# PART 19 INDUSTRIAL ZONES

## 1901 M-1 General Industrial

### (1) Intent

This zone provides for a wide range of *industrial* uses and limited *commercial* uses that allows both indoor and outdoor production and storage, and *accessory office uses*. These activities should be located away from residential areas.

### (2) Permitted Uses

The following uses and no others are permitted in this zone:

*Commercial*, limited to:

(a) the retail sale, leasing and rental of
  (i) motor vehicles exceeding a *gross vehicle weight rating* of 4,500 kilograms;
  (ii) tractors;
  (iii) heavy *industrial* machinery and equipment;
  (iv) electronic equipment for installation on motor vehicles;

  **excludes** boats, light duty trucks, sports utility vehicles, automobiles and all other motorized and non-motorized vehicles;

(b) the retail sale, leasing, rental and service and repair of *recreational vehicles* and related parts and accessories;

(c) *autobody repair*;

(d) *trade school;*

(e) *mini-warehouse*, as limited under sub-section (3)(a).

*Industrial*, except:

(a) concrete or asphalt batching or the production of concrete products~~;~~ and

(b) recycling, processing, or salvaging of motor vehicles.

*Accessory Use*, limited to:

(a) *Accessory advertising*

(b) *Accessory office*

(c) *Accessory off-street loading*

(d) *Accessory off-street parking*

(e) *Accessory employee residential,* as limited under sub-section (3)(b) and (4)(b)

(f) *Accessory unenclosed storage*, as limited under sub-section (3)(c)



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(g) *Accessory vending cart*, as limited under the "City of Coquitlam Street Vending and Special Event Vending Bylaw," currently in force

(h) *Accessory vending vehicle*, as limited under the "City of Coquitlam Street Vending and Special Event Vending Bylaw," currently in force

**(3) Conditions of Use**

(a) *Mini-warehouses* are permitted only at the following locations:

| Parcel Identifier No. | Address |
|---|---|
| 015-973-131 | 77 Fawcett Road |
| 011-420-961 | 163 Schoolhouse Road |
| 025-608-947 | 195 Schoolhouse Road & 1550 Lucille Starr Drive |
| 005-399-980 | 2401 United Blvd. |

(b) An *accessory employee residential use*:

(i) must be located within the *principal building* on the *lot*;

(ii) must not exceed a maximum *floor area* of 60 m²; and

(iii) is limited to one per *lot*.

(c) An unenclosed storage *use* and an accessory unenclosed storage *use*:

(i) is permitted only where the land upon which it is located is surfaced with asphalt, concrete or other dust-free surface; and

(ii) where abutting a *street* or *lane* or adjacent to a *residential use*, must be bounded by an opaque screening not less than 1.8 metres high.

**(4) Lot Size**

(a) A *use* is not permitted on a *lot* having an area less than 2,000 m², except where such *lot* was existing or created by way of consolidation of *lot*s existing prior to 1971 09 27.

(b) An *accessory employee residential use* is not permitted on a lot having an area less than 8,100 m².

**(5) Density**

Not applicable in this zone.

**(6) Lot Coverage**

Not applicable in this zone.

**(7) Buildings Per Lot**

One or more *principal buildings* may be located on a *lot*.

**(8) Setbacks**

(a) *Buildings*, *structures* and uses must be sited no closer than the corresponding setbacks from *lot* lines as set out below:

| Uses, *Buildings* and *Structures* | *Front Lot Line* (metres) | *Rear Lot Line* abutting an *Industrial* zone (metres) | *Rear Lot Line* abutting a non-*Industrial* zone (metres) | *Interior Side Lot Line* abutting an *Industrial* zone (metres) | *Interior Side Lot Line* abutting a non-*Industrial* zone (metres) | *Exterior Side Lot Line* (metres) |
|---|---|---|---|---|---|---|
| All *buildings* and *structures* | 7.6 | - | 7.6 | - | 3.0 | 7.6 |
| Unenclosed and accessory unenclosed storage | 7.6 | - | 7.6 | 3.0 | - | 7.6 |

