

## ZONING INFORMATION

General Information - this is a summary only. Consult Zoning Bylaw No. 7600-2019 for details

Zone	Bylaw Section Number	Zone Name	Principal Uses Refer to zone for all Principal Uses	Minimum Lot Area * Refer to Zone	Minimum Lot Width * Refer to Zone	Minimum Lot Depth * Refer to Zone	Minimum Setbacks (metres) for Principal Use(s) * Refer to Zone				Maximum Height (metres)	Conditions Refer to zone for specific details
							Front	Rear	Interior	Exterior		
<b>Part 5 - Agricultural Zones</b>												
A-1	501	Small Holding Agricultural	Agricultural	2.0 ha	60.0 m	150.0m	30.0m	15.0m	15.0m	30.0m	15.0m	Subject to Farm Home Plate requirements if in the ALR.
			Single Detached Residential				7.5m	7.5m	1.5m *	4.5m	9.5m	
A-2	502	Upland Agricultural	Agricultural	4.0 ha	75.0m	150.0m	30.0m	15.0m	15.0m	30.0m	15.0m	Subject to Farm Home Plate requirements if in the ALR.
			Single Detached Residential				7.5m	7.5m	1.5m *	4.5m	9.5m	
A-3	503	Extensive Agricultural	Agricultural	8.0 ha	100.0m	150.0m	30.0m	15.0m	15.0m	30.0m	15.0m	Subject to Farm Home Plate requirements if in the ALR.
			Single Detached Residential				7.5m	7.5m	1.5m *	4.5m	9.5m	
A-4	504	Intensive Greenhouse	Greenhouse	1.8 ha	48.0m	150.0m	15.0m	15.0m	7.5m	7.5m	15.0m	Subject to Farm Home Plate requirements if in the ALR.
			Single Detached Residential				7.5m	7.5m	1.5m	4.5m	9.5m	
A-5	505	Agricultural Only	Agricultural	8.0 ha	100.0m	150.0m	15.0m	15.0m	15.0m	15.0m	15.0m	
<b>Part 6 - Residential Zones</b>												
R-1	601	Single Detached (Low Density) Urban Residential	Single Detached Residential	371.0m <sup>2</sup>	12.0m or 13.5m corner lot	24.0m	5.5m	6.0m	1.2m	3.0m	9.5m	
R-2	602	Single Detached (Medium Density) Urban Residential	Single Detached Residential	315.0m <sup>2</sup>	9.0m or 13.5m corner lot	30.0m	3.0m	13.0m	1.2m	3.0m	9.5m	Rear lane access.
					11.0m or 13.5m corner lot	27.0m		6.0m				No rear lane. Garage front setback 5.5m
R-3	603	Single Detached (Intensive) Urban Residential	Single Detached Residential	255.0m <sup>2</sup>	8.5m or 13.5m corner lot	30.0m	3.0m	11.0m	1.2m	2.0m	9.5m	Rear lane access.
					11.0m or 13.5m corner lot	27.0m		6.0m				No rear lane. Garage front setback 5.5m

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							Front	Rear	Interior	Exterior							
R-4	604	Single Detached (Infill) Urban Residential	Single Detached Residential	450.0m <sup>2</sup>	12.0m or 13.5m corner lot	24.0m	6.0m	6.0m	1.5m	3.0m	8.0m						
RS-1	605	Single Detached Residential	Single Detached Residential	668.0m <sup>2</sup>	18.0m	27.0m	7.5m	7.5m	1.5m	4.5m	8.0m						
RS-1a	606	Single Detached (Amenity) Residential	Single Detached Residential	668.0m <sup>2</sup>	18.0m	27.0m	7.5m	7.5m	1.5m	4.5m	9.5m	Minimum 120.0m <sup>2</sup> finished floor area					
RS-1b	607	Single Detached (Medium Density) Residential	Single Detached Residential	557.0m <sup>2</sup>	15.0m	27.0m	6.0m	6.0m	1.5m	3.0m	9.5m	Density Bonus for Albion Area available.					
				371.0m <sup>2</sup>	12.0m or 13.5m corner lot	24.0m	5.5m		1.2m								
RS-1c	608	Single Detached (Low Density) Residential	Single Detached Residential and Two-Unit Residential	1,200.0m <sup>2</sup>	24.0m	36.0m	9.0m	9.0m	2.5m	9.0m	9.5m						
RS-1d	609	Single Detached (Half Acre) Residential	Single Detached Residential and Two-Unit Residential	2,000.0m <sup>2</sup>	30.0m	40.0m	9.0m	9.0m	2.5m	9.0m	9.5m	Density Bonus for Albion Area available.					
				557.0m <sup>2</sup>	15.0m	27.0m	6.0m	6.0m	1.5m	3.0m							
RS-2	610	Single Detached Suburban Residential	Agricultural	0.4 ha	36.0m	60.0m	30.0m	30.0m	15.0m	30.0m	15.0m						
			Single Detached Residential				7.5m	7.5m	1.5m *	4.5m	9.5m						
RS-3	611	Single Detached Rural Residential	Agricultural	0.8 ha*	60.0m	75.0m	30.0m	30.0m	15.0m	30.0m	15.0m	Community Water					
				2.0 ha*								No Community Water					
			Single Detached Residential	0.8 ha								7.5m	7.5m	1.5m *	4.5m	9.5m	Community Water
				2.0 ha													No Community Water

