

## TABLE OF CONTENTS

	PAGE
<b>101 Citation .....</b>	<b>1-1</b>
<b>201 Definitions .....</b>	<b>2-1</b>
<b>202 Interpretation.....</b>	<b>2-20</b>
<b>(1) Gender/Number .....</b>	<b>2-20</b>
<b>(2) "Must" Imperative.....</b>	<b>2-20</b>
<b>(3) Severability.....</b>	<b>2-20</b>

# TABLE OF CONTENTS

	PAGE
<b>301 Application .....</b>	<b>3-1</b>
<b>302 Zones .....</b>	<b>3-1</b>
<b>(1) Zones .....</b>	<b>3-1</b>
<b>(2) Area and Location of Zones .....</b>	<b>3-2</b>
<b>(3) Boundaries of Zones .....</b>	<b>3-2</b>
<b>303 Permitted Uses of Land, Buildings and Structures .....</b>	<b>3-3</b>
<b>304 Buildings and Structures .....</b>	<b>3-3</b>
<b>305 Off-Street Parking and Loading Spaces .....</b>	<b>3-3</b>
<b>306 Enforcement .....</b>	<b>3-3</b>
<b>(1) Inspection .....</b>	<b>3-3</b>
<b>(2) Offence .....</b>	<b>3-3</b>
<b>(3) Violation Notice/Order to Remedy .....</b>	<b>3-3</b>
<b>(4) Demolition or Repair .....</b>	<b>3-4</b>
<b>(5) Penalties .....</b>	<b>3-4</b>
<b>307 Transitional and Repeal Provisions .....</b>	<b>3-4</b>
<b>308 Effective Date .....</b>	<b>3-4</b>

# TABLE OF CONTENTS

	PAGE
<b>401 Development Permits .....</b>	<b>4-1</b>
<b>402 Temporary Use Permits .....</b>	<b>4-1</b>
<b>(1) Designated Areas .....</b>	<b>4-1</b>
<b>(2) Conditions .....</b>	<b>4-2</b>

# TABLE OF CONTENTS

	PAGE
<b>REGULATIONS RELATING TO USE</b> .....	<b>5-1</b>
<b>501 Non-Conforming Use</b> .....	<b>5-1</b>
<b>502 Uses Permitted in All Zones</b> .....	<b>5-1</b>
<b>503 Uses Prohibited in All Zones</b> .....	<b>5-1</b>
<b>504 Temporary Building</b> .....	<b>5-2</b>
<b>505 Landscaping</b> .....	<b>5-3</b>
<b>506 Landscaping Requirements for Development in Northeast Coquitlam</b> .....	<b>5-3</b>
<b>507 Common Amenity Area Standards</b> .....	<b>5-4</b>
<b>508 Accessory Use</b> .....	<b>5-4</b>
<b>(1) Boarding Use</b> .....	<b>5-4</b>
<b>(2) Secondary Suites</b> .....	<b>5-4</b>
<b>(3) Accessory Home Occupation</b> .....	<b>5-5</b>
<b>(4) Building of Boats</b> .....	<b>5-5</b>
<b>(5) Accessory Off-Street Parking in Residential Zones</b> .....	<b>5-6</b>
<b>(6) Lock-off Units</b> .....	<b>5-7</b>
<b>509 Multi-Family Apartment and Commercial and Recycling Area Requirements</b> .....	<b>5-7</b>
<b>510 <i>This section is intended for use at a future date</i></b> .....	<b>5-7</b>
<b>SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES</b> .....	<b>5-7</b>
<b>511 Non-Conforming Size, Shape or Siting</b> .....	<b>5-7</b>
<b>512 Buildings Per Lot</b> .....	<b>5-8</b>

## TABLE OF CONTENTS

	PAGE
<b>513 No Building Over Lot Line.....</b>	<b>5-8</b>
<b>514 Siting Exceptions .....</b>	<b>5-9</b>
<b>515 Height Exceptions .....</b>	<b>5-10</b>
<b>516 Landscape Screens, Fences and Retaining Walls.....</b>	<b>5-10</b>
<b>517 Future Streets .....</b>	<b>5-12</b>
<b>518 Building Line on Major Arterial Streets.....</b>	<b>5-12</b>
<b>519 Flood Protection and Slope Control Measures .....</b>	<b>5-13</b>
<b>520 Satellite Dishes.....</b>	<b>5-17</b>
<b>521 Conformance with Sign Bylaw.....</b>	<b>5-17</b>
<b>522 Minimum Dwelling Unit Size.....</b>	<b>5-17</b>
<b>523 Riparian Areas Regulation.....</b>	<b>5-18</b>

## TABLE OF CONTENTS

	PAGE
601 Strata Lots.....	6-1
602 Minimum Lot Area.....	6-1
603 Minimum Lot Width .....	6-1
604 Minimum Lot Size.....	6-2
605 Road Widening Impact on Existing Buildings and Lots .....	6-2

