

City of Vancouver  
British Columbia

---

# Zoning and Development By-law

No. 3575

---

This By-law is printed under and by authority  
of the Council of the City of Vancouver

(Consolidated for convenience and effective November 14, 2022)



# Contents

## Administrative Sections

### Administrative Sections

Section 1: Administration

Section 2: Definitions

Section 3: Authorities

Section 4: Development Permits

Section 5: By-law Relaxations and Powers of Discretion

Section 6: Amendments to the By-law

Section 7: General Prohibitions

Section 8: Building Lines

Section 9: Zoning Districts

Section 10: General Regulations

Section 11: Use-Specific Regulations

Section 12: Enforcement

Section 13: Penalties

Section 14: Repeal of Previous By-laws

Section 15: Effective Date of By-law

## District Schedules

### Limited Agriculture

RA-1 District Schedule

### Residential

FM-1 District Schedule

RM-1 and RM-1N Districts Schedule

RM-2 District Schedule

RM-3 District Schedule

RM-3A District Schedule

RM-4 and RM-4N Districts Schedule

RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule

RM-6 District Schedule

RM-7, RM-7N and RM-7AN Districts Schedule

RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule

RM-9A and RM-9AN Districts Schedule

RM-9, RM-9N and RM-9BN Districts Schedule

RM-10 and RM-10N Districts Schedule

RM-11 and RM-11N Districts Schedule

RM-12N District Schedule

RS-1 District Schedule

RS-1A District Schedule

RS-1B District Schedule

RS-2 District Schedule

RS-3 and RS-3A Districts Schedule

RS-5 District Schedule

RS-6 District Schedule

RS-7 District Schedule

RT-1 District Schedule

RT-2 District Schedule

RT-3 District Schedule

RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule

RT-5 and RT-5N Districts Schedule

RT-6 District Schedule

RT-7 District Schedule

RT-8 District Schedule

RT-9 District Schedule

RT-10 and RT-10N Districts Schedule

RT-11 and RT-11N Districts Schedule

## Rental

RR-1 District Schedule

RR-2A, RR-2B and RR-2C Districts Schedule

RR-3A and RR-3B Districts Schedule

## Commercial

C-1 District Schedule

C-2 District Schedule

C-2B District Schedule

C-2C District Schedule

C-2C1 District Schedule

C-3A District Schedule

C-5, C-5A and C-6 Districts Schedule

C-7 and C-8 Districts Schedule

FC-1 District Schedule

FC-2 District Schedule

## Industrial

I-1 District Schedule

I-1A District Schedule

I-1B District Schedule

I-1C District Schedule

I-2 District Schedule

I-3 District Schedule

I-4 District Schedule

IC-1 and IC-2 Districts Schedule

IC-3 District Schedule

M-1 District Schedule

M-1A District Schedule

M-1B District Schedule

M-2 District Schedule

MC-1 and MC-2 Districts Schedule

## Historic Area

HA-1 and HA-1A Districts Schedule

HA-3 District Schedule

HA-2 District Schedule

## Comprehensive Development (CD districts)

CD-1 (Comprehensive Development) District Schedule Downtown Eastside/Oppenheimer District

BC Place/ Expo District

False Creek Comprehensive Development District

Central Waterfront District

First Shaughnessy District Schedule

Downtown District

## General Regulations

### General schedules

Schedule C: Streets Requiring Landscaped Setbacks

Schedule G: Heritage Amenity Share Cost Schedule

Schedule D: Zoning District Plan

Schedule H: Stipulated Rents at initial occupancy for secured market rental housing

Schedule E: Building Lines

Schedule F: Affordable Housing and Amenity Share Cost Schedule

Schedule I: Rainfall intensity-duration frequency curves