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Saratoga - Commercial Industrial (S-CI)

1. Principal Use

- i) **On any lot:**
 - a) Retail and wholesale sales
 - b) Service establishments
 - c) Offices
 - d) Restaurants
 - e) Liquor licensed establishments
 - f) Recreation facilities
 - g) Automobile service station, excluding washing of vehicles
 - h) Veterinary establishment
 - i) Light industrial
 - j) General contractor services and storage yard
 - k) Industrial equipment, sales and service
 - l) Boat building, repairs, service and sales
 - m) Mini-storage only on properties legally described as Lot B, Block 29, Plan EPP81926, Lot C, Block 29, Plan EPP81926 and Lot D, Block 29, Plan EPP81926

2. Accessory Uses

- i) **On any lot:**
 - a) Outdoor storage
 - b) Residential use

3. Conditions of Use

- i) All permitted uses listed in Section (1), “Principal Uses” and Section (2), “Accessory Uses”, excluding residential use, shall be subject to the following conditions:
 - a) Landscaped areas with the following characteristics shall be provided:
 - 1) Landscaped areas shall be planted and maintained with trees, shrubs and grasses.
 - 2) Where a property abuts a road right-of-way, a landscaped area at least 3.0 metres in width running the length of the right-of-way, except for points of ingress and egress, shall be provided.
 - 3) Where a property abuts the Island Highway or a frontage road to the Island Highway, a landscaped area at least 4.5 metres in width running the length of the right-of-way, except for points of ingress and egress, shall be provided.
 - 4) Additional or specific landscaping shall be in accordance with the conditions of the required Development Permit.
 - b) No parking, loading or storage areas shall be located within 1.5 metres of any property line.

- c) All outdoor storage, supply yards, and outdoor equipment maintenance and repair areas shall be screened. Screening not less than 2.0 metres in height, and on landscaped areas not less than 7.5 metres in width, shall consist of solid wood fencing, evergreen hedging or an earth berm. All screening, including fencing and hedging, shall be well maintained.
- d) A minimum of 25 per cent of the lot area shall be retained as open space.
- ii) **“Automobile Service Station”** use, shall be subject to the following conditions:
 - a) Fuel service pumps or pump islands shall be located a minimum of 4.5 metres from any property line. No canopy is to be longer than 33 per cent of the length of the street boundary of the yard in which it is located, to a maximum of 12.0 metres.
 - b) Automobile service stations shall be subject to the following parking requirements:
 - 1) Off-street parking, loading areas and ingress and egress points shall be located so as not to interfere with other on-site vehicular and off-site traffic movements abutting the streets.
 - 2) No parking, loading or storage areas shall be located within 1.5 metres of any property line.
 - c) Automobile service stations shall be subject to the following landscaping requirements:
 - 1) All landscaping should constitute a minimum of 5 per cent of the site.
 - 2) Loading areas, garbage containers and recycling containers shall be screened to a height of at least 2.5 metres.
 - 3) Where the automobile service station is situated on a lot having a boundary in common with any abutting property zoned under Part 700, Residential Zones, there shall be provided and maintained on and along the full length of such boundary or portion of the boundary, a landscaped area measuring no less than 3.0 metres in width throughout its length and used for the purpose only of cultivating therein ornamental trees, shrubs, flowers and grass.
- iii) **“Mini-storage”** uses, shall be subject to the following conditions:
 - a) The maximum lot coverage of all buildings and structures shall not exceed 10 per cent of the lot area.
 - b) No more than two buildings.
 - c) Notwithstanding any other setbacks provision of this bylaw, the minimum setback for mini-storage buildings and structures to the Island Highway or a frontage road to the Island Highway is 15.0 metres.
 - d) Mini-storage shall be subject to the following landscaping requirements:
 - 1) Loading areas, garbage containers and recycling containers shall be screened to a height of at least 2.5 metres.
- iv) Each property shall be allowed one freestanding sign for each street frontage of the business to a maximum of two freestanding signs. The freestanding sign shall be permitted in landscaped areas only. The height of the sign, including support structures, shall not exceed 6.0 metres and the area of any one face shall not exceed 6.5 square metres. A freestanding sign may be illuminated.

- v) One fascia sign shall be allowed on each building. The maximum area of a fascia sign shall be 6.0 square metres. Fascia signs may be illuminated.

4. Density

- i) Residential use is limited to one dwelling unit.

5. Siting of Buildings, Structures and Uses

- i) The setbacks required for buildings and structures within the Saratoga Commercial-Industrial zone (S-CI) zone shall be as set out in the table below.

Type of Use	Required Setback			
	Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	7.5m	7.5m	4.5m	7.5m
Accessory	7.5m	7.5m	4.5m	7.5m

- ii) Despite 5 i) above, pump islands and canopies associated with an automobile service station may be setback as follows:

Type of Use	Required Setback			
	Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Pump Island	4.5m	4.5m	4.5m	4.5m
Canopies	1.5m	1.5m	1.5m	4.5m

6. Height of Structures

The maximum permitted height of principal structures shall be:

- i) At 12.0 metres from any lot line: 12.0 metres
- ii) At 7.5 metres from any lot line: 10.0 metres
- iii) In an area less than 7.5 metres from any lot line: 8.0 metres

7. Lot Coverage

- i) The maximum lot coverage of all buildings and structures shall not exceed 50 per cent of the lot area.

8. Subdivision Requirements

- i) Minimum lot area: 2.0 hectares.
If connected to community water, minimum lot area: 4000 square metres.

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