

24.3 Steveston Heritage Maritime (ZIS3)

24.3.1 Purpose

The **zone** provides for the commercial fishing industry and the retention and reuse of an existing **structure**.

24.3.2 Permitted Uses

- **education**
- **industrial, general**
- **manufacturing, custom indoor**
- **marina**
- **marine service and repair**
- **office**
- **park**
- **parking, non-accessory**

24.3.3 Secondary Uses

- **n/a**

24.3.4 Permitted Density

1. There is no maximum **floor area ratio** (FAR).

24.3.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

24.3.6 Yards & Setbacks

1. The minimum **setback** for **buildings, accessory structures**, parking and **outdoor storage** is 3.0 m from **parks** and 6.0 m from public **roads**.

24.3.7 Permitted Heights

1. There is no maximum **height** for **buildings** and **accessory structures**.

24.3.8 Subdivision Provisions/Minimum Lot Size

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

24.3.9 Landscaping & Screening

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

24.3.10 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.

24.3.11 Other Regulations

1. The following permitted **uses** in this **zone** shall be restricted to **maritime** or commercial fishing related **uses** only:
 - a) **education**;
 - b) **industrial, general**;
 - c) **manufacturing, custom indoor**; and
 - d) **office**.
2. 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.