(b) The above setbacks are subject to increase under sections 518, 519 and 523 of this bylaw.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

The stored goods or materials, *buildings* and *structures* set out below must not exceed the corresponding *heights*:

| | | Maximum *Height* |
|---|---|---|
| (a) | *Buildings* | Six (6) *storeys* |
| (b) | *Structures* | 19 metres |
| (c) | Stored goods or materials, other than *Modular containers* | 3.7 metres |
| (d) | Stored *modular containers* | 8.8 metres |

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The regulations in Part 2, Part 3, Part 4 and Part 5 apply.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

# PART 19 INDUSTRIAL ZONES

## 1902 M-2 Service Industrial

### (1) Intent

This zone provides for *industrial* and *industrial office uses.*

### (2) Permitted Uses

The following uses and no others are permitted in this zone:

*Commercial*, limited to:

(a) the retail sale, leasing and rental of
  (i) motor vehicles exceeding a *gross vehicle weight rating* of 4,500 kilograms;
  (ii) tractors;
  (iii) heavy *industrial* machinery and equipment;
  (iv) electronic equipment for installation on motor vehicles, and similar goods;

(b) *industrial office;*

(f) *trade schools*;

(g) *autobody repair;*

(h) transportation terminal.

*Industrial*, except:

(a) concrete or asphalt batching or the production of concrete products; and,

(b) recycling, processing, or salvaging of motor vehicles.

*Service Station*, as limited under sub-section (3)(a).

*Accessory Use*, limited to:

(a) *Accessory advertising*
(b) *Accessory office*
(c) *Accessory off-street loading*
(d) *Accessory off-street parking*
(e) Accessory unenclosed storage, as limited under sub-section (3)(b).



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

**1902 M-2 Service Industrial**

**(3) Conditions of Use**

(a) A *service station use*:

(i) is limited to sales and services to motor vehicles exceeding a *gross vehicle weight rating* of 4,500 kilograms, and commercial vehicles licensed under Division 3 of Part 20 of the *Local Government Act;* and

(ii) must have fuel dispensed by the personnel of the *business* retailing the fuel or, when in a cardlock or key operated service, by a driver or passenger of the motor vehicle being fuelled.

(b) An unenclosed storage *use* and an accessory unenclosed storage *use*:

(i) is permitted only where the land upon which it is located is surfaced with asphalt, concrete or other dust-free surface; and

(ii) where abutting a *street* or *lane* or adjacent to a *residential use*, must be bounded by an opaque screening not less than 1.8 metres high.

**(4) Lot Size**

A *use* is not permitted on a *lot* having an area less than 925 m² except where such *lot* was existing or created by way of consolidation of *lot*s existing prior to 1971 09 27.

**(5) Density**

Not applicable in this zone.

**(6) Lot Coverage**

Not applicable in this zone.

**(7) Buildings Per Lot**

One or more *principal buildings* may be located on a *lot*.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

**1902 M-2 Service Industrial**

**(8) Setbacks**

(a) *Buildings*, *structures* and uses must be sited no closer than the corresponding setbacks from *lot* lines as set out below:

| Uses, *Buildings* and *Structures* | *Front Lot Line* (metres) | *Rear Lot Line* abutting an *Industrial* zone (metres) | *Rear Lot Line* abutting a non-*Industrial* zone (metres) | *Interior Side Lot Line* abutting an *Industrial* zone (metres) | *Interior Side Lot Line* abutting a non-*Industrial* zone (metres) | *Exterior Side Lot Line* (metres) |
|---|---|---|---|---|---|---|
| All *buildings* and *structures* | 7.6 | - | 7.6 | - | 3.0 | 7.6 |
| Unenclosed and accessory unenclosed storage | 7.6 | - | 7.6 | 3.0 | 3.0 | 7.6 |

