

# 11. Marine Zone

## 11.1 Marina (MA1, MA2)

### 11.1.1 Purpose

The **zone** provides for facilities related to boating (MA1). Another sub-**zone** (MA2) exists to permit **waterborne housing uses**.

### 11.1.2 Permitted Uses

- **marina**
- **marine sales & repair**
- **marine sales & rentals**
- **restaurant**
- **studio**

### 11.1.3 Secondary Uses

- **residential security/operator unit**
- **housing, waterborne**

### 11.1.4 Permitted Density

1. There is no maximum **floor area ratio**.
2. The maximum **density** is 1 **waterborne housing** unit per 330.0 m<sup>2</sup> of **riparian parcel area** for properties located outside the **City Centre**.

### 11.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** of the riparian area is 40% for **buildings**, subject to any environmentally sensitive area development permit guidelines or policies of the **City** and any Fraser River Estuary Management Program designations or limitations.
2. The maximum **coverage** of the water area is 20% for **buildings** (which includes **boat shelters**).

### 11.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. The minimum **interior side yard** is 3.0 m on one side of the **lot** or portion of the **lot** above the high water mark.
3. The minimum **setback** from a **lot line** for moorage is 3.0 m for a **waterborne housing** unit.
4. There is no minimum **rear yard**.

### 11.1.7 Permitted Heights

1. The maximum **height** for **buildings**, including **boat shelters**, is 9.0 m (2 ½ **storeys**).
2. In the **City Centre**, the maximum **heights** for **buildings**, including **boat shelters**, may be increased to 12.0 m (3 **storeys**) where the **lot coverage** is reduced and view impacts on **adjacent** existing **development** are negligible.
3. The maximum **height** for **accessory structures** is 12.0 m.

### 11.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements, provided that the maximum **density**, maximum **lot coverage** and/or water coverage, minimum **yard** and **setbacks**, **landscaping** and **screening** requirements and on-site **vehicle** and bicycle parking and loading can be compiled with on-site.

### 11.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 11.1.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards of Section 7.0.

### 11.1.11 Other Regulations

1. **Waterborne housing** is only be permitted on **sites** zoned MA2.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.