# TABLE OF CONTENTS

	PAGE
<b>701 Off-Street Parking .....</b>	<b>7-1</b>
<b>702 Off-Street Loading.....</b>	<b>7-1</b>
<b>703 Non-Conformity in Off-Street Parking or Loading Spaces .....</b>	<b>7-1</b>
<b>704 Location of Accessory Off-Street Parking .....</b>	<b>7-1</b>
<b>705 Minimum Design Standards for Off-Street Parking .....</b>	<b>7-2</b>
<b>(1) Access to Parking.....</b>	<b>7-2</b>
<b>(2) Minimum Size of Spaces and Maneuvering Aisles.....</b>	<b>7-2</b>
<b>(3) Additional Width by Wall.....</b>	<b>7-3</b>
<b>(4) Curb Stops .....</b>	<b>7-3</b>
<b>(5) Sidewalks and Curb Planters .....</b>	<b>7-3</b>
<b>(6) Underground Parking Structure .....</b>	<b>7-4</b>
<b>(7) Screening of Underground Parking Structure.....</b>	<b>7-4</b>
<b>(8) Surface of Parking Areas .....</b>	<b>7-4</b>
<b>(9) Marking of Parking Spaces.....</b>	<b>7-4</b>
<b>(10) Off-Street Parking Use .....</b>	<b>7-4</b>
<b>706 Number of Required Off-Street Parking Spaces .....</b>	<b>7-5</b>
<b>(1) Residential.....</b>	<b>7-5</b>
<b>(2) Commercial.....</b>	<b>7-6</b>
<b>(3) Industrial .....</b>	<b>7-7</b>
<b>(4) Institutional.....</b>	<b>7-7</b>
<b>(5) Medical Marijuana Grow Operation .....</b>	<b>7-8</b>
<b>707 Minimum Design Standards for Off-Street Parking for Persons with Disabilities.....</b>	<b>7-8</b>
<b>(1) Standards.....</b>	<b>7-8</b>

# TABLE OF CONTENTS

	PAGE
<b>708</b>	<b>Number of Required Off-Street Parking Spaces for Persons with Disabilities..... 7-8</b>
<b>709</b>	<b>Minimum Standards for Off-Street Loading Spaces..... 7-9</b>
<b>710</b>	<b>Number of Required Accessory Off-Street Loading Spaces ..... 7-9</b>
	(1) Required Off-Street Loading ..... 7-9
	(2) Exception ..... 7-9
<b>711</b>	<b>Off-Street Bicycle Parking ..... 7-10</b>
<b>712</b>	<b>Off-Street Bicycle Parking Minimum Design Standards..... 7-11</b>
	(1) Parking Dimensions..... 7-11
	(2) Long-term Bicycle Parking..... 7-11
	(3) Short-term Bicycle Parking..... 7-11
<b>713</b>	<b>Off-Street Parking Reductions for the Evergreen Line Core and Shoulder Station Areas.....7-11</b>
<b>714</b>	<b>Requirements for Electric Vehicle Charging Infrastructure .....7-12</b>

# TABLE OF CONTENTS

	PAGE
<b>801 A-3 Agricultural and Resource .....</b>	<b>8-1</b>
<b>(1) Intent.....</b>	<b>8-1</b>
<b>(2) Permitted Uses .....</b>	<b>8-1</b>
<b>(2A) Additional Permitted Uses .....</b>	<b>8-1</b>
<b>(3) Conditions of Use .....</b>	<b>8-2</b>
<b>(3A) Additional Conditions of Use .....</b>	<b>8-2</b>
<b>(4) Lot Size .....</b>	<b>8-3</b>
<b>(5) Density.....</b>	<b>8-3</b>
<b>(6) Lot Coverage.....</b>	<b>8-3</b>
<b>(7) Buildings Per Lot.....</b>	<b>8-3</b>
<b>(8) Setbacks.....</b>	<b>8-3</b>
<b>(9) Location of Uses .....</b>	<b>8-4</b>
<b>(10) Height.....</b>	<b>8-4</b>
<b>(11) Building Size .....</b>	<b>8-4</b>
<b>(12) Off-Street Parking and Loading .....</b>	<b>8-4</b>
<b>(13) Other Regulations .....</b>	<b>8-4</b>

# TABLE OF CONTENTS

	PAGE
<b>1001 RS-1 One-Family Residential.....</b>	<b>10-1</b>
(1) Intent.....	10-1
(2) Permitted Uses .....	10-1
(3) Conditions of Use .....	10-1
(4) Lot Size .....	10-1
(5) Density.....	10-1
(6) Lot Coverage.....	10-2
(7) Buildings Per Lot.....	10-2
(8) Setbacks.....	10-2
(9) Location of Uses .....	10-2
(10) Height.....	10-2
(11) Building Size .....	10-3
(12) Off-Street Parking and Loading .....	10-4
(13) Other Regulations .....	10-4
<b>1002 RS-2 One-Family Suburban Residential .....</b>	<b>10-5</b>
(1) Intent.....	10-5
(2) Permitted Uses .....	10-5
(3) Conditions of Use .....	10-5
(4) Lot Size .....	10-6
(5) Density.....	10-6
(6) Lot Coverage.....	10-6
(7) Buildings Per Lot.....	10-6
(8) Setbacks.....	10-7
(9) Location of Uses .....	10-7
(10) Height.....	10-8
(11) Building Size .....	10-8
(12) Off-Street Parking and Loading .....	10-8
(13) Other Regulations .....	10-8
<b>1003 RS-3 One-Family Residential.....</b>	<b>10-9</b>
(1) Intent.....	10-9
(2) Permitted Uses .....	10-9
(3) Conditions of Use .....	10-9
(4) Lot Size .....	10-9

