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**5. IS3 Zone (Industrial Service Three) (Bylaw No. 961)****Intent**

- (1) The intent of this zone is to provide for a utility storage and unloading site.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses; and
  - (b) utility storage and unloading facility.

**Density**

- (3) The maximum permitted gross floor area of all buildings in a parcel is 50 square metres.

**Height**

- (4) The maximum permitted height of a building is 6 metres.

**Parcel Area and Frontage**

- (5) The minimum permitted parcel area is 1,000 square metres.
- (6) The minimum permitted frontage of any parcel created by subdivision is 15 metres.

**Site Coverage**

- (7) No regulations.

**Setbacks**

- (8) The minimum permitted front setback is 7.5 metres.
- (9) The minimum permitted side setback is 3 metres.
- (10) The minimum permitted rear setback is 1.5 metres.

**Off-Street Parking and Loading**

- (11) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.