

22.6 Industrial Community Commercial (ZC6) – Ironwood Area

22.6.1 Purpose

The **zone** provides for clean **industrial uses** together with independent **offices** and a limited amount of low-**density commercial** and other compatible **uses**.

22.6.2 Permitted Uses

- **animal grooming**
- **child care**
- **education, commercial**
- **government service**
- **greenhouse & plant nursery**
- **health service, minor**
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **restaurant**
- **restaurant, drive-through**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

22.6.3 Secondary Uses

- **residential security/operator unit**

22.6.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is:
 - a) 0.60 on Lot A Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11388 Steveston Highway); and
 - b) 0.64 on Lot B Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11331 Coppersmith Way).
2. The maximum size of **gross leasable floor area** for **convenience retail, general retail, business support service, household repair service** and **personal service** is:
 - a) 6,900.0 m² on Lot A Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11388 Steveston Highway); and
 - b) 845.76 m² on Lot B Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11331 Coppersmith Way).

22.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

22.6.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. There are no other **yards** or **setbacks**.

22.6.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.6.8 Subdivision Provisions/Minimum Lot Size

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

22.6.9 Landscaping & Screening

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

22.6.10 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.

22.6.11 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.