

## 23.5 Industrial Business Park and Religious Assembly (ZI5) – Aberdeen Village (City Centre)

### 23.5.1 Purpose

The **zone** provides for **general industrial**, commercial support and limited **religious assembly uses** in the Odlin Road area of the Aberdeen Village of the **City Centre**.

### 23.5.2 Permitted Uses

- **broadcast studio**
- **child care**
- **education, commercial**
- **government service**
- **health service, minor** [Bylaw 8760, May 16/11]
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **parking, non accessory**
- **religious assembly**
- **studio**

### 23.5.3 Secondary Uses

- **n/a**

### 23.5.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with:
  - a) an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
  - b) an additional 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. **Religious assembly** shall occupy no more than 0.3 **floor area ratio** of the maximum 1.0 **floor area ratio**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

### 23.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

### 23.5.6 Yards & Setbacks

1. The minimum **front yard** is 3.0 m.
2. There is no minimum **side yard** or **rear yard**.

### 23.5.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.

2. The maximum **height** for **accessory structures** is 20.0 m.

#### 23.5.8 Subdivision Provisions/Minimum Lot Size

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

#### 23.5.9 Landscaping & Screening

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

#### 23.5.10 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, except that:
  - a) the minimum manoeuvring aisle width shall be 6.71 m; and
  - b) no parking shall be located between the **building** and a **lot line abutting** a public **road**.

#### 23.5.11 Other Regulations

1. Signage shall be in accordance with Richmond *Sign Bylaw No. 9700*, as may be amended or replaced, except that no freestanding signs shall be permitted. [Bylaw 9723, Jul 17/17]
2. 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.