# TABLE OF CONTENTS

	PAGE
<b>1003 cont'd/</b>	
(5) Density.....	10-9
(6) Lot Coverage.....	10-10
(7) Buildings Per Lot.....	10-10
(8) Setbacks.....	10-10
(9) Location of Uses .....	10-11
(10) Height.....	10-11
(11) Building Size .....	10-11
(12) Off-Street Parking and Loading .....	10-12
(13) Other Regulations .....	10-12
<b>1004 RS-4 One-Family Compact Residential .....</b>	<b>10-13</b>
(1) Intent.....	10-13
(2) Permitted Uses .....	10-13
(3) Conditions of Use .....	10-13
(4) Lot Size .....	10-13
(5) Density.....	10-14
(6) Lot Coverage.....	10-14
(7) Buildings Per Lot.....	10-14
(8) Setbacks.....	10-14
(9) Location of Uses .....	10-15
(10) Height.....	10-15
(11) Building Size .....	10-15
(12) Off-Street Parking and Loading .....	10-15
(13) Other Regulations .....	10-15
<b>1005 RS-5 One-Family Compact (Strata Lot) Residential .....</b>	<b>10-16</b>
(1) Intent.....	10-16
(2) Permitted Uses .....	10-16
(3) Conditions of Use .....	10-16
(4) Lot Size .....	10-16
(5) Density.....	10-17
(6) Lot Coverage.....	10-17
(7) Buildings Per Lot.....	10-17
(8) Setbacks.....	10-17
(9) Location of Uses .....	10-18

# TABLE OF CONTENTS

	PAGE
<b>1005 cont'd/</b>	
(10) Height.....	10-18
(11) Building Size .....	10-18
(12) Off-Street Parking and Loading .....	10-18
(13) Other Regulations .....	10-18
<b>1006 RS-6 One-Family (Strata Lot) Residential.....</b>	<b>10-20</b>
(1) Intent.....	10-19
(2) Permitted Uses .....	10-19
(3) Conditions of Use .....	10-19
(4) Lot Size .....	10-19
(5) Density.....	10-19
(6) Lot Coverage.....	10-20
(7) Buildings per Lot.....	10-20
(8) Setbacks.....	10-20
(9) Location of Uses .....	10-20
(10) Height.....	10-21
(11) Building Size .....	10-21
(12) Off-Street Parking and Loading .....	10-22
(13) Other Regulations .....	10-22
<b>1007 RS-7 Small Village Single Family Residential.....</b>	<b>10-23</b>
(1) Intent.....	10-23
(2) Permitted Uses .....	10-23
(3) Conditions of Use .....	10-23
(4) Lot Size .....	10-24
(5) Density.....	10-24
(6) Lot Coverage.....	10-24
(7) Buildings per Lot.....	10-25
(8) Setbacks.....	10-25
(9) Location of Uses .....	10-26
(10) Height.....	10-27
(11) Building Size .....	10-27
(12) Off-Street Parking and Loading .....	10-28
(13) Other Regulations .....	10-28

# TABLE OF CONTENTS

	PAGE
<b>1008 RS-8 Large Village Single Family Residential.....</b>	<b>10-29</b>
(1) Intent.....	10-29
(2) Permitted Uses .....	10-29
(3) Conditions of Use .....	10-29
(4) Lot Size .....	10-29
(5) Density.....	10-30
(6) Lot Coverage.....	10-30
(7) Buildings per Lot.....	10-30
(8) Setbacks.....	10-30
(9) Location of Uses .....	10-31
(10) Height.....	10-32
(11) Building Size .....	10-32
(12) Off-Street Parking and Loading .....	10-32
(13) Other Regulations .....	10-33
<b>1009 RS-9 Large Single Family Residential .....</b>	<b>10-34</b>
(1) Intent.....	10-34
(2) Permitted Uses .....	10-34
(3) Conditions of Use .....	10-34
(4) Lot Size .....	10-34
(5) Density.....	10-35
(6) Lot Coverage.....	10-35
(7) Buildings per Lot.....	10-35
(8) Setbacks.....	10-35
(9) Location of Uses .....	10-36
(10) Height.....	10-37
(11) Building Size .....	10-37
(12) Off-Street Parking and Loading .....	10-37
(13) Other Regulations .....	10-37
<b>1010 RS-10 Executive Single Family Residential .....</b>	<b>10-38</b>
(1) Intent.....	10-38
(2) Permitted Uses .....	10-38
(3) Conditions of Use .....	10-38
(4) Lot Size .....	10-38

# TABLE OF CONTENTS

	PAGE
<b>1010 cont'd/</b>	
(5) Density.....	10-39
(6) Lot Coverage.....	10-39
(7) Buildings per Lot.....	10-39
(8) Setbacks.....	10-39
(9) Location of Uses .....	10-40
(10) Height.....	10-41
(11) Building Size .....	10-41
(12) Off-Street Parking and Loading .....	10-41
(13) Other Regulations .....	10-41
<b>1011 RS-11 Estate Single Family Residential .....</b>	<b>10-42</b>
(1) Intent.....	10-42
(2) Permitted Uses .....	10-42
(3) Conditions of Use .....	10-42
(4) Lot Size .....	10-42
(5) Density.....	10-42
(6) Lot Coverage.....	10-43
(7) Buildings per Lot.....	10-43
(8) Setbacks.....	10-43
(9) Location of Uses .....	10-44
(10) Height.....	10-45
(11) Building Size .....	10-45
(12) Off-Street Parking and Loading .....	10-45
(13) Other Regulations .....	10-45
<b>1012 RTM-1 Street-Oriented Village Home Residential.....</b>	<b>10-46</b>
(1) Intent.....	10-46
(2) Permitted Uses .....	10-46
(3) Conditions of Use .....	10-46
(4) Lot Size .....	10-47
(5) Density.....	10-47
(6) Lot Coverage.....	10-47
(7) Buildings per Lot.....	10-47
(8) Setbacks.....	10-47

# TABLE OF CONTENTS

	PAGE
<b>1012</b> cont'd/	
<b>(9) Location of Uses .....</b>	<b>10-49</b>
<b>(10) Height.....</b>	<b>10-50</b>
<b>(11) Building Size .....</b>	<b>10-50</b>
<b>(12) Off-Street Parking and Loading .....</b>	<b>10-50</b>
<b>(13) Other Regulations .....</b>	<b>10-50</b>

