

20.10 Steveston Commercial and Pub (ZMU10)

20.10.1 Purpose

The intent of this medium **density** zoning district is to support the conservation of the heritage character of the Steveston Village, while providing for the shopping, **personal service, business**, entertainment, mixed commercial/residential and industrial needs of the Steveston area. The **zone** also permits one **neighbourhood public house**.

20.10.2 Permitted Uses

- **animal grooming**
- **broadcasting studio**
- **child care**
- **education**
- **education, commercial**
- **entertainment, spectator**
- **government service**
- **greenhouse & plant nursery**
- **health service, minor**
- **hotel**
- **industrial, general**
- **liquor primary establishment**
- **manufacturing, custom indoor**
- **neighbourhood public house**
- **parking, non-accessory**
- **office**
- **recreation, indoor**
- *[Bylaw 10394, Dec 19/22]*
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

20.10.3 Secondary Uses

- *[Bylaw 10372, Dec 19/22]*

20.10.4 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**.

4. The **neighbourhood public house** shall be permitted to have a maximum **floor area** of 120.77 m².

20.10.5 Permitted Lot Coverage

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

20.10.6 Yards & Setbacks

1. There is no minimum **front yard**, **side yard** or **rear yard**.
2. **Building** front facades facing a public **road** shall not be set back from the public **road lot line**, except for the following elements:
 - a) there shall be a 1.5 m maximum **setback** of a ground floor **building** face (to underside of floor or roof **structure** above), accompanied with support posts at the **front lot line**, and at historic **lot line** locations (see “Steveston Village Historic Lot Line Map” in Steveston Area Plan);
 - b) the entrance to a ground level public **right-of-way** shall have a maximum width of 2.4 m, but shall be not more than 25% of facade width;
 - c) a recessed **balcony** opening shall have a maximum width of 2.4 m, and the total aggregate width shall be a maximum of 25% of the **lot width**; and
 - d) the aggregate area of all recesses and openings in items a), b), and c) shall not exceed a maximum of 33% of the **building** facade as measured from the ground level to parapet cap by the facade width.

20.10.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but not more than two **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

20.10.8 Subdivision Provisions/Minimum Lot Size

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

20.10.9 Landscaping & Screening

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

20.10.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking shall be provided according to the standards set out in Section 7.0.

20.10.11 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 2.0 in width.
3. **Neighbourhood public house** shall be limited to the second **storey** only.
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.