

20.50 Steveston Commercial (ZMU50) – Moncton Street (Steveston) [Bylaw 10326, Mar 21/22]

20.50.1 Purpose

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 122 on Moncton Street.

20.50.2 Permitted Uses

- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- housing, apartment
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot

20.50.3 Secondary Uses

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

20.50.4 Permitted Density

1. The maximum **floor area** permitted is 418 m².
2. The maximum **floor area ratio** (FAR) is 0.51.

20.50.5 Permitted Lot Coverage

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

20.50.6 Yards & Setbacks

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

20.50.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

20.50.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 815.0 m².

20.50.9 Landscaping & Screening

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

20.50.10 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 the minimum on-site parking requirement shall be 8 **vehicle parking spaces**.

20.50.11 Other Regulations

1. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.
2. Notwithstanding Section 20.50.11.1, for **apartment housing**, an entrance to the residential **use** is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
3. 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.