

20.11 Steveston Commercial (ZMU11)

20.11.1 Purpose

The **zone** provides for the shopping, service, **business**, entertainment, industrial and residential needs of the Steveston area.

20.11.2 Permitted Uses

- **animal grooming**
- **broadcasting studio**
- **child care**
- **education**
- **education, commercial**
- **entertainment, spectator**
- **government service**
- **greenhouse & plant nursery**
- **health service, minor**
- **hotel**
- **housing, apartment**
- **industrial, general**
- **liquor primary establishment**
- **manufacturing, custom indoor**
- **parking, non-accessory**
- **office**
- **recreation, indoor**
- **recycling depot**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

20.11.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

20.11.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.6.
2. For **uses** other than **apartment housing** in a mixed **use** (commercial and residential) **building**:
 - a) the total maximum **floor area ratio** shall be 0.35; and
 - b) this **floor area** must be located within 30.0 m of a **lot line abutting** No. 1 Road.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.11.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

20.11.6 Yards & Setbacks

1. The minimum **setback** for **buildings** is 4.3 m from public **roads** and **rights-of-ways** secured under public rights of passage.
2. The minimum **setback** for parking and parking **structures** is 4.3 m from public **roads** and **rights-of-ways** secured under public rights of passage, except that where a **lot line abuts** No. 1 Road the required **setback** shall be 10.0 m.
3. **Porches** that form part of the **principal building**, are less than 5.0 m in **height**, and are open on those sides that face or are visible from a public **road** or trail, may be located within the required **setback**, but no closer than 3.0 m to a **lot line** or **rights-of-way** secured under public rights of passage.
4. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the required **setback** for a distance of not more than 0.5 m.
5. There is no **setback** required where a **lot line abuts** No. 1 Road or a public **road** within 20.0 m of No. 1 Road, except that at the intersection of two public **roads** a corner cut shall be provided measuring 7.5 m by 7.5 m.
6. There is no **setback** required where parking is contained within a **building** that does not project above the **grade** of the **adjacent** public **road** or **rights-of-way** secured under public rights of passage.

20.11.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but not more than four **storeys**, except that within 20.0 m of a **lot line abutting** No. 1 Road a **building** shall be a maximum of 12.0 m, but not more than three **storeys**.
2. The maximum **height** for **accessory structures** is 6.0 m.
3. For the purpose 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.

20.11.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

20.11.9 Landscaping & Screening

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

20.11.10 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 **commercial (office, retail) uses** is:
 - a) 3 spaces per 100.0 m² of **gross leasable floor area** on the first two floors; and
 - b) 1.5 spaces per 100.0 m² of **gross leasable floor area** for all floors above the first two floors.

20.11.11 Other Regulations

1. 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.