishment**
- (q) **gas bars**
- (r) **general industrial uses**
- (s) **industrial high technology research and product design**
- (t) **liquor primary establishment, minor**
- (u) **mobile catering food services**
- (v) **non- accessory parking**
- (w) **participant recreation services, indoor**
- (x) **pawnshop**
- (y) **private clubs**
- (z) **rapid drive-through vehicle services**
- (aa) **recycled materials drop-off centres**
- (bb) **service stations, major**
- (cc) **service stations, minor**
- (dd) **utility services, minor impact**
- (ee) **warehouse sales**

15.4.3 Secondary Uses

The **secondary uses** in this zone are:

- (a) **agriculture, urban**
- (b) **amusement arcades, minor**
- (c) **outdoor storage**
- (d) **residential security/operator unit**

15.4.4 Subdivision Regulations

- (a) The minimum **lot width** is 40.0 m.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum **lot area** is 1300 m².

15.4.5 Development Regulations

- (a) The maximum **floor area ratio** is 3.0.
- (b) The maximum **height** is 18.0 m.
- (c) The minimum **front yard** is 0.0 m except where the **front yard** is directly across a street from residential development, in which case it is 6.0 m.
- (d) The minimum **side yard** is 0.0 m, except it is 3.0 m for a one **storey building** and 7.5 m for **buildings** greater than one **storey** in **height** that are **adjacent** to a residential **zone**.
- (e) The minimum **rear yard** is 0.0 m.

15.4.6 Other Regulations

- (a) Concrete and asphalt plants, **bulk fuel depots**, and those **general industrial uses** in the form of sawmills shall be restricted to those completed or under **construction** prior to January 1st, 1984.
- (b) No **use** shall produce dust, or other emissions that exceed standards set by provincial legislation without the written authorization from the appropriate provincial agency.
- (c) No **use** shall produce odour, glare or noise that creates a **nuisance** or that impairs the **use**, safety or liveability of **adjacent** properties.
- (d) Only one **residential security/operator unit** is permitted on a **site**.
- (e) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (f) Drive-in food services are not a permitted form of development in this zone.

15.5 I5 – Extraction

15.5.1 Purpose

The purpose is to provide a **zone** for the extraction, grading, crushing, screening, and storage of natural soil deposits.

15.5.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **natural resource extraction**
- (b) **utility services, minor impact**
- (c) **utility services, major impact**

15.5.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **concrete and asphalt plants**
- (c) **offices**
- (d) **outdoor storage**
- (e) **recycling plants**
- (f) **residential operator/security unit**

15.5.4 Subdivision Regulations

- (a) The minimum **lot width** is 100.0 m.
- (b) The minimum **lot depth** is 1000 m.
- (c) The minimum **lot area** is 2.0 ha.

15.5.5 Development Regulations

- (a) The maximum **site coverage** is 10%.
- (b) The maximum **height** is 18.0 m, except it is 26.0 m for accessory **buildings** and **structures**.
- (c) The minimum **front yard** is 30.0 m.
- (d) The minimum **side yard** is 7.5 m.
- (e) The minimum **rear yard** is 15.0 m.

15.5.6 Other Regulations

- (a) There shall be no storage of material located in the required front or **side yards** in this **zone**.
- (b) Only one **residential security/operator unit** is permitted on a **site**.
- (c) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

15.6 I6 – Low-Impact Transitional Industrial

I6lp – Low-Impact Transitional Industrial (Liquor Primary)

15.6.1 Purpose

The purpose is to provide a **zone** for a range of low-impact transitional industrial land uses which are appropriate as a transition between established industrial land uses and residential, rural, and agricultural land uses. This **zone** is only available for land that is designated in the City of Kelowna Official Community Plan for Industrial – Limited.

