

CITY OF BELMONT

Industrial Zone

Extracted from Local Planning Scheme No. 15 gazetted 1 December 2011

Date of Publication 10/03/2017

1. Intention of the Industrial Zone

The 'Industrial' Zone is intended to provide for the industrial development of the Kewdale Industrial Estate and the Redcliffe Industrial Estate. The significance of the Kewdale Industrial Estate as a transport and logistics hub as part of the Kewdale-Hazelmere Integrated Masterplan is acknowledged. The City may approve a wide range of industrial activities within this zone subject to conditions designed to achieve a high standard of industrial environment.

2. When is the Development Approval Required?

Owners and developers require planning approval for any of the following works:

- Internal alterations where there are changes in floor areas, or the usage of areas (ie., changing a portion of existing warehouse into offices).
- Any significant external changes, or changes to portions of buildings that are visible from a street or public place.
- Any new development, building, structure or increase in floor area. This includes changing hardstand area to allow for a wash down bay.
- Any change in land use (i.e. changing from a warehouse and office to a workshop/factory and office).
- Any new hardstand areas (e.g. new car parking/loading areas/general bitumen areas).
- Any new fencing within the front setback area.

3. Land Uses

A main objective within the 'Industrial' zone is to encourage high quality development. Council must be satisfied that proposed developments or land uses will not negatively impact on adjoining properties in terms of noise or other emissions.

The types of land uses that can be considered within the 'Industrial' zone is controlled by the City of Belmont Local Planning Scheme No. 15, which is a legal document. The zoning table (refer Attachment 1) details permitted uses and those uses which may be approved by the Council.

The symbols used in the zoning table means the following:

- 'P' means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;
- 'D' means that the use is not permitted unless the local government has exercised its discretion by granting planning approval;
- 'A' means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4;
- 'X' means a use that is not permitted by the Scheme.

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The majority of land uses listed in the zoning table have specific definitions under the Local Planning Scheme. It is also important to note that Council may advertise a proposed landuse, especially if the property is located near a residential area.

4. Site and Development Requirements

The following site and development requirements shall apply to all applications for Planning Approval within the 'Industrial' Zone.

- (a) **Amenity:** No use or other development of land within the 'Industrial' Zone shall cause in the opinion of the City nuisance or annoyance by way of noise or other emissions beyond the site on which it is are conducted.

When considering the design of a building proposed to be erected in the 'Industrial' Zone the City shall have regard to and comply with the following provisions:

- (i) the City must be satisfied that the building will comply with any objectives adopted by the City from time to time for industrial development, and if appropriate, be aesthetically compatible and integrated with the exterior design of neighbouring buildings;
- (ii) in considering the design of any building the City must give consideration to the relationship which the shape and siting of the building bears to the shape of the lot (or lots) on which erection is to take place.
- (iii) The storage of goods and the carrying out of industrial activities in open yard areas visible from a street is not permitted. Such areas must be screened from public view by a closed wall or fence constructed of materials approved by the City.

(b) **Maximum Building Height:** No part of any building shall exceed a height fixed in accordance with Local Planning Scheme No. 15 clause 5.20 'Structures Height Control Contours Map' as a maximum height in relation to the safe operation of Perth International Airport (refer Attachment 2). Any proposed development within these areas with a structure close to, or higher than the heights shown will be referred to the airport as part of the planning application process. These allowable heights also relate to any aerial or antenna located on top of the building, and also to cranes used during construction.

The airspace around leased Federal airports is protected under Part 12 of the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*. The extent of this protected airspace can be up to 25km from the airport. Activities that result in intrusions into protected airspace are called controlled activities.

In some areas there are maximum building heights set by Air Services Australia in the interest of airport safety. In some circumstances, Council may need to refer buildings to the Westralia Airports Corporation for comment.

- (c) **Maximum Site Cover:** No site shall be built upon so as to exceed a site coverage of 70 percent.
- (d) **Setback of Buildings from Site Boundaries:** No part of any building shall be built upon that area of land between the street alignment and the building setback line drawn parallel thereto an average distance of 15 metres within the site.

In regard to any lots having multiple street frontages, the minimum setback from the street alignment shall apply to the frontage of the site to the road or roads of higher category as determined by the City and the setback from the lesser roads shall not be less than an average of 9 metres.

