

20.33 Commercial Mixed Use (ZMU33) – Steveston Village [Bylaw 9558, May 23/17]

20.33.1 Purpose

The **zone** provides for a combination of commercial, industrial and residential **uses**.

20.33.2 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

20.33.3 Secondary Uses

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

20.33.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.33.4.1, 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 ZMU33 **zone**.
3. Notwithstanding Section 20.33.4.2, the reference to “1.2” **floor area ratio** is increased to a higher density of “1.52” **floor area ratio** if the **owner** pays into the **City’s** Heritage Trust Account, Steveston Village Heritage Conservation Grant Program the sum of \$739,842 (calculated at \$47/sq. ft. multiplied by the “0.32” **floor area ratio density** increase from “1.2” to “1.52” **floor area ratio** multiplied by the **lot** area less the sum paid into the **affordable housing reserve** in accordance with Section 20.33.4.2.)

4. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.
5. For the purposes of this **zone** only, a maximum **floor area** of 8 m² for a washroom facility that is provided in the **development** and secured through a legal agreement with the **City** is not included in the calculation of maximum **floor area ratio**.

20.33.5 Permitted Lot Coverage

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

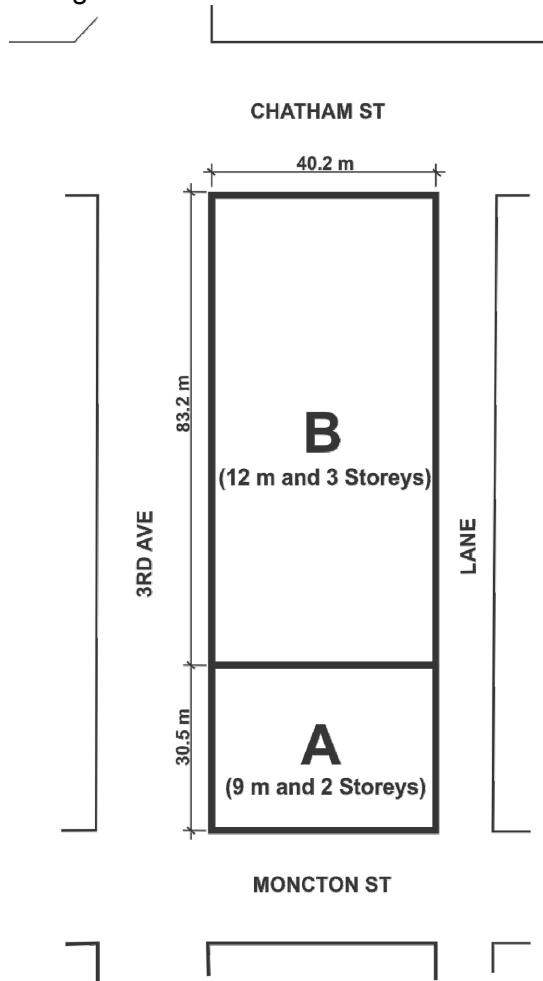
20.33.6 Yards & Setbacks

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

20.33.7 Permitted Heights

1. The maximum **building heights** for the **site** are identified in Diagram 1 in Section 20.33.7.2.

2. Diagram 1



20.33.8 Subdivision Provisions/Minimum Lot Size

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

20.33.9 Landscaping & Screening

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

20.33.10 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.
 - b) On-site **vehicle** parking shall be provided at the following rate:
 - i) Non-residential **uses**: on-site parking requirements contained in this Section 7 of this Bylaw are reduced by 33% with the exception that a rate of 2 spaces per 100 m² of **gross leasable floor area** be applied to **retail convenience, retail general, retail second hand, service business support, service financial and service personal**.

20.33.11 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 7.5 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.

