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| | 12.3 | M3, M3n: Business Industrial | | M3 |
| | 12.3.1 | Purpose The purpose of this zone is to provide for a mix of business and light industrial uses, generally without outdoor storage. | | |
| Bylaw 8025 Bylaw 8330 Bylaw 8256 Bylaw 8586 Bylaw 8734 Bylaw 8971 Bylaw 9041 | 12.3.2 | Principal Uses <ul style="list-style-type: none"> • auction, minor • broadcasting studio • building & garden supply • consulting, scientific and technical • contractor service, major only on Lot 6, District Lot 4039, Cariboo District, Plan EPP56988 • contractor service, minor • education, commercial • equipment, major • equipment, minor • greenhouse & plant nursery • industry, light • manufacturing, custom indoor • medical marijuana production facility, only in M3n • parking, non-accessory • recreation, indoor • recycling centre, intermediate • recycling centre, minor • restaurant • retail, convenience retail, flea market | | 12.3.2 Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general of only business or office supplies; and home furnishings only on Lot 1, DL 2508, Cariboo District, Plan 19210 • service, business support • service, industrial support • service, household repair • service, pet grooming & daycare • service station, major • service station, minor • transportation depot • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash minor • veterinary service, minor • warehousing & storage • wholesale 12.3.3 Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit • outdoor storage |
| | 12.3.4 | Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 18.0 m. 2. The minimum lot area is 600 m². | | |
| | 12.3.5 | Development Regulations <ol style="list-style-type: none"> 1. The maximum site coverage is 80%. 2. The maximum floor area ratio is 1.6. 3. The maximum height is 12.0 m. 4. The minimum front yard is 3.0 m. 5. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street. 6. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane. | | |
| Bylaw 8256 | 12.3.6 | Other Regulations <ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing. | | |

Bylaw 8330

2. Outdoor use is not permitted except for auction; building & garden supply; equipment, minor; restaurant; greenhouse & plant nursery; recycling centre; service station; utility, contractor service; industry; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.