

803 ZONE: M-3 BUSINESS PARK INDUSTRIAL

803.1 PURPOSE

1. This [Zone](#) provides for a business park [Industrial](#) area with emphasis on quality [Building](#) design and [Landscaping](#).

803.2 PRINCIPAL USES

1. The following [Principal Uses](#) *shall* be permitted in this [Zone](#):
 - a. auction mart;
 - b. [Commercial](#) laundry;
 - c. [Commercial](#) upholstery, including equipment and [Vehicle](#) covers;
 - d. customer service call centre and marketing call centre;
 - e. distillery and brewery;
 - f. equipment appraisal;
 - g. [Indoor Commercial Recreation](#);
 - h. [Industrial](#), not including:
 - (i) asphalt, rubber, and tar production and product manufacturing;
 - (ii) chemical plants;
 - (iii) concrete and cement plants, and manufacturing concrete products;
 - (iv) hydrocarbon refining and bulk storage;
 - (v) sawmills, shake mills and pulp mills;
 - (vi) septic tank services;
 - (vii) stockyards and abattoirs;
 - (viii) [Unenclosed Storage](#);
 - (ix) waste reduction plant and waste transfer station; and
 - (x) wrecking, salvaging and storing of wrecked or salvaged goods, materials and things, or [Wrecked Vehicles](#);
 - i. laboratory;
 - j. [Light Industrial](#);
 - k. [Liquor Primary Establishment](#) specific to the following [Lot](#):
 - (i) 23840 River Road. Lot 4 District Lot 405 Group 1 New Westminster District Plan 7324. PID: 011-122-617;
 - l. [Media Production Studio](#);
 - m. [Office](#) related to construction, [Industrial](#), high technology, utility companies, and government;
 - n. [Off-Street Parking](#) of unoccupied passenger, [Commercial Vehicles](#) and [Recreational Vehicles and Equipment](#);
 - o. preparation of food and food products for off-site consumption, including catering;
 - p. printing, publishing, and reproduction services;

- q. [Recreational Facilities](#) and instructional facilities limited to: [Industrial Trade Schools](#); dance [Schools](#); arts and culture [Schools](#); fitness centres; and gymnastic [Schools](#); (Bylaw 7749-2021)
- r. repair and servicing of light non-[Industrial](#) machinery and non-[Industrial](#) equipment;
- s. [Restaurant](#), excluding [Drive-Through](#);
- t. [Retail](#) sale, repair and rental of [Industrial Vehicles](#), heavy equipment, and [Trailers](#);
- u. [Vehicle and Equipment Repair Services](#);
- v. [Warehouse Storage](#);
- w. [Wholesale Distribution](#);

803.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. [Caretaker Residential](#);
 - b. [Office](#), provided that the total [Gross Floor Area](#) of the [Office Use](#) does not exceed 25% of the [Gross Floor Area](#) of the [Principal Use](#);
 - c. refueling facilities, limited to [Vehicles](#) used for a business on the [Lot](#);
 - d. [Retail](#), provided that:
 - (i) the total [Gross Floor Area](#) for [Retail Use](#) does not exceed 25% of the total [Gross Floor Area](#) of the [Principal Use](#); and
 - (ii) the total [Lot Coverage](#) for all un[Enclosed](#) outdoor area for [Retail Use](#) does not exceed 25% of the [Lot Area](#); and
 - e. [Unenclosed Storage](#), excluding tire storage.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

803.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 2,000.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 50.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

803.5 DENSITY

1. [Floor Space Ratio shall](#) not exceed 0.75 times the [Lot Area](#).

803.6 LOT COVERAGE

1. All [Principal Buildings and Principal Structures](#) and [Accessory Buildings and Accessory Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 60%.
2. The total [Lot Coverage](#) for all [Unenclosed Storage shall](#) not exceed 25% of the [Lot Area](#);

803.7 SETBACKS

1. Minimum Setbacks for Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 6.0 metres
 - b. from a Rear Lot Line 3.0 metres, except 6.0 metres where adjacent to a Lot Designated or Zoned for non-Industrial Use
 - c. from an Interior Side Lot Line 1.5 metres, except 4.5 metres where adjacent to a Lot Designated or Zoned for non-Industrial Use
 - d. from an Exterior Side Lot Line 4.5 metres.
2. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

803.8 HEIGHT

1. Building Height for a Building or Structure shall not exceed 15.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

803.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

803.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

803.11 OTHER REQUIREMENTS

1. All Uses shall be conducted within a completely Enclosed Building except for:
 - a. refueling facilities;
 - b. Retail;
 - c. training programs; and
 - d. Unenclosed Storage.
2. Loading bays and Unenclosed Storage shall not be located in a Front Yard or an exterior Side Yard.
3. No noise is permitted in excess of 70 dB(A) measured at any point on any Lot boundary on which the Use is located, provided that where the Lot is adjacent to a non-Industrial Lot permitted noise levels shall not exceed 60 dB(A).
4. Uses shall be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.