

11.2 I2 : Airport Industrial

11.2.1 Purpose

The purpose is to provide a **zone** for the **development** and operation of an **airport** and associated industrial services.

11.2.2 Primary Uses

- aerospace research and development
- airport
- aircraft sales/rentals/repairs/maintenance/construction
- airport terminal and navigational facilities
- convenience vehicle rentals
- educational services, private
- educational services, public
- gas bars
- non-accessory parking
- utility services, minor impact

11.2.3 Secondary Uses

- bulk fuel depots
- commercial storage
- emergency and protective services
- fleet services
- food primary establishment
- liquor primary establishment, major
- liquor primary establishment, minor
- offices
- outdoor storage
- residential security/operator unit
- retail stores, convenience
- retail stores, general
- vehicle and equipment services, industrial and agricultural

11.2.4 Subdivision Regulations

- Minimum **lot width** is 25.0m.
- Minimum **lot area** is 2000m².

11.2.5 Development Regulations

- Maximum **height** is 10.0m for airport associated industrial buildings. It is unrestricted for mechanical **structures**. The maximum **height** for airport and airport related buildings are subject to federal or provincial regulations and in no case shall exceed the **heights** permitted in the *City of Vernon Regional Airport Zoning Regulations, Bylaw No. 4578*.
- Minimum **front yard** is 6.0m.
- Minimum **side yard** is 0.0m, except it is 6.0m for exterior side yards.
- Minimum **rear yard** is 4.5m, except it is 7.5m for any **flanking street**, and 10.0m where the **abutting** land is zoned or designated Residential, Agriculture or Institutional.
- Maximum **site coverage** is 80%.

11.2.6 Other Regulations

- In addition to the regulations above, the *City of Vernon Regional Airport Zoning Regulations, Bylaw No. 4578* applies.
- Individual **convenience retail** services shall not have a total **gross floor area** of greater than 300m².
- No **use** shall produce dust, or other emissions except standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- No **use** shall produce odour, glare, or noise that creates a **nuisance**.
- There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radioactive materials.
- Only one **residential security/operator unit** is permitted on a **site**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural **setbacks**, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- **Outdoor storage** shall be screened from view of any **street** or **lane** and from **adjacent** properties. There shall be no **outdoor storage** of toxic, noxious, explosive, or odorous materials.