# TABLE OF CONTENTS

PAGE

<b>1101 RT-1 Two-Family Residential .....</b>	<b>11-1</b>
<b>(1) Intent .....</b>	<b>11-1</b>
<b>(2) Permitted Uses .....</b>	<b>11-1</b>
<b>(3) Conditions of Use .....</b>	<b>11-1</b>
<b>(4) Lot Size .....</b>	<b>11-2</b>
<b>(5) Density.....</b>	<b>11-3</b>
<b>(6) Lot Coverage.....</b>	<b>11-3</b>
<b>(7) Buildings Per Lot.....</b>	<b>11-3</b>
<b>(8) Setbacks.....</b>	<b>11-3</b>
<b>(9) Location of Uses .....</b>	<b>11-5</b>
<b>(10) Height.....</b>	<b>11-5</b>
<b>(11) Building Size .....</b>	<b>11-6</b>
<b>(12) Off-Street Parking and Loading .....</b>	<b>11-7</b>
<b>(13) Other Regulations .....</b>	<b>11-7</b>

# TABLE OF CONTENTS

	PAGE
<b>1201 RT-2 Townhouse Residential .....</b>	<b>12-1</b>
(1) Intent.....	12-1
(2) Permitted Uses .....	12-1
(3) Conditions of Use .....	12-1
(4) Lot Size .....	12-1
(5) Density.....	12-2
(6) Lot Coverage.....	12-2
(7) Buildings Per Lot.....	12-2
(8) Setbacks.....	12-2
(9) Location of Uses .....	12-3
(10) Height.....	12-3
(11) Building Size .....	12-4
(12) Off-Street Parking and Loading .....	12-4
(13) Other Regulations .....	12-4
(14) Overlay Zone .....	12-4
<b>1202 RT-3 Triple and Quadruplex Residential .....</b>	<b>12-6</b>
(1) Intent.....	12-6
(2) Permitted Uses .....	12-6
(3) Conditions of Use .....	12-6
(4) Lot Size .....	12-6
(5) Density.....	12-7
(6) Lot Coverage.....	12-7
(7) Buildings Per Lot.....	12-7
(8) Setbacks.....	12-7
(9) Location of Uses .....	12-8
(10) Height.....	12-8
(11) Building Size .....	12-8
(12) Off-Street Parking and Loading .....	12-10
(13) Other Regulations .....	12-10
<b>1203 RM-1 Two Storey Low Density Apartment Residential.....</b>	<b>12-11</b>
(1) Intent.....	12-11
(2) Permitted Uses .....	12-11
(3) Conditions of Use .....	12-11
(4) Lot Size .....	12-12
(5) Density.....	12-12

# TABLE OF CONTENTS

	PAGE
<b>1203 cont'd/</b>	
(6) Lot Coverage.....	12-12
(7) Buildings Per Lot.....	12-12
(8) Setbacks.....	12-12
(9) Location of Uses .....	12-14
(10) Height.....	12-14
(11) Building Size .....	12-14
(12) Off-Street Parking and Loading .....	12-14
(13) Other Regulations .....	12-14
<b>1204 RM-2 Three Storey Medium Density Apartment Residential.....</b>	<b>12-15</b>
(1) Intent.....	12-15
(2) Permitted Uses .....	12-15
(3) Conditions of Use .....	12-15
(4) Lot Size .....	12-16
(5) Density.....	12-16
(6) Lot Coverage.....	12-16
(7) Buildings Per Lot.....	12-16
(8) Setbacks.....	12-17
(9) Location of Uses .....	12-18
(10) Height.....	12-18
(11) Building Size .....	12-18
(12) Off-Street Parking and Loading .....	12-18
(13) Other Regulations .....	12-18
<b>1205 RM-3 Multi-Storey Medium Density Apartment Residential.....</b>	<b>12-19</b>
(1) Intent.....	12-19
(2) Permitted Use.....	12-19
(3) Conditions of Use .....	12-19
(4) Lot Size .....	12-19
(5) Density.....	12-20
(6) Lot Coverage.....	12-20
(7) Buildings Per Lot.....	12-20
(8) Setbacks.....	12-20
(9) Location of Uses .....	12-22

# TABLE OF CONTENTS

	PAGE
<b>1205 cont'd/</b>	
(10) Height.....	12-22
(11) Building Size .....	12-22
(12) Off-Street Parking and Loading .....	12-22
(13) Other Regulations .....	12-22
<b>1206 RM-4 Multi-Storey High Density Apartment</b>	
<b>Residential .....</b>	<b>12-23</b>
(1) Intent.....	12-23
(2) Permitted Uses .....	12-23
(3) Conditions of Use .....	12-23
(4) Lot Size .....	12-24
(5) Density.....	12-24
(6) Lot Coverage.....	12-25
(7) Buildings Per Lot.....	12-25
(8) Setbacks.....	12-25
(9) Location of Uses .....	12-25
(10) Height.....	12-25
(11) Building Size .....	12-25
(12) Off-Street Parking and Loading .....	12-26
(13) Other Regulations .....	12-26
<b>1207 RM-5 Multi-Storey High Density Apartment</b>	
<b>Residential .....</b>	<b>12-27</b>
(1) Intent.....	12-27
(2) Permitted Uses .....	12-27
(3) Conditions of Use .....	12-28
(4) Lot Size .....	12-29
(5) Density.....	12-29
(6) Lot Coverage.....	12-30
(7) Buildings Per Lot.....	12-30
(8) Setbacks.....	12-30
(9) Location of Uses .....	12-31
(10) Height.....	12-31
(11) Building Size .....	12-31
(12) Off-Street Parking and Loading .....	12-31
(13) Other Regulations .....	12-32

