

8C.4 PRESTIGE INDUSTRIAL SERVICE ZONE (IP)

4.1 INTENT

- (1) This zone is designed to promote industrial development and related business service uses which incorporate high standards of design, landscaping and open space.
- (2) While related business uses may dominate developments in this zone, the zone is not intended for retail or personal service uses serving non-commercial customers.
- (3) The zone will be in locations that:
 - (a) are visible to the travelling public;
 - (b) are served by adequate facilities and services; and
 - (c) provide buffer for adjacent residential and commercial uses.
- (4) Outside operations will be:
 - (a) allowed in the rear yard only;
 - (b) well screened from public view; and
 - (c) limited to the loading and unloading of materials.
- (5) The IP zone implements the Development Plan guidelines to promote a clean and safe environment which will support a high quality of life for all City residents.

4.2 PERMITTED USES

As specified in Table 5.3 of Chapter 5. [1992/9250]

4.3 DISCRETIONARY USES

As specified in Table 5.3 of Chapter 5. [1992/9250]

4.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.8 of Chapter 5.
- (2) Exceptions to the required development standards in Table 5.8 are specified in Part 8B, above. Refer to:

- (a) Subpart 8B.2 regarding reductions to required yard setbacks;
- (b) Subpart 8B.4 regarding exceptions to the height requirements; or
- (c) Subparts 8B.3 and 8B.5 for permitted encroachments on easements and required yards respectively. [1992/9250]

4.5 ADDITIONAL REGULATIONS

(1) Storage of Goods

No storage of goods shall be permitted in any side or rear yard.

(2) General Development Regulations

The general development regulations in Chapter 4 shall apply to developments in this zone.

(3) Overlay Zones

The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.

(4) Accessory Uses

Accessory uses in this zone shall be subject to the provisions in Chapter 11

(5) Temporary Uses

Temporary uses in this zone shall be subject to the regulations in Chapter 12.

(6) Non-conforming Uses

Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.

(7) Parking and Loading

Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.

(8) Landscaping and Buffering

Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.

(9) Signs

The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.

(10) Public Amenities

The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.

(11) Development Permits

Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

8C.5 INDUSTRIAL TUXEDO PARK ZONE (IT)

5.1 INTENT

- (1) The Industrial Tuxedo Park Zone is intended to provide for light to medium industrial uses in existing industrial properties in the Tuxedo Park area. Allowable uses in the zone will include commercial and service establishments associated with industrial uses.
- (2) Activities that carry out some of their operations outdoors or require outdoor storage will also be allowed. However, as a rule, any nuisance associated with outdoor storage should not extend beyond or be apparent beyond the boundaries of the site. In order to ensure this, outdoor storage is allowed only if it is enclosed within a wall or other adequate screen.

5.2 PERMITTED USES

As specified in Table 5.3 of Chapter 5. [1992/9250]

5.3 DISCRETIONARY USES

As specified in Table 5.3 of Chapter 5. [1992/9250]