Parapet walls may be erected on side and/or rear boundaries if constructed of brick or concrete panels coloured to the satisfaction of the City.

In the case of walls set back from side and/ or rear boundaries, the City shall require the use of materials of a colour and texture consistent with the intention of the zone and complementary to existing or surrounding developments.

- (e) Building Setback Areas: No use of the area between the street alignment and building setback lines shall be permitted other than for planting or for pedestrian and vehicular circulation and parking in accordance with the Car Parking Requirements (refer Attachment 3) except that not more than 25 percent of the setback area may be used for trade display purposes approved by the City.

5. Parking and Loading Requirements

Any person undertaking any development (which includes a change of land use) within the 'Industrial' Zone shall submit a plan for the approval of the City showing the number, layout and dimensions of parking and loading spaces and the proposed access thereto. In those cases where the City is satisfied that a number of spaces less than those stipulated in the Car Parking Requirements (refer Attachment 3) is appropriate, it may grant approval, subject to the number of spaces required being not less than 50 percent of the Car Parking Requirements (refer Attachment 3) and then only on the condition that adequate space is reserved to meet the full parking requirement should it be needed at any future time.

The City shall consider such plans having regard to the adequacy, efficiency and safety of proposals for employee, visitor and customer parking, for the loading and unloading of vehicles and for access to and from the site.

The City's Local Planning Scheme No. 15 also requires the provision of bicycle parking and end of trip facilities (showers and lockers) for new development in the Industrial zone. The requirements are contained in Attachment 4.

6. Pedestrian and Garden Areas

No less than 3 metres of the building setback area to the primary street frontage and 2 metres to the secondary street frontage must be set aside, developed and maintained as garden space for pedestrian use only. A landscaping and reticulation plan must be submitted to the City for approval. The landscaping subsequently carried out shall be in accordance with the approved plan. The City may require as a condition of Planning Approval the reticulation and landscaping of the street verge.

7. Facades

The City shall require the primary street frontage of all buildings to have a facade predominantly constructed of brick, concrete, glass or steel or combinations of those or similar materials acceptable to the City. Where a proposed structure is to extend from one street frontage to another, as distinct from the double street frontage of a corner lot, the City shall require a full height facade of the above or similar materials to both street frontages.

In the case of walls fronting secondary streets, the City shall require construction to be as above to a minimum height of two metres except that in the case of a building having walls in excess of five metres to plate height the City shall require the brickwork to be increased to half the vertical height of the wall. The City shall retain the discretion to determine which is a primary and which is a secondary street.

8. Fencing and Walls

It is the City's intention that in the Industrial Zone, fencing facing any street frontage should be kept to a minimum to allow for an attractive and open streetscape. In special circumstances the City may allow fencing facing a street frontage, provided that in the opinion of the City it is of exceptionally high quality, is visually permeable and is visually appealing.

In the Industrial Zone, fencing shall be constructed only out of high quality materials, such as brick piers with open infill, which open infill may include wrought iron, powder coated steel, painted wood pickets or other comparable materials specifically approved by the City.

Notwithstanding the desirability of allowing fencing only if it is visually permeable and otherwise compliant with the provisions of this clause, sections of solid fencing will be permitted where they are required in order for a development to comply with Local Planning Scheme No. 15 sub-clause 5.13.1(a)(ii) (refer part 4(a)(ii) of this document). In these cases the City may require the solid fencing to be visually enhanced and complemented by landscaping areas.

In the 'Industrial' zone:

- (a) the use of cyclone link mesh fencing is prohibited for any fence other than a boundary fence; and
- (b) the use of barbed wire in any fence is prohibited.

9. Subdivision of land in the Kewdale Industrial Estate

When considering applications for the subdivision of land in the Kewdale Industrial Estate the City shall have regard the provisions of any Local Planning Policy and the objectives which the policy is designed to achieve. Where reticulated sewerage is available the City will support the creation of lots less than 4000sqm in area provided:

- (a) no lot is less than 2000sqm in area with a minimum frontage of 25 metres;
- (b) an overall plan of subdivision is prepared in order to demonstrate the subdivision potential of the superlot in which the subdivision is to take place;
- (c) no lot is permitted direct access to a regional road;
- (d) vehicular cross easements are granted in appropriate circumstances as determined by the City; and
- (e) an environmental assessment of the land to be subdivided is carried out.

