

PART 18 BUSINESS ENTERPRISE ZONE

1801 B-1 Business Enterprise

(1) Intent

The zone provides for most types of *industrial uses, office uses, commercial recreation uses and commercial uses* which support industrial activities.

(2) Permitted Uses

Principal uses, limited to the following, and as further limited under sub-section (3)(a):

Commercial, limited to:

- (a) *building supplies*, as limited under sub-section (3)(b);
- (b) *child-minding service*, as limited under sub-section (3)(c);
- (c) *commercial recreation*;
- (d) *contractor service*;
- (e) *grocery store*, as limited under sub-section (3)(d);
- (f) *industrial office*;
- (g) *household goods and business goods*, retail sale and rental, as limited under sub-section (3)(e);
- (h) *office*;
- (i) *personal services*, limited to physio, speech, and neurological therapy as limited under sub-section (3)(f);
- (j) *restaurant*, as limited under sub-section (3)(d);
- (k) *retail, sale, leasing, rental, servicing and repair of automobiles*, as limited under sub-section (3)(g);
- (l) *specialty food retail*, as limited under sub-section (3)(d);
- (m) *trade school*; and
- (n) *liquor manufacturing*.

Industrial, except:

- (a) *batch plants for concrete and asphalt*;
- (b) *manufacture of concrete products*; and
- (c) *recycling, processing, or salvaging of motor vehicles*.

Public service

Accessory Use, limited to:

- (a) *Accessory advertising*
- (b) *Accessory health care and athletic rehabilitation and treatment services, exclusive to a commercial recreation use*
- (c) *Accessory office*, as limited under sub-section (3)(a)
- (d) *Accessory off-street parking*
- (e) *Accessory off-street loading*
- (f) *Accessory retail*, as limited under sub-section 3(a)
- (g) *Accessory unenclosed storage*, as limited under sub-section (3)(g) and (i)

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- (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) All permitted *uses*, *accessory office* and *accessory retail uses* except for seasonal outdoor seating, where accessory to a *liquor manufacturing use* must be enclosed with a *building*.

- (b) A *building supplies* use is only permitted at the following location:

Parcel Identifier No.	Address
018-605-460	1900 United Boulevard

- (c) A child-minding service use is permitted only at the following location:

Parcel Identifier No.	Address
008-596-352	277 Schoolhouse Street (1550 Booth Avenue)

- (d) *Grocery store*, *restaurant* and *specialty food retail uses* must not exceed a maximum *gross floor area* of 85 m², except a *restaurant* use of up to 150 m² and *specialty food retail use* of up to 210 m² which is permitted only at the following location:

Parcel Identifier No.	Address
028-371-798	1988 United Boulevard

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

- (f) *Personal services*, limited to physio, speech, and neurological therapy is permitted only at the following location:

Parcel Identifier No.	Address
008-596-352	277 Schoolhouse Street (1580 – 1582 Booth Avenue)

- (g) Retail sale, leasing, rental, servicing and repair of automobiles and *accessory unenclosed storage* is permitted only at the following location:

Parcel Identifier No.	Address
018-623-719	1751 United Boulevard
018-470-424	1881 United Boulevard
008-596-352	277 Schoolhouse Street (273 – 287 Schoolhouse Street, 1520 – 1594 Booth Avenue)

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- (i) *Accessory unenclosed storage* where permitted under (g), above, must be the located on land which is
 - (i) surfaced with an 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) Not applicable in this zone.

(5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 2.0 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) *Buildings* and *structures* for the uses must be sited no closer than the corresponding setbacks from *lot lines* set out below:

Uses <i>Buildings</i> and <i>Structures</i>	<i>Lot Lines</i> <i>Along a</i> <i>Street</i> (metres)	<i>Rear Lot Line</i> abutting an <i>Industrial</i> or <i>Business</i> zone (metres)	<i>Rear Lot</i> <i>Line</i> abutting all other zones (metres)	<i>Interior Side</i> <i>Lot Line</i> abutting an <i>Industrial</i> or <i>Business</i> zone (metres)	<i>Interior Side</i> <i>Lot Line</i> all other zones (metres)
<i>All buildings</i> and <i>structures</i>	7.6	-	7.6	-	3.0

- (b) 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.

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(10) Height

Buildings and structures must not exceed a height of eight (8) storeys.

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

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