

SECTION 18 URBAN INDUSTRIAL (UI) ZONE REGULATIONS

The Urban Industrial (UI) Zone is intended to apply to serviced lands within the Wellesley Urban Area that are designated “Light Industrial/Commercial” in the Official Plan.

18.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Urban Industrial (UI) Zone except for the following purposes:

Animal clinic;

Butcher shop;

Caterer’s establishment;

Commercial or trade school;

Contractor’s yard or shop;

Gas bar;

Lumber (building materials) yard;

Metal Fabrication;

Mini Storage facility;

Motor vehicle body shop, service station, or public garage;

Office, general;

Publishing and printing establishment;

Refreshment Vehicle;

Service shop;

Urban industrial uses;

Welding shop;

Wholesale outlet;

Woodworking shop;

Accessory uses to the above permitted uses, including accessory retail or wholesale use, including showrooms to the above permitted uses.

18.2 MINIMUM LOT AREA

650 m²

18.3 MINIMUM LOT FRONTAGE

23 m

18.4 MAXIMUM LOT COVERAGE

50 %

18.5 MAXIMUM BUILDING HEIGHT

12.0 m

18.6 MINIMUM FRONT YARD DEPTH

6.0 m

18.7 MINIMUM SIDE YARD WIDTH

Interior side yard: 4.5 m

Exterior side yard or abutting residential use: 7.5 m

18.8 MINIMUM REAR YARD DEPTH

7.5 m

18.9 SUPPLEMENTAL REGULATIONS

18.9.1 Accessory Retail Uses

Any accessory retail or wholesale use, including showroom, permitted in the DI Zone shall be located within the main building, and may not exceed 25% of the ground floor area of the main building, and may only display or offer for sale products directly related to, manufactured, fabricated, or processed on the premises.

18.9.2 Parking Regulations

Where an UI Zone contains an accessory retail or wholesale use, parking requirements will be calculated as both industrial and retail uses as per the ratio of floor area for each use.

18.9.3 Main Buildings

Notwithstanding any other provisions of this By-law, more than one (1) main building may be permitted on any lot and all buildings shall be considered main buildings.

18.9.4 Sign Regulations

Accessory signs shall be in conformity with the provisions of the sign By-law of the Township of Wellesley or the Regional Municipality of Waterloo as applicable.

18.10 EXCEPTIONS – URBAN INDUSTRIAL (UI) ZONE