10. Crossovers

Landowners are encouraged to contact Council's Engineering Department to discuss any proposed crossovers for new development, or changes to existing crossover locations. Please note that Main Roads WA does not permit new crossovers onto Leach Highway and may require alternative access onto Regional Roads.

It is also important to contact Council's Engineering Department to ascertain whether access will be affected by any local road works.

11. Street Trees

Council's Parks Department have many street tree programmes aimed at beautifying the area. It is important to note that no street tree can be removed without the prior approval of Council.

Landowners are encouraged to ensure that crossovers do not interfere with existing street trees. Where a street tree requires removal for development, the costs will be borne by the owner. In many areas there is existing reticulation within the Council verge, therefore it is important to contact Council's Parks Department prior to any works involving the verge and before any removal of street trees. Council may require street trees to be replaced with a suitable species where removal is absolutely necessary.

12. Public Art

Council's Local Planning Policy No. 11 requires the provision of Public Art for new developments that are valued at over \$4.5 million in certain zones, including the Industrial zone. The public art contribution is 1% of the estimated cost of development, and may be provided in the form of public art on the relevant site, or alternatively the payment of cash-in-lieu to the City for use on public art in the public realm adjoining the site.

A copy of Local Planning Policy No. 11 can be viewed at the City's website www.belmont.wa.gov.au (refer Services, Planning, Local Planning Scheme 15) or by contacting the City's Planning Department on (08) 9477 7278.

13. General

If you propose to lease an existing building, or develop a property, it is strongly recommended that enquiries be made with Council's Information Officers in relation to zoning and permitted land uses. You may discover that further technical advice is needed, and if this is the case an appointment should then be made with one of Council's Planning Officers. A meeting with a Planning Officer can highlight issues that you may need to address as part of a new development application or a change of use application.

If you would like written feedback on a proposal the Council's Planning Officers can assist with this subject to the payment of a fee (refer to Schedule of Planning Fees). Written comments on preliminary plans will be highly dependent on the information (i.e. site and floor plans, business operations etc that are to scale) that are submitted. As a general rule, the more detailed the information provided the more comprehensive the City's comments back can be.

This process works as follows:

1. On receipt of the preliminary comments request and payment of the fee, a Planning Officer will carry out an assessment.
2. The Planning Officer will then refer the request to our internal Development Control Group (DCG) meeting for comments. DCG consists of representatives from the City's Planning, Building, Health, Business Development and Engineering Departments.
3. Following the DCG meeting, the Planning Officer will then advise the applicant in writing of the outcome.

This service may be useful to buyers/developers/business owners in determining if the proposal would be supported by the City or if there are any substantial issues they may wish to address prior to lodging a formal development application.

If you have any queries on any information contained within this Fact Sheet, please contact Council's Planning Department on 9477 7222.

Disclaimer: This Fact Sheet should be read in conjunction with the City's Local Planning Scheme, relevant Local Planning Policies and where applicable Western Australian Planning Commission planning bulletins and policies.

Attachment 1Extract of Table 1 - Zoning Table
from Local Planning Scheme No. 15**Zoning Table**