# TABLE OF CONTENTS

PAGE

<b>1208 RM-6 Multi-Storey High Density Apartment</b>	
<b>Residential .....</b>	<b>12-33</b>
(1) Intent.....	12-33
(2) Permitted Uses .....	12-33
(3) Conditions of Use .....	12-34
(4) Lot Size .....	12-35
(5) Density.....	12-35
(6) Lot Coverage.....	12-37
(7) Buildings Per Lot.....	12-37
(8) Setbacks.....	12-37
(9) Location of Uses .....	12-37
(10) Height.....	12-37
(11) Building Size .....	12-37
(12) Off-Street Parking and Loading .....	12-37
(13) Other Regulations .....	12-38

# TABLE OF CONTENTS

	PAGE
<b>1301 RMH-1 Mobile Home Park .....</b>	<b>13-1</b>
<b>(1) Intent.....</b>	<b>13-1</b>
<b>(2) Permitted Uses .....</b>	<b>13-1</b>
<b>(3) Conditions of Use .....</b>	<b>13-1</b>
<b>(4) Lot Size .....</b>	<b>13-1</b>
<b>(5) Density.....</b>	<b>13-1</b>
<b>(6) Lot Coverage.....</b>	<b>13-1</b>
<b>(7) Buildings Per Lot.....</b>	<b>13-1</b>
<b>(8) Setbacks.....</b>	<b>13-2</b>
<b>(9) Location of Uses .....</b>	<b>13-2</b>
<b>(10) Height.....</b>	<b>13-2</b>
<b>(11) Building Size .....</b>	<b>13-3</b>
<b>(12) Off-Street Parking and Loading .....</b>	<b>13-3</b>
<b>(13) Other Regulations .....</b>	<b>13-3</b>

## TABLE OF CONTENTS

	PAGE
<b>1401 Duration of Tourist Accommodation Use .....</b>	<b>14-1</b>
<b>1402 Off-Street Parking Coverage .....</b>	<b>14-1</b>
<b>1403 Accessory Unenclosed Storage .....</b>	<b>14-1</b>
<b>1404 Limiting Distance - Certain Uses .....</b>	<b>14-1</b>
<b>1405 Limiting Distance - Methadone Dispensaries .....</b>	<b>14-1</b>

# TABLE OF CONTENTS

	PAGE
<b>1501 C-1 Local Commercial</b> .....	<b>15-1</b>
(1) Intent.....	15-1
(2) Permitted Use.....	15-1
(3) Conditions of Use .....	15-1
(4) Lot Size .....	15-2
(5) Density.....	15-2
(6) Lot Coverage.....	15-2
(7) Buildings Per Lot.....	15-2
(8) Setbacks.....	15-3
(9) Location of Uses .....	15-3
(10) Height.....	15-3
(11) Building Size .....	15-3
(12) Off-Street Parking and Loading .....	15-3
(13) Other Regulations .....	15-3
<b>1502 C-2 General Commercial</b> .....	<b>15-4</b>
(1) Intent.....	15-4
(2) Permitted Uses .....	15-4
(3) Conditions of Use .....	15-5
(4) Lot Size .....	15-6
(5) Density.....	15-7
(6) Lot Coverage.....	15-7
(7) Buildings Per Lot.....	15-7
(8) Setbacks.....	15-7
(9) Location of Uses .....	15-8
(10) Height.....	15-8
(11) Building Size .....	15-8
(12) Off-Street Parking and Loading .....	15-8
(13) Other Regulations .....	15-8
<b>1503 C-3 Medical Commercial</b> .....	<b>15-9</b>
(1) Intent.....	15-9
(2) Permitted Uses .....	15-9
(3) Conditions of Use .....	15-9
(4) Lot Size .....	15-9

# TABLE OF CONTENTS

	PAGE
<b>1503 cont'd/</b>	
(5) Density.....	15-9
(6) Lot Coverage.....	15-10
(7) Buildings Per Lot.....	15-10
(8) Setbacks.....	15-10
(9) Location of Uses .....	15-10
(10) Height.....	15-10
(11) Building Size .....	15-10
(12) Off-Street Parking and Loading .....	15-11
(13) Other Regulations .....	15-11
<b>1504 C-4 Town Centre Commercial .....</b>	<b>15-12</b>
(1) Intent.....	15-12
(2) Permitted Uses .....	15-12
(3) Conditions of Use .....	15-13
(4) Lot Size .....	15-15
(5) Density.....	15-15
(6) Lot Coverage.....	15-17
(7) Buildings Per Lot.....	15-17
(8) Setbacks.....	15-17
(9) Location of Uses .....	15-18
(10) Height.....	15-19
(11) Building Size .....	15-19
(12) Off-Street Parking and Loading. ....	15-19
(13) Other Regulations .....	15-20
<b>1505 C-5 Community Commercial.....</b>	<b>15-21</b>
(1) Intent.....	15-21
(2) Permitted Uses .....	15-21
(3) Conditions of Use .....	15-22
(4) Lot Size .....	15-23
(5) Density.....	15-24
(6) Lot Coverage.....	15-25
(7) Buildings Per Lot.....	15-25
(8) Setbacks.....	15-25
(9) Location of Uses .....	15-27

