

## 20.48 Steveston Commercial (ZMU48) – First Avenue (Steveston) [Bylaw 10318, Mar 21/22]

### 20.48.1 Purpose

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 028 on First Avenue.

### 20.48.2 Permitted Uses

- auction, minor
- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- housing, apartment
- industrial, general
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot

### 20.48.3 Secondary Uses

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

### 20.48.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.0.
2. For the purposes of this **zone** only, **floor area ratio** shall not include those parts of the **building** used for public pedestrian passage **right-of-way**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

### 20.48.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

### 20.48.6 Yards & Setbacks

1. There is no minimum **front yard**, **side yard** or **rear yard**.

#### 20.48.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

#### 20.48.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 610.0 m<sup>2</sup>.

#### 20.48.9 Landscaping & Screening

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

#### 20.48.10 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.

#### 20.48.11 Other Regulations

1. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.
2. Notwithstanding Section 20.48.11.1, for **apartment housing**, an entrance to the residential **use** is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.