

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.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)