

## 23.4 Industrial Limited Retail (Z14) – Aberdeen Village (City Centre)

### 23.4.1 Purpose

The **zone** provides for **general industrial**, commercial support, **offices**, **commercial education** and limited retail **uses** in the Garden City Road area of the Aberdeen Village in the **City Centre**.

### 23.4.2 Permitted Uses

- **child care**
- **education, commercial**
- **health service, minor** [Bylaw 8760, May 16/11]
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **parking, non accessory**
- **recreation, indoor**
- **restaurant**
- **retail, general**
- **studio**
- **veterinary clinic**

### 23.4.3 Secondary Uses

- **n/a**

### 23.4.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with:
  - a) an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
  - b) an additional 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. **General retail** shall occupy no more than 0.25 **floor area ratio** of the maximum 1.0 **floor area ratio**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

### 23.4.5 Permitted Lot Coverage

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

### 23.4.6 Yards & Setbacks

1. The minimum **setback** for **buildings** and **accessory structures** is:
  - a) 3.0 m on the east; and
  - b) 20.0 m on the south.
2. No **building** shall be located closer to a residential **zone** than:
  - a) 3.0 m for a 1 **storey building**;

- b) 7.5 m for a 2 **storey building**; and
- c) 25.0 m for a 3 or more **storey building**.

3. **Accessory structures** shall be located no closer to a residential **zone** than 3.0 m.

#### 23.4.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 12.0 m.
- 2. The maximum **height** for **accessory structures** is 20.0 m.

#### 23.4.8 Subdivision Provisions/Minimum Lot Size

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

#### 23.4.9 Landscaping & Screening

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

#### 23.4.10 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:
  - a) **Parking spaces** required shall be:
    - i) **General retail uses**: 3.5 spaces for each 100.0 m<sup>2</sup> of **gross leasable floor area of building**; and
    - ii) **Custom indoor manufacturing uses**: 3.5 spaces for each 100.0 m<sup>2</sup> of **gross floor area of building**.
  - b) On-site **parking spaces** shall be located no closer to a **lot line** than:
    - i) 6.0 m to the east;
    - ii) 23.0 m to the south; and
    - iii) 1.5 m from all other **lot lines**.

#### 23.4.11 Other Regulations

- 1. Signage shall be in accordance with Richmond *Sign Bylaw No. 9700*, as may be amended or replaced, except that no freestanding signs shall be permitted. [Bylaw 9723, Jul 17/17]
- 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.