(b) The above setbacks are subject to increase under sections 518, 519 and 523 of this bylaw.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

The stored goods or materials, *buildings* and *structures* set out below must not exceed the corresponding *heights*:

| | | Maximum *Height* |
|---|---|---|
| (a) | *Buildings* | Three (3) *storeys* |
| (b) | *Structures* | 9.5 metres |
| (c) | Stored goods or materials, other than *modular containers* | 3.7 metres |
| (d) | Stored *modular containers* | 8.8 metres |

**(11) Building Size**

Not applicable in this zone.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The regulations in Part 2, Part 3, Part 4 and Part 5 apply.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

# PART 19 INDUSTRIAL ZONES

## 1903 M-3 Special Industrial

### (1) Intent

This zone provides for *industrial, industrial office and commercial recreation* uses with a focus on distributing, storing or wholesaling goods.

### (2) Permitted Uses

The following uses and no others are permitted in this zone:

*Commercial*, limited to:

(a) *industrial office;*
(b) *mini-warehouses;*
(c) *commercial recreation*.

*Industrial*, except:

(a) concrete or asphalt batching or the production of concrete products; and

(b) recycling, processing, or salvaging of motor vehicles.

and as limited under subsection (3)(a).

*Medical Marijuana Grow Operation*, as limited under sub-section (3)(b).

*Accessory Use*, limited to:

(a) *Accessory advertising*
(b) *Accessory office*
(c) *Accessory off-street loading*
(d) *Accessory off-street parking*
(e) *Accessory employee residential*, as limited under sub-section (3)(b) and (4)(b).

### (3) Conditions of Use

(a) *Industrial* uses must be enclosed within a *building*.

(b) *Medical Marijuana Grow Operation use:*
  (i) must be the only *principal use* on the *lot* on which it is located;
  (ii) must be enclosed with a *building*, unless a license has been issued by the Federal Government specifically allowing an outdoor *medical marijuana grow operation*; and
  (iii) is regulated by the Federal Government *Marihuana Medical Access Regulations*.

(c) An *accessory employee residential use*:

  (i) must be located within the *principal building* on the *lot*;
  (ii) must not exceed a maximum *floor area* of 60 m²; and



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(iii) is limited to one per *lot*.

**1903 M-3 Special Industrial**

**(4) Lot Size**

(a) A *use* is not permitted on a *lot* having an area less than 2,000 m², except where such *lot* was existing or created by way of consolidation of *lot*s existing prior to 1971 09 27.

(b) An *accessory employee residential use* is not permitted on a *lot* having an area less than 8,100 m² in area.

**(5) Density**

Not applicable in this zone.

**(6) Lot Coverage**

Not applicable in this zone.

**(7) Buildings Per Lot**

One or more *principal buildings* may be located on a *lot*.

**(8) Setbacks**

(a) *Building*s and *structure*s for the uses below must be sited no closer than the corresponding setbacks from *lot* lines as set out below:

| *Use* | *Front Lot Line* (metres) | *Rear Lot Line* (metres) | *Interior Side Lot Line* (metres) | *Exterior Side Lot Line* (metres) |
|---|---|---|---|---|
| All *building*s and *structure*s | 7.6 | 7.6 | 7.6 | 7.6 |

(b) The above setbacks are subject to increase under sections 518, 519 and 523 of this bylaw.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

*Building*s and *structure*s must not exceed a *height* of three (3) *storeys*.

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

**(13) Other Regulations**

The regulations in Part 2, Part 3, Part 4 and Part 5 apply.



**Partial Information only refer to**
**City of Coquitlam Zoning Bylaw**

# PART 19 INDUSTRIAL ZONES

## 1904 M-4 Asphalt and Concrete Plant Industrial

### (1) Intent

This zone provides for *industrial* uses limited to concrete and asphalt production.

### (2) Permitted Uses

The following uses and no others are permitted in this zone:

*Industrial*, limited to:

(a) concrete batching and asphalt plants;
(b) the manufacture of cast concrete products.

