

## 22.21 Steveston Maritime (ZC21)

### 22.21.1 Purpose

The **zone** supports the **maritime** economy with an emphasis on the commercial fishing industry.

### 22.21.2 Permitted Uses

- **education**
- **industrial, general**
- **manufacturing, custom indoor**
- **marina**
- **maritime mixed use**
- **office**
- **parking, non-accessory**

### 22.21.3 A. Secondary Uses [Bylaw 9590, Jul 18/16]

- **n/a**

### 22.21.3 B. Additional Uses [Bylaw 9590, Jul 18/16]

- **child care**
- **grocery store** [Bylaw 9063, Jun 10/19]
- **health services, minor** [Bylaw 9063, Jun 10/19]
- **recreation, indoor** [Bylaw 9063, Jun 10/19]
- **restaurant** [Bylaw 9063, Jun 10/19]
- **retail, general** [Bylaw 9063, Jun 10/19]

### 22.21.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.80.
2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

### 22.21.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

### 22.21.6 Yards & Setbacks

1. The minimum **setback** from **lot lines** and **rights-of-ways** is 1.0 m.
2. There is no **setback** for a **structure** that does not project above the **grade** of the **adjacent** public **road**, **rights-of-way** secured under public rights of passage, dyke or City of Richmond parkland.

### 22.21.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but not more than three **storeys**.
2. The maximum **height** for **accessory structures** is 12.0 m.
3. For the purposes of this zoning district, **building height** means the vertical distance between the highest point on the **building** and the crown of the public **road abutting** the **lot line** of the **lot** in question.

### 22.21.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

### 22.21.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

### 22.21.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum number of **parking spaces** required for **office** and retail **uses** is 3 spaces per 100.0 m<sup>2</sup> of **gross leasable floor area** on the first two floors, and 1.5 spaces per 100.0 m<sup>2</sup> of **gross leasable floor area** for all floors above the first two floors.

### 22.21.11 Other Regulations

1. The following permitted **uses** in this **zone** shall be restricted to **maritime** or commercial fishing related **uses**: <sup>[Bylaw 9063, Jun 10/19]</sup>
  - a) **industrial, general**, <sup>[Bylaw 9063, Jun 10/19]</sup>
  - b) **manufacturing, custom indoor**; and <sup>[Bylaw 9063, Jun 10/19]</sup>
  - c) **parking, non-accessory**. <sup>[Bylaw 9063, Jun 10/19]</sup>
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.
3. **Child care** is limited to only one **child care** and shall have a **gross floor area** not exceeding 540.0 m<sup>2</sup>. <sup>[Bylaw 9590, Jul 18/16]</sup>
4. **Child care** shall not be located on the **first storey** of any **building**. <sup>[Bylaw 9590, Jul 18/16]</sup>
5. **Office, restaurant** and **general retail uses**, excluding **grocery store use**, are only permitted on the following listed **sites** and shall be located on the **first storey** of any **building**: <sup>[Bylaw 9063, Jun 10/19]</sup>
  - a) P.I.D. 029-108-144 <sup>[Bylaw 9063, Jun 10/19]</sup>  
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790 <sup>[Bylaw 9063, Jun 10/19]</sup>
  - b) P.I.D. 029-108-152 <sup>[Bylaw 9063, Jun 10/19]</sup>  
Air Space Parcel 3 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790 <sup>[Bylaw 9063, Jun 10/19]</sup>
6. **Minor health service, indoor recreation** and **grocery store uses** are only permitted on the following listed **site** and shall be located on the **first storey** of any **building**: <sup>[Bylaw 9063, Jun 10/19]</sup>
  - a) P.I.D. 029-108-144 <sup>[Bylaw 9063, Jun 10/19]</sup>  
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790 <sup>[Bylaw 9063, Jun 10/19]</sup>