

PART 16 SERVICE COMMERCIAL ZONES

1601 CS-1 Service Commercial

(1) Intent

This zone provides for most types of service commercial and related uses requiring large lots, location along major transportation routes, and large areas for storage and handling of materials, goods, and equipment.

(2) Permitted Uses

Principal uses:

Commercial, limited to:

- (a) Retail sales, limited to:
 - (i) auctions, as limited under sub-section (3)(a);
 - (ii) *building supplies*;
 - (iii) *business goods*, as limited under sub-section (3)(b);
 - (iv) electronic goods, as limited under sub-section (3)(b);
 - (v) *flea market*, as limited under sub-section (3)(a) and (c);
 - (vi) garden supplies and machinery, and related parts and accessories;
 - (vii) *household goods*, as limited under sub-section (3)(b);
 - (viii) *liquor store* as limited under subsection (3)(e), and *wine store*;
 - (ix) motor vehicles, *trailers*, campers, boats, bicycles and related parts, supplies and accessories;
 - (x) personal goods, limited to sporting goods and toys.
- (b) Service, limited to:
 - (i) banking, as limited under sub-section (3)(d);
 - (ii) building repair and maintenance services;
 - (iii) *beverage container return centre*, as limited under sub-section (3)(a);
 - (iv) *commercial recreation*;
 - (v) dry-cleaning and laundry services;
 - (vi) *electronic collection facility*, as limited under sub-section (3)(a);
 - (vii) entertainment, recreational and fitness facilities, **excludes:** *amusement arcades* unless specifically permitted in this Part, and **excludes:** *casino gaming, electronic gaming, nightclubs, dance halls, bingo facilities and cabarets*;
 - (viii) food and drinking services, limited to:
 - a. *restaurants*
 - b. *drive-in restaurants*
 - c. *public houses*
 - d. food service contractors
 - e. caterers

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- (ix) funeral services;
- (x) laboratories for dental, optical or medical materials.
- (xi) *mini-warehouse*;
- (xii) *veterinary service* and *pet care service*, as limited under sub-section (3)(a);
- (xiii) *personal services*, limited to health care practitioners, as limited under sub-section (3)(k);
- (xiv) printing and related support services;
- (xv) publishing;
- (xvi) real estate office;
- (xvii) rental services, limited to:
 - a. building equipment,
 - b. business goods,
 - c. *household goods*,
 - d. garden equipment;
 - e. motor vehicles, trailers, campers, boats, bicycles
- (xviii) repair, maintenance, servicing of motor vehicles, trailers, campers, boats, and bicycles;
- (xix) studios for radio broadcasting, television broadcasting and recording;
- (xx) taxi services.

(c) *Tourist accommodation*, not including accommodation in tents, *trailers*, *mobile homes*, camper vehicles or *recreational vehicles*, and as further limited under sub-section (3)(i).

(d) *Liquor manufacturing*.

Extensive recreation, not including firing ranges.

Public service, as limited under sub-section (3)(l)

Service station, as limited under sub-section (3)(h)

Accessory Uses, limited to:

- (a) *Accessory advertising*
- (b) *Accessory amusement arcade*, as limited under sub-section (3)(m)
- (c) *Accessory liquor stores*, as limited under sub-section (3)(e) and (g)
- (d) *Accessory off-street parking*
- (e) *Accessory off-street loading*
- (f) *Accessory unenclosed storage*
- (g) *Accessory retail* exclusive to:
 - (i) a *service station use* and limited to *non-alcoholic beverages*, *confections*, *ice*, tobacco products and goods dispensed from vending machines; and
 - (ii) a *liquor manufacturing use*
- (h) *Accessory vending cart*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force
- (i) *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) The following uses must be enclosed within a building:
 - (i) auctions
 - (ii) *beverage container return centre*
 - (iii) *electronic collection facility*
 - (iv) *flea market*
 - (v) *pet care service*
 - (vi) *veterinary service*
- (b) Retail sales of *household goods, business goods* and electronic goods must be a minimum *gross floor area* of 500 m² for each *business*, for any such *use*.
- (c) Each individual stall/table area for a *flea market* must be a minimum 9.3 m².
- (d) Banking uses must be a minimum *gross floor area* of 500 m².
- (e) A *liquor store* or *accessory liquor store* is permitted only if the use is a minimum distance of:
 - (i) 300m from another *liquor store* or *accessory liquor store* and the parcel on which it is located; or
 - (ii) 300m from a site designaed “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (f) A *wine store* is permitted only if the use is a minimum distance of:
 - (i) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (g) An *accessory liquor store*:
 - (i) must not have a *gross floor area* larger than 186 m²; and
 - (ii) must be located within or immediately abutting a *public house* and in no case can the area of the *accessory liquor store* portion exceed the area of the *public house* open to the public, nor can the area of the *public house* open to the public contain less than 87 m² of *gross floor area*.
- (h) For *service station use*, fuel must be dispensed by personnel of the *business* retailing the fuel.
- (i) No more than one sleeping or *dwelling unit* for *tourist accommodation* may be provided for each 90 m² of *lot area* used for *tourist accommodation use*.
- (j) A *beverage container return centre* is limited to a maximum *gross floor area* of 280 m².