# TABLE OF CONTENTS

	PAGE
<b>1505 cont'd/</b>	
(10) Height.....	15-28
(11) Building Size .....	15-28
(12) Off-Street Parking and Loading .....	15-28
(13) Other Regulations .....	15-28
<b>1506 C-6 Casino Commercial .....</b>	<b>15-30</b>
(1) Intent.....	15-30
(2) Permitted Uses .....	15-30
(3) Conditions of Use .....	15-30
(4) Lot Size .....	15-30
(5) Density.....	15-30
(6) Lot Coverage.....	15-30
(7) Buildings Per Lot.....	15-31
(8) Setbacks.....	15-31
(9) Location of Uses .....	15-31
(10) Height.....	15-31
(11) Building Size .....	15-31
(12) Off-Street Parking and Loading. ....	15-31
(13) Other Regulations .....	15-32
<b>1507 C-7 Transit Village Commercial .....</b>	<b>15-33</b>
(1) Intent.....	15-33
(2) Permitted Uses .....	15-33
(3) Conditions of Use .....	15-34
(4) Lot Size .....	15-36
(5) Density.....	15-36
(6) Lot Coverage.....	15-37
(7) Buildings Per Lot.....	15-38
(8) Setbacks.....	15-38
(9) Location of Uses .....	15-38
(10) Height.....	15-39
(11) Building Size .....	15-39
(12) Off-Street Parking and Loading. ....	15-39
(13) Other Regulations .....	15-39

# TABLE OF CONTENTS

	PAGE
<b>1601 CS-1 Service Commercial.....</b>	<b>16-1</b>
(1) Intent.....	16-1
(2) Permitted Uses .....	16-1
(3) Conditions of Use .....	16-3
(4) Lot Size .....	16-4
(5) Density.....	16-4
(6) Lot Coverage.....	16-4
(7) Buildings Per Lot.....	16-4
(8) Setbacks.....	16-5
(9) Location of Uses .....	16-5
(10) Height.....	16-5
(11) Off-Street Parking and Loading .....	16-6
(12) Other Regulations .....	16-6
<b>1602 CS-2 Limited Commercial.....</b>	<b>16-7</b>
(1) Intent.....	16-7
(2) Permitted Uses .....	16-7
(3) Conditions of Use .....	16-8
(4) Lot Size .....	16-9
(5) Density.....	16-9
(6) Lot Coverage.....	16-9
(7) Buildings Per Lot.....	16-9
(8) Setbacks.....	16-10
(9) Location of Uses .....	16-10
(10) Height.....	16-10
(11) Building Size .....	16-10
(12) Off-Street Parking and Loading .....	16-10
(13) Other Regulations .....	16-10

# TABLE OF CONTENTS

PAGE

<b>1603 CS-4 Cabaret Commercial.....</b>	<b>16-11</b>
<b>(1) Intent.....</b>	<b>16-11</b>
<b>(2) Permitted Uses .....</b>	<b>16-11</b>
<b>(3) Conditions of Use .....</b>	<b>16-11</b>
<b>(4) Lot Size .....</b>	<b>16-11</b>
<b>(5) Density.....</b>	<b>16-11</b>
<b>(6) Lot Coverage.....</b>	<b>16-11</b>
<b>(7) Buildings Per Lot.....</b>	<b>16-11</b>
<b>(8) Setbacks.....</b>	<b>16-12</b>
<b>(9) Location of Uses .....</b>	<b>16-12</b>
<b>(10) Height.....</b>	<b>16-12</b>
<b>(11) Building Size .....</b>	<b>16-12</b>
<b>(12) Off-Street Parking and Loading .....</b>	<b>16-12</b>
<b>(13) Other Regulations .....</b>	<b>16-12</b>

# TABLE OF CONTENTS

	PAGE
<b>1701 SS-1 Service Station Residential .....</b>	<b>17-1</b>
(1) Intent.....	17-1
(2) Permitted Uses .....	17-1
(3) Conditions of Use .....	17-1
(4) Lot Size .....	17-1
(5) Density.....	17-2
(6) Lot Coverage.....	17-2
(7) Buildings Per Lot.....	17-2
(8) Setbacks.....	17-2
(9) Location of Uses .....	17-3
(10) Height.....	17-3
(11) Building Size .....	17-3
(12) Off-Street Parking and Loading .....	17-3
(13) Other Regulations .....	17-3
<b>1702 SS-2 Service Station Commercial .....</b>	<b>17-4</b>
(1) Intent.....	17-4
(2) Permitted Uses .....	17-4
(3) Conditions of Use .....	17-4
(4) Lot Size .....	17-4
(5) Density.....	17-5
(6) Lot Coverage.....	17-5
(7) Buildings Per Lot.....	17-5
(8) Setbacks.....	17-5
(9) Location of Uses .....	17-6
(10) Height.....	17-6
(11) Building Size .....	17-6
(12) Off-Street Parking and Loading .....	17-6
(13) Other Regulations .....	17-6
<b>1703 SS-3 Service Station Repair .....</b>	<b>17-7</b>
(1) Intent.....	17-7
(2) Permitted Uses .....	17-7
(3) Conditions of Use .....	17-7
(4) Lot Size .....	17-8

# TABLE OF CONTENTS

	PAGE
<b>1703</b> cont'd/	
(5) Density.....	17-8
(6) Lot Coverage.....	17-8
(7) Buildings Per Lot.....	17-8
(8) Setbacks.....	17-8
(9) Location of Uses .....	17-9
(10) Height.....	17-9
(11) Building Size .....	17-9
(12) Off-Street Parking and Loading .....	17-9
(13) Other Regulations .....	17-9