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							Front	Rear	Interior	Exterior		
RST	612	Street Townhouse Residential	Street Townhouse Residential	195.0 m <sup>2</sup> to 273.0m <sup>2</sup> *	* Refer to Zone	* Refer to Zone	4.0m	14.0m	0.0m to 1.5m *	3.0m	9.5m	Lane access
								8.0m				No lane access. Garage front setback 5.5m
RST-SV	613	Street Townhouse Residential – Silver Valley	Street Townhouse Residential	225.0m <sup>2</sup> to 315.0m <sup>2</sup> *	* Refer to Zone	* Refer to Zone	4.0m	14.0m	0.0m to 1.2m *	3.0m	9.5m	Lane access
				202.0m <sup>2</sup> to 283.0m <sup>2</sup> *				6.0m				No lane access. Garage front setback 5.5m
SRS	614	Special Urban Residential	Single Detached Residential	837.0m <sup>2</sup>	18.0m	27.0m	7.5m	10.0m	2.0m	4.5m	9.5m	
RT-1	615	Two-Unit Urban Residential	Single Detached Residential and Two-Unit Residential	750.0m <sup>2</sup>	20.0m	27.0m	7.5m	7.5m	1.5m *	4.5m	9.5m	Outside Town Centre Area
				557.0m <sup>2</sup>			5.5m					Within Town Centre Area
RT-2	616	Ground-Oriented Residential Infill	Triplex Residential	800.0m <sup>2</sup>	20.0m	27.0m	7.5m	7.5m	2.25m	4.5m	8.0m	Outside Town Centre Area
				700.0m <sup>2</sup>			5.5m					Within Town Centre Area
			Fourplex Residential	850.0m <sup>2</sup>	22.0m	30.0m	6.0m	7.5m	2.25m	4.5m	8.0m	Outside Town Centre Area
				800.0m <sup>2</sup>			5.5m					Within Town Centre Area
			Courtyard Residential	950.0m <sup>2</sup>	25.0m	35.0m	6.0m	7.5m	2.25m	4.5m	8.0m	Outside Town Centre Area
				900.0m <sup>2</sup>			5.5m					Within Town Centre Area

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							Front	Rear	Interior	Exterior		
RM-1	617	Low Density Townhouse Residential	Townhouse Residential	1,000.0 m <sup>2</sup>	27.0m	30.0m	5.0m	7.5m	6.0m	7.5m	9.5m	Within Town Centre Area. Density Bonus for Town Centre Area and Major Corridor available.
							6.0m		7.5m			Outside Town Centre Area. Density Bonus for Town Centre Area and Major Corridor available.
			Apartment Residential	1,115.0 m <sup>2</sup>	18.0m	N/A	7.5m	11.0m	Density Bonus for Albion Area available.			
RM-2	618	Medium Density Apartment Residential	Apartment Residential	1,300.0 m <sup>2</sup>	30.0m	N/A	7.5m	7.5m	7.5m	7.5m	Minimum 11.0m to Maximum 22.0m and 6 storeys	Town Centre Area, excluding Port Haney/Waterfront. Density Bonus for Town Centre Area and Major Corridor available.
											Minimum 11.0m to Maximum 15.0m and 4 storeys	Port Haney/Waterfront or outside Town Centre Area. Density Bonus for Town Centre Area and Major Corridor available.
RM-3	619	Medium/High Density Apartment Residential	Apartment Residential	1,300.0 m <sup>2</sup>	30.0m	N/A	7.5m	7.5m	7.5m	7.5m	Minimum 18.0m and 5 storeys to Maximum 43.0m	Town Centre Area, excluding Port Haney/Waterfront. Density Bonus for Town Centre Area and Major Corridor available.