*Resource*

*Accessory Use*, limited to:

(a) *Accessory advertising*
(b) *Accessory office*
(c) *Accessory off-street loading*
(d) *Accessory off-street parking*
(e) *Accessory retail,* limited to the retail sale of asphalt, concrete or related products
(f) Accessory unenclosed storage
(g) Servicing, washing and repairing motor vehicles associated with the *business* conducting a permitted *industrial* use on the same lot.

### (3) Conditions of Use

Not applicable in this zone.

### (4) Lot Size

A *use* is not permitted on a *lot* having an area less than 2,000 m², except where such *lot* was existing or created by way of consolidation of *lot*s existing prior to 1971 09 27.

### (5) Density

All *building*s and *structure*s together shall not exceed a *gross floor area* of 0.2 times the *lot area*.

### (6) Lot Coverage

Not applicable in this zone.



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**(7) Building Size**

One or more *principal buildings* may be located on a *lot*.

**(8) Setbacks**

(a) *Building*s and *structure*s for the uses must be sited no closer than the corresponding setbacks from *lot* lines as set out below:

| *Use* | *Front Lot Line* (metres) | *Exterior Side Lot Line* (metres) |
|---|---|---|
| All *building*s and *structure*s | 7.6 | 7.6 |
| Unenclosed and accessory unenclosed storage | 7.6 | 7.6 |

(b) The above setbacks are subject to increase under sections 518, 519 and 523 of this bylaw.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

Not applicable in this zone.

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The regulations in Part 2, Part 3, Part 4 and Part 5 apply.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

# PART 19 INDUSTRIAL ZONES

## 1905 M-5 Recycling and Salvage Industrial

### (1) Intent

This zone provides for *commercial* and *industrial* uses directly related to the salvage and recycling industry.

### (2) Permitted Uses

The following uses and no others are permitted in this zone:

*Commercial*, limited to the retail sale of recycled or salvaged goods and materials, including derelict motor vehicles in whole or in part;

*Industrial*, limited to:

(a) the recycling, processing, salvaging, wrecking or storage of refuse and salvaged goods and materials, including derelict motor vehicles in whole or in part;
(b) the repair or rebuilding of parts or portion of derelict vehicles; and

as further limited under subsection (3)(a).

*Accessory Use*, limited to:

(a) *Accessory advertising*
(b) *Accessory office*
(c) *Accessory off-street loading*
(d) *Accessory off-street parking*
(e) Accessory unenclosed storage, as limited under sub-section (3)(b).

### (3) Conditions of Use

(a) An *industrial use* must be completely enclosed by a landscaped screen not less than 1.5 metres high.

(b) An accessory unenclosed storage *use*:
  (i) is permitted only where the land upon which it is located is surfaced with asphalt, concrete or other dust-free surface;
  (ii) where abutting a *street* or *lane* or adjacent to a *residential use*, must be bounded by *fence* not less than 1.8 metres high;-
  (iii) must be bounded on all sides by a *fence*;
  (iv) an accessory unenclosed storage *use* must not contain or provide or allow for storage of more than 620 wrecked motor vehicles per hectare.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

## 1905 M-5 Recycling and Salvage Industrial

### (4) Lot Size

A *use* is not permitted on a *lot* having an area less than 2,000 m², except where such *lot* was existing prior to 1971 09 27.

### (5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 0.6 times the *lot area*.

### (6) Lot Coverage

Not applicable in this zone.

### (7) Buildings Per Lot

One or more *principal buildings* may be located on a *lot*.