# TABLE OF CONTENTS

	PAGE
<b>1801 B-1 Business Enterprise .....</b>	<b>18-1</b>
(1) Intent.....	18-1
(2) Permitted Uses .....	18-1
(3) Conditions of Use .....	18-2
(4) Lot Size .....	18-3
(5) Density.....	18-3
(6) Lot Coverage.....	18-3
(7) Buildings Per Lot.....	18-3
(8) Setbacks.....	18-3
(9) Location of Uses .....	18-3
(10) Height.....	18-4
(11) Building Size .....	18-4
(12) Off-Street Parking and Loading .....	18-4
(13) Other Regulations .....	18-4

# TABLE OF CONTENTS

	PAGE
<b>1901 M-1 General Industrial .....</b>	<b>19-1</b>
(1) Intent.....	19-1
(2) Permitted Uses .....	19-1
(3) Conditions of Use .....	19-2
(4) Lot Size .....	19-2
(5) Density.....	19-2
(6) Lot Coverage.....	19-2
(7) Buildings Per Lot.....	19-2
(8) Setbacks.....	19-3
(9) Location of Uses .....	19-3
(10) Height.....	19-3
(11) Building Size .....	19-4
(12) Off-Street Parking and Loading .....	19-4
(13) Other Regulations .....	19-4
<b>1902 M-2 Industrial Business.....</b>	<b>19-5</b>
(1) Intent.....	19-5
(2) Permitted Uses .....	19-5
(3) Conditions of Use .....	19-6
(4) Lot Size .....	19-6
(5) Density.....	19-6
(6) Lot Coverage.....	19-6
(7) Buildings Per Lot.....	19-6
(8) Setbacks.....	19-7
(9) Location of Uses .....	19-7
(10) Height.....	19-7
(11) Building Size .....	19-7
(12) Off-Street Parking and Loading .....	19-7
(13) Other Regulations .....	19-7

# TABLE OF CONTENTS

	PAGE
<b>2001 P-1 Civic Institutional.....</b>	<b>20-1</b>
(1) Intent.....	20-1
(2) Permitted Uses .....	20-1
(3) Conditions of Use .....	20-1
(4) Lot Size .....	20-1
(5) Density.....	20-2
(6) Lot Coverage.....	20-2
(7) Buildings Per Lot.....	20-2
(8) Setbacks.....	20-2
(9) Location of Uses .....	20-3
(10) Height.....	20-3
(11) Building Size .....	20-3
(12) Off-Street Parking and Loading .....	20-3
(13) Other Regulations .....	20-3
<b>2002 P-2 Special Institutional.....</b>	<b>20-4</b>
(1) Intent.....	20-4
(2) Permitted Uses .....	20-4
(3) Conditions of Use .....	20-4
(4) Lot Size .....	20-4
(5) Density.....	20-4
(6) Lot Coverage.....	20-4
(7) Buildings Per Lot.....	20-5
(8) Setbacks.....	20-5
(9) Location of Uses .....	20-5
(10) Height.....	20-5
(11) Building Size .....	20-5
(12) Off-Street Parking and Loading .....	20-6
(13) Other Regulations .....	20-6
<b>2003 P-3 Special Recreational.....</b>	<b>20-7</b>
(1) Intent.....	20-7
(2) Permitted Uses .....	20-7
(3) Conditions of Use .....	20-7
(4) Lot Size .....	20-7

# TABLE OF CONTENTS

	PAGE
<b>2003 cont'd/</b>	
(5) Density.....	20-7
(6) Lot Coverage.....	20-8
(7) Buildings Per Lot.....	20-8
(8) Setbacks.....	20-8
(9) Location of Uses .....	20-8
(10) Height.....	20-9
(11) Building Size .....	20-9
(12) Off-Street Parking and Loading .....	20-9
(13) Other Regulations .....	20-9
<b>2004 P-4 Special Care Institutional.....</b>	<b>20-10</b>
(1) Intent.....	20-10
(2) Permitted Uses .....	20-10
(3) Conditions of Use .....	20-10
(4) Lot Size .....	20-10
(5) Density.....	20-10
(6) Lot Coverage.....	20-10
(7) Buildings Per Lot.....	20-10
(8) Setbacks.....	20-11
(9) Location of Uses .....	20-11
(10) Height.....	20-11
(11) Building Size .....	20-12
(12) Off-Street Parking and Loading .....	20-12
(13) Other Regulations .....	20-12
<b>2005 P-5 Special Park .....</b>	<b>20-13</b>
(1) Intent.....	20-13
(2) Permitted Uses .....	20-13
(3) Conditions of Use .....	20-13
(4) Lot Size .....	20-13
(5) Density.....	20-13
(6) Lot Coverage.....	20-13
(7) Buildings Per Lot.....	20-14
(8) Setbacks.....	20-14
(9) Location of Uses .....	20-14

# TABLE OF CONTENTS

	PAGE
<b>2005 cont'd/</b>	
<b>(10) Height.....</b>	<b>20-14</b>
<b>(11) Building Size .....</b>	<b>20-14</b>
<b>(12) Off-Street Parking and Loading .....</b>	<b>20-14</b>
<b>(13) Other Regulations .....</b>	<b>20-14</b>

# TABLE OF CONTENTS

PAGE

## 2006 CD-1 Comprehensive Development Zone - 1 ..... 21-1

(1)	Intent.....	21-1
(2)	Permitted Uses .....	21-1
(3)	Conditions of Use .....	21-3
(4)	Lot Size .....	21-4
(5)	Density.....	21-4
(6)	Lot Coverage.....	21-5
(7)	Buildings Per Lot.....	21-7
(8)	Setbacks.....	21-7
(9)	Location of Uses .....	21-7
(10)	Height.....	21-8
(11)	Building Size .....	21-9
(12)	Off-Street Parking and Loading .....	21-10
(13)	Other Regulations .....	21-11
	Schedule A	
	Schedule B	