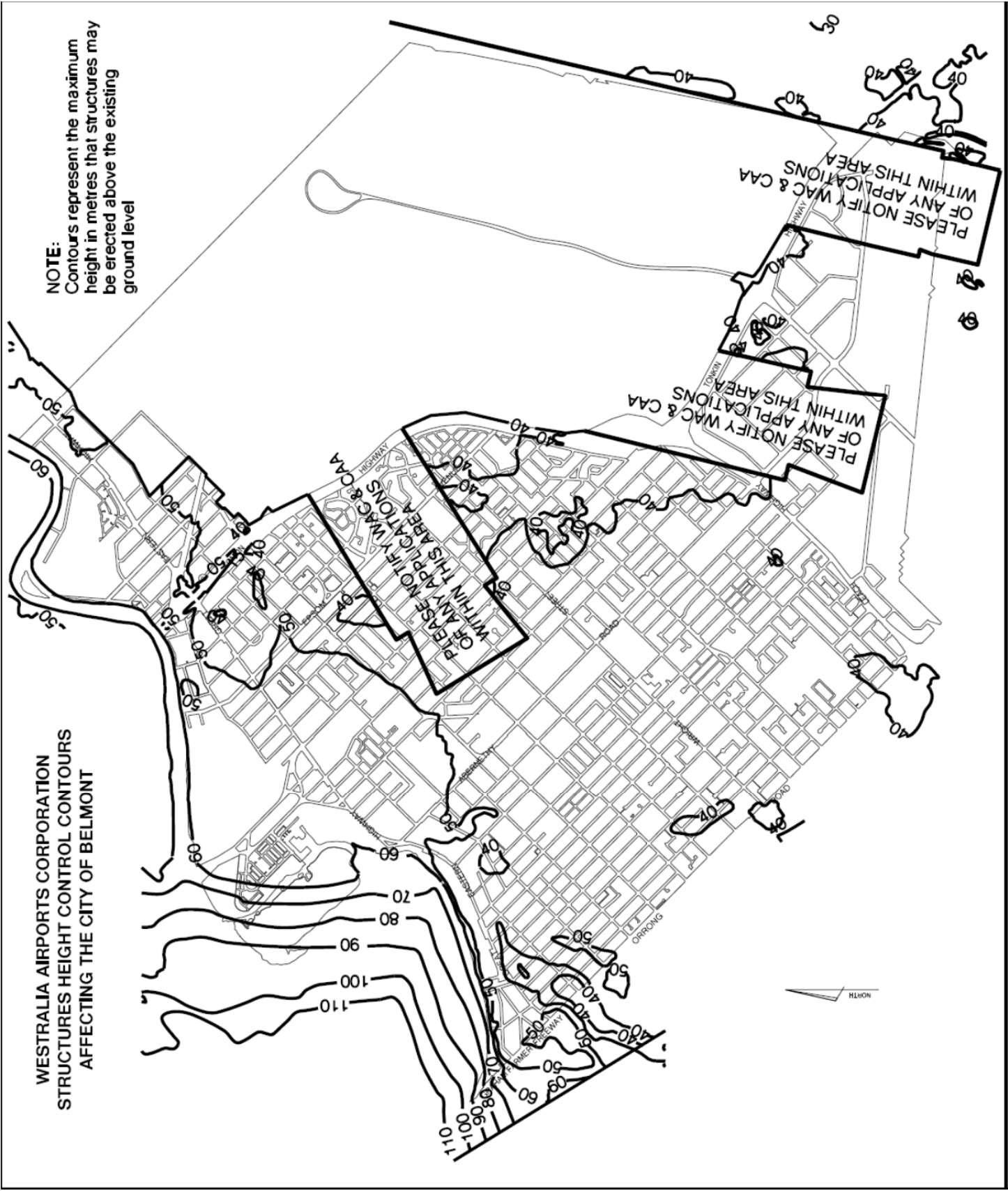
ZONES										
USE CLASSES	Residential	Town Centre	Commercial	Mixed Use	Mixed Business	Industrial	Service Station	Places of Public Assembly	Residential and Stables	Special Development Precinct
Aged or Dependent Persons Dwelling	D	X	D	D	A	X	X	X	D	D
Amusement Facility	X	P	D	D	D	X	X	X	X	X
Amusement parlour	X	P	X	D	D	X	X	X	X	X
Ancillary Accommodation	D	X	X	D	D	X	X	X	D	D
Art Gallery	X	D	D	D	D	X	X	X	X	D
Auction Mart	X	X	X	A	D	D	X	X	X	X
Bed and Breakfast	D	X	X	A	X	X	X	X	A	X
Betting Agency	X	P	D	D	D	X	X	X	X	D
Car Park	D	D	D	D	D	D	D	D	D	D
Caravan Park	X	X	X	X	X	X	X	X	X	X
Caretaker's Dwelling	X	X	D	D	D	D	X	P	D	D
Child Care Premises	A	D	D	D	D	D	X	D	A	A
Child Family Day Care	D	X	X	D	D	X	X	D	D	D
Cinema/Theatre	X	A	X	X	X	X	X	X	X	X
Civic Use	D	D	D	D	D	D	X	X	D	D
Club Premises	X	D	D	D	D	D	X	D	X	X
Community Home	D	X	X	D	D	X	X	A	X	D
Consulting Rooms	X	D	D	D	D	D	X	A	X	A
Convenience Store	X	A	X	A	X	X	A	X	X	A
Corrective Institution	X	X	X	X	X	X	X	X	X	X
Dog Kennels	X	X	X	X	X	X	X	X	X	X
Dry-cleaning Premises	X	D	D	D	D	D	X	X	X	X
Educational Establishment	A	X	D	D	D	X	X	D	D	X
Exhibition Centre	X	D	D	A	A	X	X	A	X	A
Fast Food Outlet/Lunch Bar	X	D	D	A	A	X	A	X	X	A
Fuel Depot	X	X	X	X	X	D	X	X	X	X
Funeral Parlour	X	X	X	D	D	D	X	X	X	X

