

# Section 11 Light Industrial (M-2) Zone

## M-2 Zone Permitted Uses

- 1) The following uses shall be permitted in the Light Industrial (M-2) Zone:
  - a) manufacturing, assembling and processing plants except the following:
    - all facilities for the manufacture, processing or reprocessing of radioactive materials or other dangerous goods
    - pulp and paper mill
    - cement plant
    - dismembering-rendering plant
    - bulk storage facilities with a total capacity of over 5,000 cubic meters intended to hold liquid or gaseous substances such as hydrocarbons or chemicals.
    - facilities for the chemical treatment of timber resources
    - facilities engaged in the production of fish meal
  - b) Recycling Depots
  - c) trucking and depots
  - d) wholesale and Warehouse establishments
  - e) utilities
  - f) commercial uses accessory to the main use

## M-2 Zone General Requirements

- 2) The following requirements shall apply to all uses permitted in the Light Industrial (M-2) Zone:

|                                 |   |
|---------------------------------|---|
| Minimum Lot Area                | 2500 sq. ft.                                    |
| Minimum Lot Frontage            | 75 feet   |
| Minimum Front Yard              | 10 feet   |
| Minimum Rear Yard               | 30 feet   |
| Minimum Side Yard               | 10 feet   |
| Maximum Height of Main Building | 35 feet   |
| Parking Requirements            | As specified in Subsection 4 (36) of this Bylaw |
| <b>Accessory Buildings</b>      |   |
| Maximum Height                  | 15 feet   |
| Maximum Floor Space             | 300 sq. ft.                                     |

## M-2 Zone Abutting Zone Requirements

- 3) Where a Lot located within the Light Industrial (M-2) Zone abuts a non-industrial Zone the following standards shall apply:
  - a) The industrial use shall be set back from the abutting Lot Line a minimum of 25 feet; and
  - b) no parking or Loading Space shall be located within 15 feet of the abutting Lot Line.

- 4) Notwithstanding Subsection (3) where a Lot within the Light Industrial (M-2) Zone abuts a wharf, no setback requirements shall be required from that abutting Lot Line.

### **Special Requirement – Outdoor Storage**

- 5) Outdoor Storage shall be permitted in the Light Industrial (M-2) Zone provided Landscaping is undertaken to screen.