### (8) Setbacks

(a) *Buildings*, *structures*, and uses must be sited no closer than the corresponding setbacks from *lot* lines as set out below:

| Uses, *Buildings* and *Structures* | *Front Lot Line* (metres) | *Rear Lot Line* (metres) | *Interior Side Lot Line* abutting a zone other than an M-1, M-2, M-4, M-5 or M-6 Zone (metres) | *Exterior Side Lot Lines* (metres) | All Other *Lot* Line (metres) |
|---|---|---|---|---|---|
| All *buildings* and *structures* | 7.6 | 7.6 | 7.6 | 7.6 | 7.6 |
| Accessory unenclosed storage | 7.6 | 7.6 | 3.0 | 7.6 | - |

(b) The above setbacks are subject to increase under sections 518, 519 and 523 of this bylaw.

### (9) Location of Uses

Not applicable in this zone.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

**(10) Height**

The stored goods or materials, *buildings* and *structures* must not exceed the corresponding *heights* set out below:

| | | Maximum *Height* |
|---|---|---|
| (a) | *Buildings* | Three (3) *storeys* |
| (b) | *Structures* | 9.5 metres |
| (c) | Stored materials or goods, other than *modular containers* | 3.7 metres and not higher than the *height* of a *fence* |
| (d) | Stored *modular containers* | 8.8 metres |

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The regulations in Part 2, Part 3, Part 4 and Part 5 apply.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

# PART 19 INDUSTRIAL ZONES

## 1906 M-6 Retail Industrial

### (1) Intent

This zone provides for a wide range of *industrial* uses and the retail sale of goods manufactured or wholesaled on-site. The zone allows for limited *commercial* activities with additional *commercial* uses permitted within the Schoolhouse Street Area.

### (2) Permitted Uses

The following uses and no others are permitted in this zone:

*Commercial*, limited to:

(a) retail sale, leasing or rental of:

- (i) motor vehicles exceeding a *gross vehicle weight rating* of 4,500 kilograms;
- (ii) tractors;
- (iii) trailers;
- (iv) heavy *industrial* machinery and equipment; and
- (v) electronic equipment for installation on motor vehicles and similar goods.

(b) retail sale of *building supplies*;

(c) rental, servicing or repair of motor vehicles with a *gross vehicle weight rating* of 4,500 kilograms or less.

(d) retail sale of Christmas trees, as limited under sub-section (3)(a);

(e) *trade schools;*

(f) *flea market,* as limited under sub-section (3)(b);

(g) auctions, as limited under sub-section (3)(b);

(h) day-care centre for household pets, as limited under sub-section (3)(b);

(i) *autobody repair*;

(j) *mini-warehouse;*



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(k) *beverage container return centres* and *electronic collection facilities,* as limited under sub-section (3)(b);

(l) *industrial office*;

(m) hyperbaric care, as limited under sub-section (3)(c);

(n) physiotherapy, as limited under sub-section (3)(c).

Within the Schoolhouse Street M-6 Area, as identified in Schedule 'F', *Commercial uses,* in addition to the *Commercial uses* listed above, limited to:

(b) cleaning, servicing, and storage of vehicles for hire; as limited under sub-section (3)(b);

(c) studios for radio, recording, television and movie production;

(d) sale or rental of goods by telephone or internet;

(d) *commercial recreation*, as limited under sub-section (3)(b);

(e) professional office, as limited under sub-section (3)(d);

(f) anatomy lab, as limited under sub-section (3)(b).

*Industrial,* except:

(a) concrete or asphalt batching or the production of concrete products~~;~~ and,

(b) recycling, processing, or salvaging of motor vehicles;

*Accessory Use*, limited to:

(a) *Accessory advertising*
(b) *Accessory employee residential,* as limited under sub-section (3)(e);
(c) *Accessory office*
(d) *Accessory off-street parking*
(e) *Accessory off-street loading*
(f) *Accessory retail,* excluding the sale of *alcoholic beverages*
(g) Accessory unenclosed storage, as limited under sub-section (3)(f);



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**1906 M-6 Retail Industrial**

**(3) Conditions of Use**

(a) The retail sale of Christmas trees is permitted only during the month of December.