ZONES										
USE CLASSES	Residential	Town Centre	Commercial	Mixed Use	Mixed Business	Industrial	Service Station	Places of Public Assembly	Residential and Stables	Special Development Precinct
Multiple Dwelling	D	D	D	D	A	X	X	X	X	D
Night Club	X	A	X	A	A	D	X	X	X	X
Nursing Home	D	X	X	D	A	X	X	X	X	A
Office	X	D	D	D	D	D	X	X	X	D
Open Air Display	X	X	X	X	X	D	X	X	X	X
Pet Day Care	X	A	X	A	A	D	X	X	A	X
Private Recreation	X	X	X	D	D	D	X	D	X	A
Place of Worship	X	A	X	A	D	X	X	D	X	X
Public Amusement	X	D	A	D	D	X	X	D	X	X
Radio or TV Installation	D	D	D	D	D	D	X	D	D	X
Reception Centre	X	X	X	A	D	X	X	D	X	X
Residential Building	D	X	X	D	A	X	X	X	D	D
Restaurant/Cafe	X	D	D	D	D	X	X	X	X	D
Restricted Premises	X	D	D	D	D	X	X	X	X	X
Salvage Yard	X	X	X	X	X	X	X	X	X	X
Service Station	X	A	X	A	X	X	D	X	X	X
Serviced Apartments	D	X	X	D	A	X	X	X	X	D
Shop	X	D	D	X	X	X	X	X	X	D
Showroom	X	D	D	D	D	D	X	X	X	D
Single House	P	X	D	D	A	X	X	X	D	D
Small Bar	X	A	A	A	X	X	X	X	X	A
Stables	X	X	X	X	X	X	X	X	D	X
Studio	X	X	X	D	D	D	X	X	D	D
Trade Display	X	X	X	X	X	X	X	X	X	X
Tavern	X	D	A	A	D	A	X	X	X	A
Telecommunications Infrastructure	P	P	P	P	P	P	P	P	P	P
Trade Supplies	X	X	X	X	X	D	X	X	X	X
Transport Depot	X	X	X	X	D	D	X	X	X	X
Truck Stop	X	X	X	X	D	D	X	X	X	X
Veterinary Centre	X	X	A	A	D	D	X	X	A	X
Vet Consulting Rooms	X	D	D	D	D	D	X	X	D	X
Vet Hospital	X	X	X	A	D	D	X	X	A	X
Video Store	X	P	P	D	P	X	D	X	X	D
Warehouse	X	X	X	D	D	D	X	X	X	X

ZONES										
USE CLASSES	Residential	Town Centre	Commercial	Mixed Use	Mixed Business	Industrial	Service Station	Places of Public Assembly	Residential and Stables	Special Development Precinct
Waste Storage Facility	X	X	X	X	X	A	X	X	X	X

Attachment 2

Extract of Schedule 12 – Structure Height Control Contours Map
from Local Planning Scheme No. 15