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(k) *Personal services*, limited to health care practitioners are permitted only at the following location:

Strata Plan No.	Address
BCS3928	228 Schoolhouse

(l) A *public service* use is only permitted when:

- (i) enclosed within a *building*; and
- (ii) there is no storefront.

(m) *Accessory amusement arcade*:

- (i) is permitted only when accessory to and operated in conjunction with a movie theatre or an indoor children’s play centre;
- (ii) is limited to 10% of the *gross floor area* of the business;
- (a) includes *amusement machines* that are token-operated only; and
- (b) shall not have an independent direct access from the exterior of the *building*.

(4) Lot Size

The uses set out below are not permitted on *lots* having areas less than the corresponding areas set out below:

<u>Uses</u>	<u>Minimum Lot Size (m²)</u>
<i>Commercial</i>	925
<i>Service station</i>	1,390
<i>Tourist accommodation</i>	2,320
<i>Extensive recreation</i>	4,000

(5) Density

(a) All *buildings* and *structures* must not exceed a *gross floor area* of 0.6 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 55%.

(7) Buildings Per Lot

See Part 5, Section 512 of this 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:

<i>Use</i>	<i>Front Lot Line</i> (metres)	<i>Exterior Side Lot Line</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Street</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Lane</i> (metres)	Any Other <i>Lot Lines</i> (metres)
All <i>buildings</i> and <i>structures</i>	7.6	3.0	7.6	1.2	-
<i>Buildings</i> for <i>service station use</i>	12.0	3.0	7.6	1.2	-
Service station pump island or canopy	4.5	4.5	4.5	4.5	4.5

- (b) Despite paragraph (a), no wall or portion of a wall with a balcony, window, or door with a window to a *habitable room* of a *dwelling unit* may be sited closer than 7.6 metres to the nearest *lot* line.
- (c) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line opposite or abutting the adjacent *lot*, except that the width of this landscaped area is reduced to 1.2 metres where a *street* or *lane* separates the two *lots*.
- (d) The above setbacks are subject to increase under Sections 518, 519 and 523 and decrease under Section 514 of this bylaw.

(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and structures must not exceed a *height* of 11.0 metre and one (1) *storey*, except for a *mini-warehouse* use which must not exceed a *height* of 11.0 metres and two (2) *storeys*.

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(11) Off-Street Parking and Loading

The regulations under Part 7 apply.

(12) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5, Part 6 and Part 14 apply.

PART 16 SERVICE COMMERCIAL ZONES

1602 CS-2 Limited Commercial

(1) Intent

This zone provides for *commercial* uses which may benefit from exposure to a major transportation route but are retail oriented rather than service oriented.

(2) Permitted Uses

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

Commercial, limited to:

- (a) retail sale of *non-alcoholic beverages*, ice, tobacco products, and goods dispensed from vending machines;
- (b) *grocery stores*;
- (c) retail sale and rental of household and *business* goods, including household furniture, office furniture and equipment, kitchen and household appliances, television, radio and other electronic entertainment equipment; *building*, plumbing, heating, electrical, ventilation, air-conditioning, interior decorating, painting, lighting, refrigeration, swimming pool, upholstery, and floor covering equipment and supplies; hand and power tools, and hardware;
- (d) retail sale and rental of outdoor goods and accessories, including camping goods, garden supplies, outdoor furniture, garden tools, rototillers and lawn mowers;
- (e) retail sale of automotive and *recreational vehicle* parts and accessories; **excludes** the installation or repair of such parts or accessories on the premises;
- (f) household service and minor repair including appliance repair, furniture repair and upholstery and small equipment repair;
- (g) dry-cleaning and laundering establishments;
- (h) the retail sale and rental of personal goods, including bicycles, clothing, fabrics, jewellery, drugs, sporting goods, toys, records, photographic supplies, periodicals, stationery, gifts, pets, tobacco products, music supplies and instruments and art and hobby supplies;
- (i) personal service establishments, including barber shops, beauty parlours, tailor's and dressmaker's shops, shoemaker's shops, optometrists, optical and watch repair shops, reducing salons and music instruction where in conjunction with the retail sale of music supplies and instruments;