15.6.2 Principal Uses

The **principal uses** in this **zone** are:

- a) **animal clinics, major**
- b) **animal clinics, minor**
- c) **automotive and equipment repair shops**
- d) **commercial storage**
- e) **contractor services, general**
- f) **contractor services, limited**
- g) **custom indoor manufacturing**
- h) **emergency and protective services**
- i) **equipment rentals**
- j) **food primary establishment**
- k) **general industrial use, limited**
- l) **household repair services**
- m) **liquor primary establishment, minor**
- n) **participant recreation services, indoor**
- o) **private clubs**
- p) **recycling depots**
- q) **single dwelling housing**
- r) **utility services, minor impact**
- s) **vehicle and equipment services, limited**

15.6.3 Secondary Uses

The **secondary uses** in this **zone** are:

- a) **residential security/operator unit**
- b) **home based businesses, major**
- c) **home based businesses, minor**

15.6.4 Subdivision Regulations

- a) The minimum **lot width** is 40.0 m.
- b) The minimum **lot depth** is 50.0 m.
- c) The minimum **lot area** is 1.0 ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed. If a connection to a community sanitary sewer system is available the minimum **lot area** is 3500 m².

15.6.5 Development Regulations

- a) The maximum **floor area ratio** is 1.0.
- b) The maximum **site coverage** is 60% including **buildings**, driveways and parking areas.
- c) The maximum **height** is as follows:
 - Lesser of 2 ½ **storeys** or 9.5 m for residential **buildings** and **structures**.
 - Lesser of 3 **storeys** or 14.0 m for industrial **buildings** and **structures**.
- d) The minimum **front yards** are as follows:
 - 4.5 m for all **buildings** and **structures**.
 - 9.0 m from a garage or **carport** having vehicular entry from the front.
 - 6.0 m for portions of industrial **buildings** and **structures** greater than two **storeys** or 9.5 m in **height**.
- e) The minimum **side yards** are as follows:
 - 3.0 m for residential **buildings** and **structures**.
 - 0.0 m for industrial **buildings** and **structures**, except when adjacent to a residential land use it is 3.0 m for a one **storey** industrial **building** or **structure** (not to exceed 4.5 m in **height**) and 7.5 m for industrial **buildings** and **structures** greater than one **storey** in **height**.
 - In all cases, not less than 4.5 m from a **flanking street**.
- f) The minimum **rear yards** are as follows:
 - 7.5 m for residential **buildings** and **structures**.
 - 0.0 m for industrial **buildings** and **structures**, except when adjacent to a residential land use it is 30.0 m

15.6.6 Other Regulations

- a) No **uses** are permitted which carry out their operations such that there would be a nuisance arising from noise, odour, earthborne vibrations, heat, high brightness light sources, glare, dust created or apparent outside an enclosed **building**, or other emissions. **Autobody repair and paint shops** are not permitted in this **zone**.
- b) Only one **single detached dwelling** and one **residential security/operator unit** are permitted.
- c) **Drive-in food services** are not a permitted form of **development**.
- d) Machinery and equipment shall be screened from view from any **street** or adjoining property with **landscaping** and/or **fencing**.
- e) In addition to the regulations listed herein, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

15.6.7 Building massing and design

- a) **Buildings** shall be oriented to prominently address the **street** and shall include **street-facing**, human-scale elements including windows and identifiable pedestrian entrance doors. Glazing on the principal façade should amount to not less than 30% of the total façade.
- b) Façade design should incorporate elements and style from commercial and/or residential **buildings**, as opposed to purely industrial/utilitarian design.
- c) Front façade design should promote no more than a two **storey** presence. Higher portions of the building should be set back and finished with different colour(s) and/or material(s) that the first two **storeys**.
- d) Where new industrial **development** is occurring adjacent to residential uses, window openings shall be placed to reduce the opportunity for overlook and should be offset in plan from residential windows.
- e) Unfinished concrete block shall not be used as an exterior building material for principal facades or when the façade faces a residential land use.
- f) Rooftop screening of mechanical and electrical equipment shall be provided using materials consistent with the treatment of principal facades.
- g) When loading doors occur on **street** facing facades they shall be set back from the main building plane and articulated in a manner that compliments the **building** façade.
- h) Signage shall be limited to discrete sign band areas on the building and/or low level free standing signage areas incorporated into the **front yard landscaping**. Large areas of signage shall not dominate the front façade of the building.

15.6.8 Light, noise, dust, odour and emissions

- a) Energy efficient light sources (e.g. LED) and energy sources (e.g. solar) are encouraged.
- b) All lighting shall be oriented such that it faces into the **site**, is downward directional, and is constructed at the lowest elevation practical for the intended application so as to minimize light trespass onto neighbouring properties.
- c) All activities resulting in dust, odour, noise or other emissions must take place inside a **structure** designed to contain said emission. **Building** ventilation must adequately remove/filter the emission (e.g. dust or odour) and not simply expel it from the building.
- d) Tall, broadcast or flood light sources are not permitted.
- e) Outdoor paging or sound broadcast systems are not permitted.