Car Parking Requirements

Land Use/Use Class	Minimum Parking Provision
Amusement Centre/ Betting Agency	1 space for every 10m ² of NLA
Auction Mart	Parking to be at the discretion of the City
Automotive & Marine Sales Premises	1 space for every 40m ² of vehicle display showroom plus 1 space per 50m ² outdoor trade display.
Caretaker's Dwelling	1 space per dwelling
Child Day Care Centre	1 space for every employee plus 1 space per every 8 children allowed under maximum occupancy.
Civic Use/ Club Premises/ Night Club/ Public Amusement/ Public Worship/ Reception Centre	1 space for every 4 persons whom the building is designed to accommodate.
Community Home	1 space per employee or staff member plus 1 space for every 3 beds
Community Purposes	Parking to be negotiated with the City
Consulting Rooms & Consulting Rooms - Group	4 spaces for every practitioner
Convenience Store	6 spaces per 100m ² of GLA for any shop plus 1 space per petrol pump
Corner Shop/ Home Store	5 spaces in addition to residential requirement
Educational Establishment	<p>Education Establishment (Private Primary School) 1 space per classroom.</p> <p>Education Establishment (Private Secondary School) 1 space per classroom, plus 1 space for every 25 students the school is designed to accommodate for the final year of secondary education.</p> <p>Education Establishment (Private Tertiary) 1 space for every 6 students the building is designed to accommodate, plus 1 for each faculty staff member, or employee, plus additional requirements for auditoriums or stadiums.</p>

Land Use/Use Class	Minimum Parking Provision
	Education Establishment (Other) 1 space for every 4 students the establishment is designed to accommodate.
Family Day Care	A paved pick-up area in addition to residential requirements
Fuel Depot/ Transport Depot	1 space per 75m ² GFA or 1 space per employee whichever is the greater
Funeral Parlour	6 spaces plus 1 space for every 4 persons where a chapel is included
Health Centre	4 spaces for every practitioner plus 1 bay per 20m ² GFA available to the public
Health Studio <i>AMD 1 GG 15/12/2015</i>	1 space for every 20m ² of NLA
Hospital	1 space for every 4 hospital beds plus 1 space for each staff member on duty
Hotel/Motel	1 space for every 2m ² of bar and lounge floor area. (1 space for every 4m ² of seating only areas) plus 1 space for every bedroom. Where other facilities are provided parking is to be negotiated with the City.
Industry - Cottage	1 space per employee in addition to residential requirements
Industry - Light	1 space for every 50m ² of open space used for industrial purposes, plus 1 space for every 50m ² of GFA; or 1 space for each employee, whichever is the greater.
Industry - Service	1 space for every 50m ² of open space used for industrial purposes, plus 1 space for every 50m ² of GFA; or 1 space for each employee, whichever is the greater.
Industry/Workshop/Factory	1 space for every 50m ² of open space used for industrial purposes, plus 1 space for every 50m ² of GFA; or 1 space for each employee, whichever is the greater.
Laundromat	1 per 20m ² of NLA
Lunch Bar	6 spaces for every 100m ² of NLA
Nursing Homes/Aged Persons Hostels	1 space for every 4 beds 1 space for every employee

Land Use/Use Class	Minimum Parking Provision
Office	1 space for every 30m ² of NLA or 1 space for each employee, whichever is greater
Plant Nursery	1 space for every 50m ² of display and sales area
Restaurant	1 space for every 4 seats
Restricted Premises	6 spaces for every 100m ² NLA
Service Station	1 space for every service bay plus 1 space for every employee (bowser bays shall be excluded from any calculation of parking bays)
Shop	6 spaces per 100m ² of NLA
Showroom	1 space for every 40m ² of NLA
Studio	1 space per 40m ² display area plus 1 bay per employee
Take Away/ Fast Food Outlet	6 spaces for every 100m ² of NLA plus 1 space for every 4 seated customers (car queuing areas <u>may</u> be permitted to be calculated as parking spaces)
Tavern	1 space for every 2m ² of bar and lounge floor area (1 space for every 4m ² of seating only areas)
Vet Consulting Rooms	4 spaces for every practitioner
Vet Hospital	2 spaces for every employee
Video Store	6 spaces for every 100 m ² NLA
Warehouse	1 space for every 100m ² of GFA plus 1 space for every 100m ² of open space used for warehousing purpose.
Warehouse Retail Outlet	6 spaces per 100m ² of Gross Floor Area (GFA) plus 1 space per 100m ² of open space used for warehousing (storage) purpose.
Any other use	To be determined by the City