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- (j) entertainment and recreation facilities, including theatres, bowling alleys, gymnasiums, curling rinks, skating rinks, swimming pools, catering establishments, billiard and pool halls, trampoline centres, cocktail lounges and *public houses*; **excludes** *amusement arcades*, bingo facilities, *casino gaming* or *electronic gaming* facilities, nightclubs, dance halls, and *cabarets*;
- (k) non-medical health service centres, steam baths and health spas;
- (l) studios for artists and photography;
- (m) *veterinary service*;
- (n) funeral parlours;
- (o) *restaurants*;
- (p) instant printing and photocopying services where in conjunction with the retail sales of stationery;
- (q) *flea market*, when wholly contained within a building;
- (r) *beverage container return centre*, limited to a maximum *gross floor area* of 280 m²;
- (s) *liquor store*, *accessory liquor store*, and *wine store*;
- (t) *liquor manufacturing*.

Accessory advertising

Accessory off-street parking

Accessory off-street loading

Accessory vending cart, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

Accessory vending vehicle, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

Accessory Retail, limited to *liquor manufacturing*

(3) Conditions of Use

- (a) *Commercial uses* shall not include *drive-in business*;
- (b) *Commercial uses*, except the following, must be enclosed within a *building*;
 - (i) the retail sale of Christmas trees during the month of December;
 - (ii) seasonal outdoor seating, where accessory to a *restaurant*, *public house*, or *liquor manufacturing use*;
 - (iii) Each individual *business* or store conducting a *commercial use*, except an entertainment and recreation *use* described in paragraph (2)(j), must occupy no more than 1,000 m² of *floor area*.
- (c) Each individual stall/table area in a *flea market* must be a minimum of 9.3 m².

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- (d) A *liquor store* or *accessory liquor store* is permitted only if the use is a minimum distance of:
 - (i) 300m from another *liquor store* or *accessory liquor store* and the parcel on which it is located; or
 - (ii) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (e) A *wine store* is permitted only if the use is a minimum distance of:
 - (i) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (f) An *accessory liquor store*:
 - (i) must not have a *gross floor area* larger than 186 m²; and
 - (ii) must be located within or immediately abutting a *public house* and in no case can the area of the *accessory liquor store* portion exceed the area of the *public house* open to the public, nor can the area of the *public house* open to the public contain less than 87 m² of *gross floor area*.
- (g) A *liquor store* may contain a *beverage container return centre* as an *accessory use* when contained wholly within a *building*

(4) Lot Size

A *commercial use* is not permitted on a *lot* having an area less than 925 m².

(5) Density

All *buildings* and *structures* together must not exceed a *gross floor area* of 0.4 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 40%.

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

(8) Setbacks

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

SETBACKS

<i>Use</i>	<i>Front Lot Line</i> (metres)	<i>Exterior Side Lot Line</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Street</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Lane</i> (metres)
All <i>buildings</i> and <i>structures</i>	7.6	3.0	7.6	1.2

- (ii) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for *residential use* in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line opposite or abutting the adjacent *lot*, except that the width of this landscaped area is reduced to 1.2 metres, where a *street* or *lane* separates the two *lots*;
- (iii) The above setbacks are subject to increase under sections 518 and 519 of this bylaw.

(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and structures must not exceed a *height* of 7.6 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 following additional regulations apply:

- (a) general regulations, in Parts 5 and 14 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.

PART 16 SERVICE COMMERCIAL ZONES

1603 CS-4 Cabaret Commercial

(1) Intent

This zone provides for entertainment facilities such as nightclubs and *cabarets*.

(2) Permitted Uses

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

Commercial, limited to night clubs, dance halls and *cabarets*
Accessory advertising
Accessory off-street parking
Accessory off-street loading

(3) Conditions of Use

Not applicable to this zone.

(4) Lot Size

Not applicable in this zone.

(5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 0.4 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 40%.

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

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CS-4 Cabaret Commercial

(8) Setbacks

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

SETBACKS

<i>Use</i>	<i>Front Lot Line</i> (metres)	<i>Exterior Side Lot Line</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Street</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Lane</i> (metres)
<i>All buildings and structures</i>	7.6	3.0	7.6	1.2

(b) Where a *lot* is adjacent to a *lot* zoned for *residential use* and designated for *residential use* in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line opposite or abutting the adjacent *lot*, except that the width of this landscaped area is reduced to 1.2 metres, where a *street* or *lane* separates the two *lots*;

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

(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and structures must not exceed a *height* of 7.6 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 following additional regulations apply:

- (a) general regulations, in Parts 5 and 14 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.