

## 20.32 Commercial Mixed Use (ZMU32) – Steveston Village [Bylaw 9541, Jan 15/18]

### 20.32.1 Purpose

The **zone** provides for a combination of commercial, industrial and residential **uses** in the Steveston Village Conservation Area.

### 20.32.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- government service
- health service, minor
- housing, apartment
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- office
- parking, non-accessory
- 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

### 20.32.3 Secondary Uses

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

### 20.32.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.32.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.2” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **site** in the ZMU32 **zone**.
3. Notwithstanding Section 20.32.4.2, the reference to “1.2” **floor area ratio** is increased to a higher **density** of “1.6” **floor area ratio** if the **owner** pays into the **City’s** Heritage Trust Account, Steveston Village Heritage Conservation Grant Program the sum of \$213,167 (calculated at \$47/sq. ft. multiplied by the “0.4” **floor area ratio density** increase from “1.2” to

“1.6” **floor area ratio** multiplied by the **lot** area less the sum paid into the **affordable housing reserve** in accordance with Section 20.32.4.2.).

4. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

#### 20.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 85% for **buildings**.

#### 20.32.6 Yards & Setbacks

1. The minimum **rear yard setback** is 6.5 m.
2. There is no minimum **front yard** or **side yard setback**.

#### 20.32.7 Permitted Heights

1. The maximum **building height** is 12.0 m (not to exceed 3 **storeys**).

#### 20.32.8 Subdivision Provisions/Minimum Lot Size

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

#### 20.32.9 Landscaping & Screening

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

#### 20.32.10 On-Site Parking

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) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.

#### 20.32.11 Other Regulations

1. For **apartment housing**, no portion of the first **storey** of a **building** within 9.0 m of the **lot line abutting a road** shall be used for residential purposes.
2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 6.0 m in width.
3. Signage must comply with the City of Richmond’s *Sign Bylaw No. 5560*, as it applies to development in the Steveston Commercial (CS3) **zone**.
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.