## 2007 CD-2 Comprehensive Development Zone - 2 ..... 21-12

(1)	Intent.....	21-12
(2)	Permitted Uses .....	21-12
(3)	Conditions of Use .....	21-12
(4)	Lot Size .....	21-12
(5)	Density.....	21-12
(6)	Lot Coverage.....	21-13
(7)	Buildings Per Lot.....	21-13
(8)	Setbacks.....	21-13
(9)	Location of Uses .....	21-13
(10)	Height.....	21-13
(11)	Building Size .....	21-13
(12)	Off-Street Parking and Loading .....	21-14
(13)	Other Regulations .....	21-14

**2105 CD-5 Comprehensive Development Zone - 2 ..... 21-15**

- (1) Intent ..... 21-15**
- (2) Permitted Uses ..... 21-15**
- (3) Lot Size ..... 21-15**
- (4) Density..... 21-15**
- (5) Lot Coverage..... 21-17**
- (6) Buildings Per Lot..... 21-17**
- (7) Setbacks..... 21-17**
- (8) Location of Uses ..... 21-18**
- (9) Height..... 21-18**
- (10) Off-Street Parking and Loading ..... 21-18**
- (11) Other Regulations ..... 21-18**

**2107 CD-7 Comprehensive Development Zone - 7 ..... 21-19**

- (1) Intent ..... 21-19**
- (2) Permitted Uses ..... 21-19**
- (3) Conditions of Use ..... 21-20**
- (4) Lot Size ..... 21-21**
- (5) Density..... 21-22**
- (6) Lot Coverage..... 21-23**
- (7) Buildings Per Lot..... 21-24**
- (8) Setbacks..... 21-24**
- (9) Location of Uses ..... 21-24**
- (10) Height..... 21-25**
- (11) Building Size ..... 21-25**
- (12) Off-Street Parking and Loading ..... 21-25**
- (13) Other Regulations ..... 21-25**

# TABLE OF CONTENTS

	PAGE
<b>PART 1</b>	<b>SHORT TITLE ..... 1-1</b>
<b>PART 2</b>	<b>INTERPRETATION ..... 2-1</b>
<b>PART 3</b>	<b>BASIC PROVISIONS..... 3-1</b>
<b>PART 4</b>	<b>PROCEDURES..... 4-1</b>
<b>PART 5</b>	<b>GENERAL REGULATIONS..... 5-1</b>
<b>PART 6</b>	<b>SUBDIVISION..... 6-1</b>
<b>PART 7</b>	<b>OFF-STREET PARKING AND LOADING..... 7-1</b>
<b>PART 8</b>	<b>AGRICULTURAL AND RESOURCE ZONES ..... 8-1</b>
<b>PART 9</b>	<b>THIS SECTION IS INTENDED FOR USE AT A FUTURE DATE</b>
<b>PART 10</b>	<b>ONE-FAMILY RESIDENTIAL ZONES..... 10-1</b>
<b>PART 11</b>	<b>TWO-FAMILY RESIDENTIAL ZONES..... 11-1</b>
<b>PART 12</b>	<b>APARTMENT RESIDENTIAL ZONES..... 12-1</b>
<b>PART 13</b>	<b>MOBILE HOME RESIDENTIAL ZONES..... 13-1</b>
<b>PART 14</b>	<b>COMMERCIAL ZONES - GENERAL REGULATIONS..... 14-1</b>
<b>PART 15</b>	<b>COMMERCIAL ZONES ..... 15-1</b>
<b>PART 16</b>	<b>SERVICE COMMERCIAL ZONES ..... 16-1</b>
<b>PART 17</b>	<b>SERVICE STATION ZONES ..... 17-1</b>
<b>PART 18</b>	<b>BUSINESS ENTERPRISE ZONE..... 18-1</b>
<b>PART 19</b>	<b>INDUSTRIAL ZONES ..... 19-1</b>
<b>PART 20</b>	<b>INSTITUTIONAL ZONES..... 20-1</b>
<b>PART 21</b>	<b>COMPREHENSIVE DEVELOPMENT ZONES..... 21-1</b>

## **TABLE OF CONTENTS**

### **SCHEDULES**

<b>SCHEDULE A</b>	<b>ZONING MAPS</b>
<b>SCHEDULES B, C &amp; D</b>	<b>EXEMPT AREAS FROM SECTIONS 1001(11)(a), 1003(11)(a), 1006(11)(a) and 1101(11)(a)</b>
<b>SCHEDULE G</b>	<b>DESIGNATED 200-YEAR FLOODPLAIN OF THE BRUNETTE, COQUITLAM, FRASER AND PITT RIVERS MAPS 1 - 3</b>
<b>SCHEDULE H</b>	<b>NORTHEAST COQUITLAM LANDSCAPING AREA</b>
<b>SCHEDULE K</b>	<b>METHADONE DISPENSARY LIMITING DISTANCES</b>
<b>SCHEDULE L</b>	<b>BURIAN DRIVE OVERLAY ZONE</b>
<b>SCHEDULE M</b>	<b>RS-7 CARRIAGE HOUSE BOUNDARY</b>
<b>SCHEDULE N</b>	<b>AUSTIN HEIGHTS HOUSING CHOICES SUB-AREA</b>
<b>SCHEDULE O</b>	<b>EVERGREEN LINE CORE AND SHOULDER STATION AREAS MAPS 1 &amp; 2</b>