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							Front	Rear	Interior	Exterior		
RM-4	620	Medium Density Townhouse Residential	Apartment Residential	1,115.0 m <sup>2</sup>	18.0m	N/A	7.5m	7.5m	7.5m	7.5m	11.0m	Density Bonus for Townhouse in Town Centre Area and Major Corridor available.
			Townhouse Residential								9.5m	
			Apartment Residential or Townhouse Residential								Minimum 11.0m to Maximum 15.0m	
RM-5	621	Low Density Apartment Residential	Apartment Residential	1,115.0m <sup>2</sup>	30.0m	N/A	7.5m	6.0m	6.0m	7.5m	11.0m	Density Bonus for Townhouse in Town Centre Area and Major Corridor available.
			Townhouse Residential								9.5m	
RM-6	622	Town Centre High Density Apartment Residential	Apartment Residential	2,000.0m <sup>2</sup>	30.0m	N/A	4.5m	7.5m	7.5m	4.5m	Minimum 37.0m and 10 storeys to Maximum 73.0m	Density Bonus for Town Centre Area and Major Corridor available.
RE	623	Elderly Citizens Residential	Elderly Citizens Residential	2.0 ha	60.0m	N/A	7.5m	9.0m	4.5m	7.5m	15.0m	
RG	624	Group Housing Residential	Group Housing and Single Detached Residential	0.8 ha	60.0m	N/A	7.5m	9.0m	4.5m	7.5m	9.5m	Strata development with groups, rows or clusters of units.
RG-2	625	Suburban Residential Strata	Group Housing , Single Detached and Two-Unit Residential	4.0 ha	75.0m	N/A	15.0m	15.0m	8.0m	15.0m	9.5m	Strata development with groups, rows or clusters of units

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							Front	Rear	Interior	Exterior		
RMH	626	Manufactured Home Park Residential	Manufactured Home Park	4.0 ha	750.m	N/A	4.0m	4.0m	4.0m	4.0m	4.5m	Manufactured Home Park Lot
				352.0m <sup>2</sup> or 371m <sup>2</sup> *	≤4.3m or >4.3m *	* Refer to Zone	4.0m	4.0m	1.2m *	Individual Manufactured Home Sites		
<b>Part 7 – Commercial Zones</b>												
C-1	701	Neighbourhood Commercial		668.0m <sup>2</sup>	18.0m	27.0m	7.5m	6.0m	3.0m	7.5m	7.5m	
C-2	702	Community Commercial		2,500.0m <sup>2</sup>	30.0m	70.0m	3.0m	6.0m	0.0m	3.0m	10.0m and 2 storeys	
											12.0m and 3 storeys	Density Bonus for Town Centre Area and Major Corridor available.
C-3	703	Town Centre Commercial		1,672.0m <sup>2</sup>	36.0m	27.0m	0.0m	6.0m *	0.0m	0.0m	Minimum 11.0m	Town Centre Area, excluding Port Haney/Waterfront. Density Bonus for Residential use in Town Centre Area and Major Corridor available.
											Minimum 11.0m to Maximum 15.0m, and 4 storeys	Port Haney/Waterfront. Density Bonus for Residential use in Town Centre Area and Major Corridor available.
C-4	704	Neighbourhood Pub	Liquor Primary Establishment	929.0m <sup>2</sup>	30.0m	30.0m	7.5m	7.5m	3.0m	7.5m	9.5m	Community Water and Community Sewer
				0.4 ha	36.0m	60.0m						No Community Sewer
				2.0 ha	60.0m	150.0m						No Community Water or Community Sewer