(b) The following *uses* are permitted only when completely contained within a *building*:

(i) flea market;
(ii) auctions;
(iii) day-care centre for household pets;
(iv) *beverage container return centres* and *electronic collection facilities;*
(v) cleaning, servicing, and storage of vehicles for hire*;*
(vi) *commercial recreation* uses;
(vii) anatomy lab; and
(viii) recycling, processing, or salvaging of goods or materials.

(c) Hyperbaric care and physiotherapy uses are permitted only at the following location:

| Strata Plan No. | Address |
|---|---|
| LMS1496 | 250 Schoolhouse Street |

(d) Professional office use is permitted only at the following location:

| Parcel Identifier No. | Address |
|---|---|
| 008-596-352 | 277 Schoolhouse Street |

(e) An *accessory employee residential use*:

(i) must be located within the *principal building* on the *lot*;
(ii) must not exceed a maximum *floor area* of 60 m²;
(iii) is limited to one per *lot*.

(f) An unenclosed storage use and an accessory unenclosed storage *use*:

(i) is permitted only where the land upon which it is located is surfaced with asphalt, concrete or other dust-free surface;
(ii) where abutting a *street* or *lane* or adjacent to a *residential use*, must be bounded by an opaque *fence* not less than 1.8 metres high;
(iii) must not include the storage of recycled or salvaged materials.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

**(4) Lot Size**

(a) A *use* is not permitted on a *lot* having an area less than 2,000 m², except where such *lot* was existing or created by way of consolidation of *lot*s existing prior to 1971 09 27;

(b) An *accessory employee residential use* is not permitted on a *lot* having an area less than 8,100 m².

**(5) Density**

For sites within the Schoolhouse Street Area, as delineated in Schedule F, all *buildings* and *structures* together shall not exceed a *gross floor area* of 1.0 times the *lot area*.

**(6) Lot Coverage**

Not applicable in this zone.

**(7) Buildings Per Lot**

One or more *principal buildings* may be located on a *lot*.

**(8) Setbacks**

(a) The *building*s, *structure*s, and uses must be sited no closer than the corresponding setbacks from *lot* lines as set out below:

| Uses, *Building*s and *Structure*s | *Front Lot Line* (metres) | *Rear Lot Line* (metres) | *Rear lot line* abutting a zone other than an *Industrial* zone (metres) | *Interior Side Lot Line* abutting an *Industrial* zone (metres) | *Interior Side Lot Line* abutting non-*Industrial* zone (metres) | *Exterior Side Lot Line* (metres) |
|---|---|---|---|---|---|---|
| All *building*s and *structure*s | 7.6 | - | 7.6 | - | 3.0 | 7.6 |
| Unenclosed and accessory unenclosed storage | 7.6 | 7.6 | - | 3.0 | 3.0 | 7.6 |

(b) The above setbacks are subject to increase under sections 518, 519 and 523 of this bylaw.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

B*uildings*, *structure*s and stored good and materials must not exceed the corresponding *height*s set out below:

| | | Maximum *Height* |
|---|---|---|
| (a) | *Buildings* | Six (6) *storeys* |
| (b) | *Structures* | 19 metres |
| (c) | Stored goods or materials, other than *modular container*s | 3.7 metres |
| (d) | Stored *modular container*s | 8.8 metres |

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The regulations in Part 2, Part 3, Part 4 and Part 5 apply.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

# PART 19 INDUSTRIAL ZONES

## 1907 M-7 Restaurant Industrial

### (1) Intent

This zone provides for *restaurant* uses which primarily serve the *industrial* area.

### (2) Permitted Uses

The following uses and no others are permitted in this zone:

*Commercial*, limited to *restaurant*s

*Accessory Uses* limited to:

(a) *Accessory advertising*
(b) *Accessory off-street parking*
(c) *Accessory off-street loading*

### (3) Conditions of Use

Not applicable in this zone.

### (4) Lot Size

A *use* is not permitted on a *lot* having an area less than 2,000 m², except where such *lot* was existing or created by way of consolidation of *lot*s existing prior to 1971 09 27.

