
303. GENERAL COMMERCIAL DISTRICT (C3)

This District is designed to serve the needs of a large consumer population, both on a local and a municipal level.

303.1 Uses Permitted in a C3 Zoning District:

- (1) Automobile showrooms including automobile repair services and motor vehicle inspections. (B/L No. 9530-91-02-25)
 - (1.1) Automobile repair services or motor vehicle inspections where such services or inspections are operated in conjunction with the retail sale of new and remanufactured automobile parts and accessories and where such use is included as part of a comprehensive development plan that is subject to the provisions of the CD (Comprehensive Development) District. (B/L No. 11032-99-12-13)
 - (1.2) Automobile rentals where such use is included as part of a comprehensive development plan that is subject to the provisions of the CD (Comprehensive Development) District. (B/L No. 11154-00-11-06)
- (2) Banks. (B/L No. 9530-91-02-25)
 - (2a) Beverage container return centres, subject to a maximum gross floor area of 280m² (3,013.99 sq. ft.). (B/L No. 10799-98-10-05)
 - (2b) Boat showrooms including minor repair shops. (B/L No. 10799-98-10-05)
- (3) Business and professional offices.
- (4) Cafes and restaurants (excluding drive-in restaurants).
- (5) Self-serve gasoline service stations, which were constructed or converted to this use on or before 1977 January 01, and conventional gasoline service stations, subject to the regulations of the C6 District, and car washing establishments only where such uses are included:
 - (a) as part of a shopping centre, or
 - (b) in combination with, and on the same lot as an automobile showroom and/or establishment for the retail sale of new automobile parts and accessories. (B/L No. 6906-77-01-31)
- (6) Clubs or lodges.
- (7) Commercial schools and self-improvement schools. (B/L No. 9443-90-09-04)
- (8) Establishments occupying a maximum of 278.7 m² (3,000 sq. ft.) where patrons make beer, cider and wine for their personal consumption. (B/L No. 10022-94-07-11)
- (9) Fitness and health facilities, steam baths. (B/L No. 11204-01-02-12)
- (10) Hotels.

- (11) Parking garages, provided that where a lot abuts a lot in an A, R or RM District a side yard shall be provided of not less than 6.0 m (19.69 ft.) in width.
- (12) Personal service establishments, including: barbershops, beauty parlours, dry cleaning establishments, electrical appliance repair shops, florist shops, laundromats, optical or watch repair shops, outdoor produce shops, outdoor garden shops (for not more than six months in any year), photographic studios, shoe repair shops, tailor shops, dressmaking shops and similar establishments.
(B/L No. 11941-05-08-29)
- (13) Public assembly and entertainment uses, excluding drive-in theatres.
(B/L No. 13731-17-04-10)
- (14) Public transportation depots.
- (14a) Residential sales centre. (B/L No. 13188-13-04-15)
- (15) Retail sale of new and remanufactured automobile parts and accessories.
(B/L No. 8916-88-01-11)
- (16) Retail stores that sell new or used goods. (B/L No. 8916-88-01-11)
- (17) Shopping centres.
- (18) Studios (artist, display, radio, recording, television).
- (19) Taxi Dispatch Offices. (B/L No. 5752-70-08-24)
- (20) Dwelling units located above the first storey of a building, subject to the following conditions:
 - (a) That the height of the building shall not exceed 9.0 m (29.53 ft.) nor 2 storeys.
 - (b) That the ground floor of the building shall be used only for commercial purposes.
 - (c) That the maximum density of units shall be not greater than one suite for each 280 m² (3013.99 sq.ft.) of site area
 - (d) That no suite shall contain more than one bedroom.
 - (e) That for each suite, one on-site parking space shall be provided, located in such a way that utilization of secondary access to the commercial premises is not impaired.
 - (f) That a completely separate public entrance to the apartment accommodation shall be provided from the ground floor front elevation, except that on a corner lot access may be from the ground floor side street elevation.
- (20.1) Home occupations other than the operation of a home-based child care facility. (B/L No. 13639-16-12-12)
- (21) Accessory buildings and uses.

