

20.12 Steveston Maritime Mixed Use (ZMU12)

20.12.1 Purpose

The **zone** provides for a mix of **maritime** and residential **uses**.

20.12.2 Permitted Uses

- **education**
- **housing, apartment**
- **manufacturing, custom indoor**
- **maritime**
- **office**
- **parking, non-accessory**
- **personal service**

20.12.3 Secondary Uses

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

20.12.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.80, provided that:
 - a) the **gross floor area** used for **apartment housing** purposes throughout the zoning district, regardless of **subdivision**, shall not exceed 40 **dwelling units** or 5,593.0 m²; and
 - b) parts of the **building** used for **apartment housing** purposes shall not exceed 62.5% of the **building floor area** (exclusive of portions of the **building** used for on-site parking purposes).
2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.12.5 Permitted Lot Coverage

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

20.12.6 Yards & Setbacks

1. The minimum **setback** for **buildings** and **accessory structures** is 1.0 m from public **roads, rights-of-ways** secured under public rights of passage, dyke and City of Richmond parkland.
2. The minimum **setback** for parking is 6.0 m from public **roads, rights-of-ways** secured under public rights of passage, dyke and City of Richmond parkland.
3. Parts of the **building** used for **apartment housing** purposes shall be **setback** a minimum of 5.0 m from a **lot line abutting** the dyke.

20.12.7 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.

20.12.8 Subdivision Provisions/Minimum Lot Size

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

20.12.9 Landscaping & Screening

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

20.12.10 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) the minimum number of **parking spaces** required for **office** is 3 spaces per 100.0 m² of **gross leasable floor area** on the first two floors, and 1.5 spaces per 100.0 m² of **gross leasable floor area** for all floors above the first two floors; and,
 - b) the minimum number of **parking spaces** required for **apartment housing** is 1.5 spaces per **dwelling unit** for the use of residents and 0.2 spaces per **dwelling unit** for the use of visitors.

20.12.11 Other Regulations

1. An **apartment housing building** is a **permitted use** in this **zone** only if there is no **habitable space** on the **building's** ground floor.
2. The following **secondary uses** shall be located only in **apartment housing**:
 - a) **boarding and lodging**;
 - b) **community care facility, minor**; and
 - c) **home business**.
3. **Personal service** in this **zone** is limited to dry cleaning and laundry services only.
4. The following **uses** are permitted in this **zone** only if they are limited to **maritime** or commercial fishing related **uses**:
 - a) **education**;
 - b) **manufacturing, custom indoor**;
 - c) **office**; and
 - d) **parking, non-accessory**.
5. 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.