15.6.9 Landscaping, buffering and parking

- a) Parking within the **front yard** shall be limited to customer and visitor parking only; all other parking should be provided elsewhere on site.
- b) Permeable or alternate paving surface treatments are encouraged for light duty parking areas (e.g. customer or visitor parking). Swales and bio-filtering are

encouraged to be incorporated into **landscaping** adjacent to parking areas in order to aid storm water infiltration.

- c) **Landscape** materials shall be drought tolerant and appropriate for the Okanagan climate. Rain water capture and re-use for irrigation is encouraged.
- d) **Fencing** (in addition to **landscaping**) shall be installed on all property boundaries adjacent to residential use. All installed **fencing** shall be opaque except for decorative fencing in a front yard.
- e) Where new industrial **development** is occurring adjacent to residential land uses, the interface shall be site planned, designed, and **landscaped** to promote privacy for the residential land use.

15.6.10 **Outdoor storage and display**

- a) **Outdoor storage ancillary** to a permitted **use** is not permitted in the **front yard**, or within the minimum **side and rear yard** setbacks (but may be accommodated in the **side and rear yards** when located beyond the minimum setback).
- b) All **outdoor storage** shall be screened from view of any **street** or adjoining property utilizing opaque **fencing** and **landscaping** materials which are consistent with the overall **site development**.
- c) **Outdoor storage** shall be consolidated into a single area per **lot**.
- d) **Outdoor storage ancillary** to a permitted **use** shall not exceed in area the **building** area used by the **business** on the property to perform its operations.
- e) There shall be no **outdoor storage** of toxic, noxious, explosive, odorous or radioactive materials.
- f) Materials in **outdoor storage** shall be associated with the principal **use** located on the site, and there shall be no **outdoor storage** of unrelated materials.
- g) Illumination of **outdoor storage** areas shall be such that light falling onto abutting properties is minimized.
- h) Outdoor display or sales, or **non-accessory parking**, shall not encroach into **landscaped** areas.
- i) Equipment or vehicles in an outdoor display or sales, or **non-accessory parking**, shall not be in a state of disrepair.
- j) Lighting of outdoor display areas shall not include broadcast light fixtures but rather directional lighting specific to the display items.

Section 15 – Industrial Zones***15.1 – I1 – Business Industrial*****Sub-Section 15.1.2 – Principal Uses – BL8589, BL8960, BL9120, BL9348****Sub-Section 15.1.3 – Secondary Uses – BL10300****Sub-Section 15.1.4 – Subdivision Regulations – BL8571, BL9120****Sub-Section 15.1.6 – Other Regulations – BL9530*****15.2 – I2 – General Industrial*****Sub-Section 15.2.2 – Principal Uses – BL8800, BL8960, BL9120, BL9348, BL10295****Sub-Section 15.2.3 – Secondary Uses – BL10300****Sub-Section 15.2.4 – Subdivision Regulations – BL8571****Sub-Section 15.2.5 – Development Regulation – BL8367, BL8528****Sub-Section 15.2.6 – Other Regulations – BL9530*****15.3 – I3 – Heavy Industrial*****Sub-Section 15.3.2 – Principal Uses – BL8654, BL9348, BL10295****Sub-Section 15.3.3 – Secondary Uses – BL10300****Sub-Section 15.3.4 – Subdivision Regulations – BL8571*****15.4 – I4 – Central Industrial*****Sub-Section 15.4.2 – Principal Uses – BL8528, BL8960, BL9348, BL9444, BL10295****Sub-Section 15.4.3 – Secondary Uses – BL10300****Sub-Section 15.4.4 – Subdivision Regulations – BL8571****Sub-Section 15.4.5 – Development Regulation – BL9379****Sub-Section 15.4.6 – Other Regulations – BL9530*****15.5 – I5 – Extraction*****Sub-Section 15.5.3 – Secondary Uses – BL10300*****15.6 – I6 – Low Impact Transitional Industrial – added new section – BL10434***