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							Front	Rear	Interior	Exterior				
C-5	705	Village Centre Commercial		668.0m <sup>2</sup>	18.0m	27.0m	3.0m	6.0m	1.5m	3.0m	9.5m			
C-6	706	Community Gaming Facility	Community Gaming Facility	0.4 ha	30.0m	70.0m	1.5m	2.0m	0.0m	3.5m	11.0m			
CRM	707	Commercial/Residential		668.0m <sup>2</sup>	18.0m	27.0m	0.0m	6.0m*	0.0m	0.0m	15.0m			
CS-1	708	Service Commercial		929.0m <sup>2</sup>	18.0m	30.0m	9.0m	6.0m	0.0m*	7.5m	7.5m	Community Water and Community Sewer		
				2,000.0m <sup>2</sup>	30.0m	36.0m						No Community Sewer		
				0.4 ha	36.0m	60.0m						No Community Water or Community Sewer		
CS-2	709	Service Station Commercial	Service Station, Car Wash	1,100.0m <sup>2</sup>	30.0m	36.0m	9.0m	6.0m	6.0m	7.5m	7.5m			
			Service Station with Restaurant <b>or</b> Convenience Store	1,600.0m <sup>2</sup>	30.0m	36.0m								
			Service Station with Restaurant <b>and</b> Convenience Store	2,100.0m <sup>2</sup>	30.0m	36.0m								
CS-3	710	Recreation Commercial	Manufactured Home Park	0.4 ha	36.0m	60.0m	9.0m	6.0m	7.5m	7.5m	7.5m			
							4.0m	4.0m	4.0m	4.0m			4.5m	Setback from Lot Boundary
							4.0m	4.0m	3.0m*					Setback on individual Manufactured Home Sites
CS-4	711	Rural Commercial		0.4 ha	36.0m	60.0m	7.5m	6.0m	6.0m	7.5m	7.5m	Community Water and Community Sewer		
				0.8 ha	36.0m	60.0m						No Community Sewer		
				2.0 ha	60.0m	150.0m						No Community Water or Community Sewer		
CS-5	712	Adult Entertainment and Pawnshop Service Commercial		929.0m <sup>2</sup>	18.0m	36.0m	9.0m	6.0m	0.0m*	7.5m	7.5m	Community Water and Community Sewer		
				2,000.0m <sup>2</sup>	30.0m	36.0m						No Community Sewer		
				0.4 ha	36.0m	60.0m						No Community Water or Community Sewer		

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H-1	713	Heritage Commercial		186.0m <sup>2</sup>	6.0m	27.0m	0.0m	6.0m	0.0m	0.0m	11.0m	
			Tourist Accommodation Use	1,390.0m <sup>2</sup>								
H-2	714	Hammond Village Commercial		191.0m <sup>2</sup>	6.0m	27.0m	0.0m	1.5m	0.0m	4.5m	Minimum 11.0m to Maximum 15.0m	All lots except on Schedule "F".
											Minimum 3.6m to Maximum 11.0m	Lots within area on Schedule "F" (Hammond Commercial and Off-Street Parking)
<b>Part 8 - Industrial Zones</b>												
M-1	801	Service Industrial		2,000.0m <sup>2</sup>	30.0m	50.0m	6.0m*	6.0m*	3.0m*	6.0m*	12.0m	
M-2	802	General Industrial		2,000.0m <sup>2</sup>	30.0m	50.0m	6.0m*	6.0m*	1.5m*	6.0m*	18.0m	Community Water and Community Sewer
				0.4 ha								No Community Sewer
				0.8 ha								No Community Water or Community Sewer
M-3	803	Business Park Industrial		2,000.0m <sup>2</sup>	30.0m	50.0m	6.0m	3.0m*	1.5m*	4.5m	15.0m	
M-4	804	Extraction Industrial		2.0 ha	60.0m	150.0m	7.5m	7.5m	7.5m	7.5m	15.0m	
M-5	805	High Impact Industrial		2.0 ha	60.0m	75.0m	15.0m*	15.0m*	15.0m*	15.0m*	18.0m	



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							Front	Rear	Interior	Exterior		
<b>Part 9 – Institutional Zones</b>												
P-1	901	Park and School	Animal Shelter	2.0 ha	N/A	N/A	7.5m	7.5m	7.5m	7.5m	18.0m	
			Assembly Use	668.0m <sup>2</sup>							15.0m	
			Indoor Commercial Recreation or School									
P-2	902	Special Institutional	Assembly Use	668.0m <sup>2</sup>	18.0m	27.0m	7.5m	7.5m	7.5m	7.5m	18.0m	
			Private Hospital Use									
P-3	903	Children's Institutional	Children's Institutional	0.4 ha	36.0m	60.0m	7.5m	7.5m	1.5m*	7.5m	11.0m	
P-4	904	Place of Worship	Place of Worship	0.4 ha	36.0m	60.0m	7.5m	7.5m	3.0m	4.5m	11.0m	
			Assembly									
P-4a	905	Place of Worship and Educational	Place of Worship	0.4 ha	36.0m	60.0m	7.5m	7.5m	3.0m	4.5m	11.0m	
			Assembly									
P-5	906	Corrections and Rehabilitation		929.0m <sup>2</sup> *	22.5m	42.0m	7.5m	7.5m	3.0m	4.5m	30.0m	
P-6	907	Civic	Assembly Use	N/A	N/A	N/A	7.5m	7.5m	3.0m	4.5m	18.0m	
			Off-Street Parking Use									
<b>Part 10 – Comprehensive Development</b>												
CD Zones	Part 10	Refer to Part 10 of the Zoning Bylaw										