

## **PART 600 COMMERCIAL-INDUSTRIAL ZONES**

**601**

**MIXED USE FIVE (MU-5)**

*This zone is intended to permit commercial, industrial, residential and resource uses in close proximity.*

### **1) PERMITTED PRINCIPAL USES**

**On any lot or portion of any lot zoned MU-5 only the following principal uses are permitted:**

- a) Agricultural use;
- b) Bed and Breakfast;
- c) Campgrounds;
- d) Fish hatcheries;
- e) Guest Cottage;
- f) Industrial;
- g) Licensed establishment pursuant to the Liquor Control and Licensing Act and amendments thereto;
- h) Low impact recreation;
- i) Marine craft sales/service;
- j) Marinas, moorage, boat ramps, wharves or floats;
- k) Offices;
- l) Park use;
- m) Residential use;
- n) Retail and wholesale sales to a maximum floor area of 2,000 square metres (21,528.5 square feet) per parcel;
- o) Research and teaching facility;
- p) Restaurants;
- q) Service establishments;
- r) Utility use;

CSRD  
2963

### **2) PERMITTED ACCESSORY USES**

**On any lot or portion of any lot zoned MU-5 only the following accessory uses are permitted:**

- a) Accessory buildings;
- b) Home Occupations.

### 3) CONDITIONS OF USE

a) **Campgrounds, shall be subject to the following conditions:**

- i) All recreational vehicle units in a campground must be licensed for the current year to travel on a public highway in B.C.
- ii) No additions are permitted to any recreational vehicle.
- iii) The maximum length of stay for any occupant shall be 6 months for any 12 month period.

b) **Campgrounds, industrial uses, utility uses, retail and wholesale sales, restaurants and service establishments shall be subject to the following conditions:**

- i) Any nuisance produced by the above uses such as noise, glare, odours, dust, unsightliness or vibrations shall be screened and buffered from adjacent uses.
- ii) Parking, loading, storage areas or supply yards shall be screened from adjacent or adjoining dwelling units and located a minimum of 30.0 metres (98.4 feet) of any dwelling, and if the adjacent or abutting lot is zoned Residential or Rural, 3.5 metres (11.5 feet) of any lot line. Parking for dwelling units is excluded from this requirement.

c) Guest cottages shall be subject to the following conditions:

- (i) The maximum length of stay for any occupant shall be 6 months for any 12 month period.
- (ii) The maximum gross floor area of a guest cottage shall not exceed 120 square metres (129.8 square feet).

CSRD  
2963

d) Where a front, side, or rear yard abuts, or is adjacent to, a parcel which is in the Agricultural Land Reserve a buffer of 3.0 metres (9.8 feet) or as specified by the Agricultural Land Commission shall be provided and maintained in good condition at all times in the abutting yard(s) to minimize land use conflicts. The buffer may consist of a landscaped berm or a dense combination of vegetation to a minimum height of 1.5 metres (4.9 feet) or as specified by the Agricultural Land Commission.

e) Screening required in this zone shall consist of at least one of the following: landscaped berm; dense combination of vegetation; painted fence; wall or any combination thereof which creates a solid screen of a minimum height of 1.5 metres (4.9 feet).

f) All landscaping and screening required herein shall be completed not later than twenty-four (24) months from the date a land use activity is initiated.

g) Off-street parking shall be provided and maintained in accordance with Section 306 Off-Street Parking.

- h) No signs shall exceed 8.0 square metres (86 square feet) in size.
- i) The design and construction of buildings must be accessible and usable by disabled persons as required in Section 3.7 "*Building Requirements For Person With Disabilities*" of the B.C. Building Code, 1992.

#### 4) DENSITY

- a) The density of permitted uses shall be as follows:
  - i) Residential use shall be limited to single family dwellings inclusive of guest cabins and float homes, and to dwellings contained in structures or buildings used for commercial or industrial use. The number of permitted single family dwellings shall be one per 4.0 hectares (9.9 acres) to a maximum of 20 dwelling units per parcel.
  - ii) Campground sites and guest cottages shall be limited to a combined maximum of 150 units per parcel.
  - iii) Industrial use shall be limited to one (1) per parcel.
  - iv) Licensed establishments shall be limited to one (1) per parcel.
  - v) Restaurant use shall be limited to one (1) per parcel.

CSRD  
2963

*End • MU-5*