5.17 Bicycle Parking

- 5.17.1 In the case of Uses listed in Table 3, having regard to the likely demand, the City may require bicycle parking bays to be provided at the ratio specified in that table in addition to the number of car parking bays to be provided.
- 5.17.2 When considering an application for planning approval for development in respect of which bicycle parking bays are required to be provided under the Scheme, the City shall have regard to, and may impose conditions as to the design and location of such bays.
- 5.17.3 Where bicycle parking spaces are required to be provided for the use of staff, shower and changing facilities shall be provided, the design and location of such facilities being to the satisfaction of the City, and the number of such facilities being at the following ratios:
- (a) number of secure well ventilated equipment lockers 1 per cycle parking space.
 - (b) number of showers: 1 male and 1 female shower in separate change rooms per 10 cycle parking spaces, 2 male and 2 female showers in separate change rooms 10-30 cycle parking spaces, 3 male and 3 female showers in separate change room 30+ cycle parking spaces.

Bicycle Parking Requirements

Land Use/Use Class	Employee/Resident Parking Spaces	Visitor Parking Spaces
District Centre	At discretion of City	1 per 200m ² NLA for visitors
Amusement Centre / Betting Agency	At discretion of City	At discretion of City
Auction Mart	At discretion of City	At discretion of City
Automotive & Marine Sales Premises	At discretion of City	At discretion of City
Caretakers Dwelling	N/A	N/A
Child Care Day Centre	At discretion of City	At discretion of City
Civic Use/ Night Club/ Public Amusement/ Public Worship/ Reception Centre/	At discretion of City	At discretion of City
Club Premises	N/A	1 per 40m ² GFA
Community Home		
Community Purposes	At discretion of City	2 + 1 Per 1500m ² GFA
Consulting Rooms & Consulting Rooms -	At discretion of City	1 per 4 practitioners

Land Use/Use Class	Employee/Resident Parking Spaces	Visitor Parking Spaces
Group		
Convenience Store	N/A	1 per 25m ² GFA
Corner Shop / Home Store	N/A	1 per 25m ² GFA
Educational Establishment- Primary School All other	At discretion of City At discretion of City	1 per 5 pupils 1 per 3 students
Family Day Care	At discretion of City	At discretion of City
Fuel Depot / Transport Depot	At discretion of City	At discretion of City
Funeral Parlour	N/A	N/A
Health Care Centre	1 per 400m ² GFA	1 per 200m ² GFA
Health Studio <i>AMD 1 GG 15/12/2015</i>	1 space for every 200m ² of GFA	1 space for every 200m ²
Hotel/Motel	1 per 25m ² GFA bar floor area	1 per 100m ² GFA of lounge, dining and function areas
Industry - Cottage	At discretion of City	At discretion of City
Industry - Light Workshop/Factory	2 per 1000m ² NLA	N/A
Industry - Service	2 per 1000m ² NLA	N/A
Industry General	3 per 1000m ² NLA	N/A
Laundromat	N/A	At discretion of City
Nursing Homes / Aged Persons	At discretion of City	At discretion of City
Office	1 per 200m ² GFA; Less than 200m ² GFA At discretion of City	1 per 750m ² GFA; Less than 750m ² GFA At discretion of City
Plant Nursery	At discretion of City	At discretion of City
Restaurant	1 per 100 seats; Less than 100 seats – At discretion of City	1 per 50 seats; less than <50 seats At discretion of City

Land Use/Use Class	Employee/Resident Parking Spaces	Visitor Parking Spaces
Restricted Premises	At discretion of City	At Discretion Of City
Service Station	At discretion of City	1 per 25 GFA of retail component
Shop	At discretion of City	1 per 25m ² GFA
Showroom	1 per 1000m ² sales floor	1 per 1000m ² sales floor
Studio	At discretion of City	At discretion of City
Takeaway / Fast Food Outlet	1 per 100m ² GFA	1 per 50m ² GFA
Tavern	1 per 25m ² bar area	1 per 100m ² lounge, dining and function area
Vet Consulting rooms	At discretion of City	N/A
Vet Hospital	At discretion of City	N/A
Video Store	At discretion of City	1 per 25m ² GFA
Warehouse	1 per 10 employees; Less than 10 employees – At discretion of City	At discretion of City
Any other use	At discretion of City	At discretion of City