### (5) Density

All *building*s and *structure*s together shall not exceed a *gross floor area* of 0.4 times the *lot area*.

### (6) Lot Coverage

Not applicable in this zone.

### (7) Buildings Per Lot

One or more *principal buildings* may be located on a *lot*.



**Partial Information only refer to**
**City of Coquitlam Zoning Bylaw**

**(8) Setbacks**

(a) *Buildings* and *structures* for the uses must be sited no closer than the corresponding setbacks from *lot* lines set out below:

| *Use* | *Front Lot Line* (metres) | *Rear Lot Line* (metres) | *Interior Side Lot* (metres) | *Exterior Side Lot Line* (metres) |
|---|---|---|---|---|
| All *buildings* and *structures* | 7.6 | 7.6 | 3.0 | 7.6 |

(b) The above setbacks are subject to increase under sections 518, 519 and 523 of this bylaw.

**(9) Location of Uses**

*Restaurants* shall be located only within the first storey of a building.

**(10) Height**

*Buildings* and *structures* must not exceed a *height* of 9.5 metres.

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The regulations in Part 2, Part 3, Part 4 and Part 5 apply.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

# PART 19 INDUSTRIAL ZONES

## 1908 M-8 Retail and Light Industrial

### (1) Intent

This zone provides for a wide range of *commercial* uses generally located in larger *buildings*, in addition to a wide range of *industrial* uses that are enclosed.

### (2) Permitted Uses

The following uses and no others are permitted in this zone:

*Commercial*, limited to:

(a) studios for radio, recording and television productions;

(b) retail sale and rental of *household goods* and *business* goods, as limited under sub-section (3)(a);

(c) *industrial office*;

(e) *trade schools*;

(f) *mini-warehouses*;

*Industrial*, as limited under sub-section (3)(b), except:

(a) concrete or asphalt batching or the production of concrete products; and

(b) recycling, processing, or salvaging of motor vehicles.

*Accessory Use*, limited to:

(a) *Accessory advertising*

(b) Accessory employee residential, as limited under sub-section (3)(c) and (4(b)

(c) *Accessory office*

(d) *Accessory off-street parking*

(e) *Accessory off-street loading*

(f) *Accessory retail*, excluding the sale of alcoholic beverages

(g) Accessory unenclosed storage, limited to incidental outdoor display and storage of equipment or garden supplies for sale, and as further limited under sub-section (3)(d)

(h) Accessory *speciality food retail*, as limited under subsection (3)(e).



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

**1908 M-8 Retail and Light Industrial**

(3) Conditions of Use

(a) The retail sale and rental of *household goods* and *business* goods must be a minimum *gross floor area* of 500 m² for any *business* for any such use.

(b) *Commercial* and *Industrial* uses must be enclosed within a *building,* except permitted accessory unenclosed storage.

(c) An *accessory employee residential use*:

(i) must be located within the *principal building* on the *lot*;

(ii) must not exceed a maximum floor area of 60 $m^2$;

(iii) is limited to one per *lot*.

(d) An accessory unenclosed storage *use i*s permitted only where the land upon which it is located is surfaced with asphalt, concrete or other dust-free surface.

(e) An accessory *speciality food retail* use is only permitted where it complies with all of the following:

(i) is located within a building used for the retail sale or rental of *household goods* and *business* goods;

(ii) only one *speciality food retail* use is permitted per *lot*; and

(iii) is limited to a maximum floor area of 80 m².

**(4) Lot Size**

(a) A *use* is not permitted on a *lot* having an area less than 2,000 m², except where such *lot* was existing, or created by way of a consolidation of *lots* existing prior to 1971 09 27.

(b) An *accessory employee residential use* is not permitted on a *lot* having an area less than 8,100 $m^2$.

**(5) Density**

Not applicable in this zone.

**(6) Lot Coverage**

Not applicable in this zone.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

**(7) Buildings Per Lot**

One or more *principal buildings* may be located on a *lot*.

