

20.21 Commercial Mixed Use (ZMU21) – Terra Nova [Bylaw 8875, Nov 13/12]

20.21.1 Purpose

The **zone** provides for medium **density** low rise **buildings** with a limited range of retail and services to the surrounding community, **apartment housing**, and a **density bonus** for affordable housing.

20.21.2 Permitted Uses

- **animal grooming**
- **child care**
- **government service**
- **health service, minor**
- **office**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **veterinary service**

20.21.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **housing, apartment**

20.21.4 Permitted Density

1. The maximum **floor area ratio** is 1.2, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 20.21.4.1, the reference to the maximum **floor area ratio** of “1.2” is increased to “1.4” if:
 - a) for rezoning applications involving 80 or less **dwelling units**, and prior to the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in this ZMU21 **zone**, the **owner** pays into **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw for the residential **density**; or
 - b) for rezoning applications involving more than 80 **dwelling units**, and prior to the first occupancy of the **building**, the **owner**:
 - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number **affordable housing units** would comprise at least 5% of the total **building area**; and
 - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

20.21.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 75% for **buildings**.

20.21.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 1.5 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

20.21.7 Permitted Heights

1. The maximum **height** for **buildings** is 16.0 m.
2. The maximum **height** for **accessory structures** is 5.0 m.

20.21.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 2,400 m².

20.21.9 Landscaping & Screening

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

20.21.10 On-site Parking & Loading

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

20.21.11 Other Regulations

1. Signage shall be in accordance with *Richmond Sign Bylaw No. 9700*, as may be amended or replaced, except that: ^[Bylaw 9723, Jul 17/17]
 - a) for projecting signs, canopy signs and building-mounted signs, the maximum **height** shall not exceed the first habitable **storey** of the **building**;
 - b) **building-mounted commercial** signs are only permitted on a **building** face fronting onto a public **road**; and
 - c) free-standing **commercial** signs are not permitted.
2. **Apartment housing** must be located on the second or upper floors of the **building** (excluding **building** entrance lobbies).
3. The non-residential **uses** listed in Section 20.21.2 are permitted, provided that:
 - a) these **uses** are located, in whole, or in part, on the **first storey** or second **storey** of a **building**;
 - b) the **business** does not share internal corridors and stairwells with residential **uses**; and
 - c) each individual **business** has a maximum **gross leasable floor area** not exceeding 1,000 m² unless otherwise specified by the definition of the permitted **use**.
4. 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.