- (22) Liquor licence establishments in premises that were being lawfully used for that purpose on January 13, 2003. (B/L No. 11517-03-05-12)
- (23) Discotheques, subject to the provisions of Section 304.1 (34) of the (C4) Service Commercial District. (B/L No. 7090-77-09-26)
- (24) Establishments, of not more than 140 m² (1506.90 sq.ft.) in gross floor area, providing photocopy and duplicating services. (B/L No. 7631-81-06-15)
- (25) Retail sale of new or used furniture. (B/L No. 8916-88-01-11)
- (26) Gaming facilities subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply. (B/L No. 9275-89-12-18)
- (27) Mobile retail carts not exceeding three in number as a use accessory to a principal retail use other than a gasoline service station. (B/L No. 10209-95-06-19)
- (28) Repealed. (B/L No. 11517-03-05-12)
- (29) All-suite hotels, subject to the following conditions:
 - (a) the use must be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District, and
 - (b) the use must be located in the town centre core identified in the community plan adopted for Metrotown, Edmonds, Brentwood or Lougheed. (B/L No. 10473-96-11-04)

303.1A Uses Permitted in C3a Zoning District:

- (1) Uses permitted in General Commercial District C3.
- (2) Liquor stores. (B/L No. 9085-88-10-11)

303.1B Uses Permitted in C3c Zoning District:

- (1) Uses permitted in General Commercial District C3.
- (2) Amusement arcades.
- (3) Billiard halls. (B/L No. 9952-93-09-07)

303.1C Uses Permitted in C3d Zoning District:

- (1) Uses permitted in General Commercial District C3
- (2) Gaming houses subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply. (B/L No. 10708-98-04-06)

303.1D Uses Permitted in C3e Zoning District:

- (1) Uses permitted in General Commercial District C3
- (2) Cyber centres. (B/L No. 11380-02-08-26)

303.1E Uses Permitted in a C3f Zoning District:

- (1) Uses permitted in the General Commercial District C3
- (2) Liquor licence establishments (B/L No. 11517-03-05-12)

303.1F Uses Permitted in C3b Zoning District:

- (1) Uses permitted in General Commercial District C3.
- (2) Body rub salons. (B/L No. 11693-04-04-19)

303.1G Uses Permitted in C3g Zoning District:

- (1) Uses permitted in General Commercial District C3.
- (2) Pawnshops and second-hand stores. (B/L No. 11725-04-05-10)
- (3) Payday loan and similar services. (B/L No. 13495-15-09-14)

303.1H Uses Permitted in C3h Zoning District:

- (1) Uses permitted in General Commercial District C3.
- (2) Licensee retail stores. (B/L No. 11883-05-04-11)

303.2 Conditions of Use:

- (1) Every business or undertaking shall be conducted within a completely enclosed building except for
 - (a) parking and loading facilities,
 - (b) gasoline service stations,
 - (c) outdoor produce shops,
 - (d) outdoor garden shops,
 - (e) outdoor seating at cafes, restaurants or other facilities where food or drink is served, and
 - (f) mobile retail carts, including but not limited to, mobile food carts. (B/L No. 9850-93-03-08)

- (2) All goods produced on the premises shall be sold at retail on the same premises.
- (3) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

303.3 Height of Buildings:

The height of a building shall not exceed 37 m (121.39 ft.) nor 10 storeys.

303.4 Lot Area and Width:

Each lot shall have an area of not less than 560 m² (6029.99 sq.ft.) and a width of not less than 15.0 m (49.21 ft.).

303.5 Floor Area Ratio:

The maximum floor area ratio shall be 5.00, except that where parking spaces are provided in, beneath or on the roof of the principal building (excluding the ground floor of an accessory building which has become a part of the principal building by reason of its attachment to the principal buildings) or underground (where the roof of the underground parking area is not more than 800 mm (2.62 ft.) above the adjacent finished grade), an amount may be added to the floor area ratio equal to 1.00 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 1.00.

(B/L No. 5526-69-06-16)

303.6 Front Yard:

A front yard shall be provided of not less than 2.0 m (6.5 ft.)

(B/L No. 12099-06-06-19).

303.7 Side Yards:

(1) No side yards shall be required, except that where a lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, or is separated by a street or lane therefrom, a side yard shall be provided of a width not less than the required side yard of the abutting lot on the same side, but need not exceed 3.0 m (9.84 ft.) in width.

(B/L No. 12976-11-09-12)

(2) Where a side yard is provided when not required by the provisions of this Bylaw, the side yard adjoining an abutting lot shall be not less than 3.5 m (11.48 ft.) in width. (B/L No. 5042-66-11-28)

303.8 Rear Yard:

A rear yard shall be provided of not less than 3.0 m (9.84 ft.) in depth, except where a lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, such rear yard shall be not less than 6.0 m (19.69 ft.) in depth. (B/L No. 12976-11-09-12)

303.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

303.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.