**(8) Setbacks**

(a) *Building*s and *structure*s for the uses below must be sited no closer than the corresponding setbacks from *lot* lines set out below:

| *Use* | *Front Lot Line* (metres) | *Rear Lot Line* abutting a non-*Industrial* Zone (metres) | *Interior Side Lot Line* abutting a non-*Industrial* Zone (metres) | *Exterior Side Lot Line* (metres) |
|---|---|---|---|---|
| All *building*s and *structure*s | 7.6 | 7.6 | 3.0 | 7.6 |

(b) The above setbacks are subject to increase under sections 518, 519 and 523 of this bylaw.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

*Building*s and *structure*s must not exceed a *height* of six (6) storeys.

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The regulations in Part 2, Part 3, Part 4 and Part 5 apply.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**

# PART 19 INDUSTRIAL ZONES

## 1909 M-9 Light Industrial

### (1) Intent

This zone provides for general *industrial,* warehousing, and *industrial office* uses.

### (2) Permitted Uses

The following uses and no others are permitted in this zone:

*Commercial*, limited to:

(a) *industrial office;* and

(b) *trade school*.

*Industrial,* as limited under sub-section (3)(a*),* except:

(a) concrete or asphalt batching or the production of concrete products; and

(b) recycling, processing, or salvaging of motor vehicles.

*Accessory Use*, limited to:

*(a) Accessory advertising*

(b) *Accessory employee residential*, as limited under sub-section (3)(b) and (4)(b)

*(c) Accessory office*

*(d) Accessory off-street parking*

*(e) Accessory off-street loading*

(f) Accessory unenclosed storage, as limited under sub-section (3)(c)

### (3) Conditions of Use

(a) *Industrial* uses must be enclosed within a *building,* except permitted accessory unenclosed storage;

(b) An *accessory employee residential use*:

(i) must be located within the *principal building* on a *lot*;

(ii) must not exceed a maximum *floor area* of 60 m²;

(iii) is limited to one per *lot*.



**Partial Information only refer to**
**City of Coquitlam Zoning Bylaw**

(c) Accessory unenclosed storage *use*:

(i) is permitted only where the land upon which it is located is surfaced with asphalt, concrete or other dust-free surface;

(ii) must not provide or allow for the storage of goods or materials above a *height* of 1.8 metres.

**(4) Lot Size**

(a) A *use* us not permitted on a *lot* having an area less than 2,000 $m^2$, except where such *lot* was existing, or created by way of a consolidation of *lots* existing prior to 1971 09 27.

(b) An *accessory employee residential use* is not permitted on a *lot* having an area less than 8,100 $m^2$.

**(5) Density**

Not applicable in this zone.

**(6) Lot Coverage**

Not applicable in this zone.

**(7) Buildings Per Lot**

One or more *principal buildings* may be located on a *lot*.

**(8) Setbacks**

(a) *Building*s and *structure*s for the uses must be sited no closer than the corresponding setbacks from *lot* lines set out below:

| Uses | *Front Lot Line* (metres) | *Rear Lot Line* abutting a non-*Industrial* zone (metres) | *Interior Side Lot Line* abutting a non-*Industrial* zone (metres) | *Exterior Side Lot Line* (metres) |
|---|---|---|---|---|
| All *building*s and *structure*s | 7.6 | 7.6 | 3.0 | 7.6 |

(b) The above setbacks are subject to increase under sections 518, 519, and 523 of this bylaw.

## 1909 M-9 Light Industrial

### (9) Location of Uses

Not applicable in this zone.

### (10) Height

*Building*s and *structure*s must not exceed a *height* of six (6) *storeys*.

### (11) Building Size

Not applicable in this zone.

### (12) Off-Street Parking and Loading

See Part 7 of this bylaw.

### (13) Other Regulations

The regulations in Part 2, Part 3, Part 4 and Part 5 apply.



**Partial Information only refer to City of Coquitlam Zoning Bylaw**