

## Part 8 Industrial Zones

### 8.10 Industrial Business Service Zone: I-1

#### Key Information

- 8.10.1 This Zone supports a limited range of light Industrial, warehousing, storage, and Industrial support services that do not create or emit noises, odours, dust, fumes, or other nuisance factors.

#### 8.10.2 Permitted Uses

- 8.10.2.1 Above Ground Storage Tanks for motor fuel products, but not more than 2 separate 500L tanks
- 8.10.2.2 Accessory Building
- 8.10.2.3 Business Support Services
- 8.10.2.4 Communication Facility
- 8.10.2.5 General Contractor Services
- 8.10.2.6 Industrial Operations
- 8.10.2.7 Industrial or Commercial Training Facility
- 8.10.2.8 Lease Bay Building
- 8.10.2.9 Manufactured Home Sales
- 8.10.2.10 <sup>39</sup>Motor Vehicle Services, Sales, or Repair, excluding the sale of motor vehicles;
- 8.10.2.11 Oilfield Support Services
- 8.10.2.12 Outdoor Storage
- 8.10.2.13 Recycling Depot
- 8.10.2.14 Restaurant
- 8.10.2.15 Self Storage Facility
- 8.10.2.16 Service Station
- 8.10.2.17 Supporting Sales

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<sup>39</sup> 3357/SS-2024

8.10.2.18	Transportation Services
8.10.2.19	Warehouse
<b>8.10.3</b>	<b>Discretionary Uses</b>
8.10.3.1	Above Ground Storage Tanks, more than 2 separate 500L tanks
8.10.3.2	Alternative or Renewable Energy Facility
8.10.3.3	Animal Services
8.10.3.4	Auction Mart excluding livestock
8.10.3.5	Billboard Sign
8.10.3.6	Cannabis Production Facility
8.10.3.7	Commercial School, limited to the instruction, training, or certification of Industrial trades
8.10.3.8	Crematorium
8.10.3.9	Dangerous Goods Occupancy
8.10.3.10	Data Processing Centre
8.10.3.11	Dynamic Fascia Sign
8.10.3.12	Dynamic Freestanding Sign
8.10.3.13	Eco Industrial Waste Production or Consumption
8.10.3.14	Greenhouse
8.10.3.15	Machinery Sales
8.10.3.16	Microbrewery
8.10.3.17	<sup>40</sup> Motor Vehicle Sales, Service, or Repair, limited to motor vehicle sales
8.10.3.18	Outdoor Display or Sale of Goods
8.10.3.19	Parking Lot
8.10.3.20	Parking Structure
8.10.3.21	Security Suite

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<sup>40</sup> 3357/SS-2024

## Regulations

8.10.4 Dimensions	
Category	Regulations
Building Height	As per the Development Authority
Site Area	Minimum: 929.0m <sup>2</sup>
Front Yard Setback	Minimum: 6.0m, except 9.0m for Edgar Industrial Drive and I-1 Zoned Sites within an Eco Industrial Park Overlay Zone
Side Yard Setback	<sup>41</sup> Minimum: 4.0m on one side
Rear Yard Setback	Minimum: 3.0m
Landscaped Area	15% of minimum Front Yard required for the Site and any Side Yard or Rear Yard if adjacent to a Road
Frontage	Minimum: 22.0m

8.10.5 No Building in this Zone may be closer than 18.0m to major arterial Roads or service roads adjacent to major arterial Roads.

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<sup>41</sup> 3357/QQ-2024