Permission Key: P =	permitte	ed by-rig	ht I	UP = use	e permit	P0	C = planni	ng commi	ission act	ion	SX = spec	ial except	•		ning admi ng Distric		permit	blar	nk = not	permitte	d *	= see add	litional st	andards	column fo	r referenc	<u>e </u>	
USES		Lan	gley Fligh	ht Appro	oach		Residential Transition		Bud	ckroe Bay	front			on Roads		Langley Business	Е	owntowi	n		Phoebus	•		Fort	Parks	*Additional standards		
	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6		BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	Park LBP	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1 PO-2	on uses
SIDENTIAL - 1, 2 & MULTIFAMILY																												
1-family detached dwelling					P		P*	D	P	P													P	P	UP			Sec. 3-3(
2-family detached dwelling (on one lot)			+				'	P	P	P							P	Р					P	P	UP			Sec. 3-3(
duplex dwelling (on two fee-simple lots)							P*	P	P	P							P	P					P	P	UP			Sec. 3-30
multifamily dwelling							UP*		P	P	Р	Р					P*/UP*	P*/UP*	P*/UP*	Р	Р	Р		P	UP			Sec. 3-3(
townhouse (on a fee-simple lot)							Р										Р	Р	Р	Р	Р	Р		Р	UP			,
manufactured home																												Sec. 3-3
manufactured/mobile home park							UP*												UP*									Sec. 3-3
manufactured/mobile home subdivision							UP*												UP*									Sec. 3-3
upper-floor dwelling units										P*	P*	P*					P*	P*		P*	P*	P*		P*	P*			Sec. 3-3
dwelling unit for resident caretaker/watchman	P*	P*		P*		P*									P*													Sec. 3-3
home occupation			$\overline{}$		P*		P*	P*	P*	P*	P*	P*					P*	P*	P*	P*	P*	P*	P*	P*	P*			Sec. 3-3
OUP LIVING					-																							
boarding/rooming house							Р										Р		Р									
detention facility																												
group home 1					Р		Р	Р	Р	Р							Р	Р	Р				Р	Р				
group home 2																												Sec. 3-3
halfway house																												
juvenile residence																							Р	Р				Sec. 3-3
nursing home							UP										UP	UP	UP									
orphanage																												Sec. 3-3
shelter																												Sec. 3-3
AIL SALES, SERVICES & OFFICE																												
bank, with drive-through		P		P		Р	P			Р	P	Р		P	Р	P	P	Р		UP	UP	UP			UP			
bank, without drive-through		P	Р	Р		Р	P			Р	P	P		Р	Р	P	Р	Р		Р	Р	Р		UP	UP		-	
barber shop/beauty salon		Р					P	LID	LID	P	Р	Р		Р		UP	P	P	LID	P	P	P	LID	UP	UP	P	-	
bed & breakfast 1			1				UP UP	UP	UP	UP							UP	UP	UP	UP	UP	UP	UP	UP	UP	P		
bed & breakfast 2 bicycle sales and repair			++				DP P	UP	UP	UP P	Р	P		P		Р	UP P	UP P	UP	UP P	UP P	UP P	UP	UP UP	UP UP	Р		
bicycle sales and repair boat repair	P	Р					Г			Г	Г	Г		Г		Г	Г	P		Г	Г	Г		UP	UP			
boat repail	P*	Р					P			Р	P	P		P			P	P		P	P	P			UP			Sec. 3-30
car wash. hand/auto detailing	P	P	+				P			Г	Г	Г		Г			Г	Г		Г	Г				UF			360. 3-3
car wash, self-service or automated	•	-	+				'																					
cat wash, sen-service of automated	-	<u> </u>												Р		Р				Р	Р	Р			UP	Р		
clothing maker, custom		Р		Р		Р	Р			Р	Р	Р				 P	Р	Р		Р	P	P			OI .			
computer equipment repair		P								· ·			Р	Р		<u>.</u> P		•		P	P	P						
day care 1, family	P*	P*	P*	P*	Р	P*	Р	Р	Р	Р	Р	Р	P*	P*	P*		Р	Р	Р	Р	Р	Р	Р	Р	Р		P* P*	Sec. 3-3
day care 2, family		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P* P*	Sec. 3-3
day care 1, commercial																ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*		ZA*	Sec. 3-3
day care 2, commercial																UP	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*	Sec. 3-3
day spa							Р									Р	Р	Р		Р	Р	Р		UP	UP			
dry cleaning, collection or pick-up station		Р		Р		Р	Р			Р	Р	Р					Р	Р		Р	Р	Р		UP	UP			
cleaning, closed type using nonflammable liquid							UP										UP	UP										
dry cleaning														Р		UP												
farm supplies/equipment sales and service	Р	Р																										
funeral home/mortuary							UP													Р	Р	Р						
gas station	Р	Р												Р		UP	Р	Р		UP	UP	UP						
hotel										UP	UP	UP	UP	Р			UP	UP		UP	UP	UP	UP	UP	UP	UP		
hotel, extended stay										UP	UP	UP	UP	UP			UP	UP					UP			UP		
laundromat							Р										Р	Р		Р	Р	Р						
			4	Р		Р	Р			P	Р	Р		Р		UP	Р	Р		Р	Р	l P						
liquor store				'			•					•																
liquor store loan office motorcycle sales							P							'			Р	Р		Р	Р	Р						Sec. 3-3

	LFA-1	LFA-2	LFA-3 LFA-4	LFA-5	5 LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	LBP	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2	
office, general		Р	P P		Р	Р			Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	UP	Р				
office, government		P	P P		P	P			P	P	P	P	P	P	P	P	P	Р	Р	Р	P	Р	UP	P				
office, laboratory or research		P*	P* P*		P*					•	•	P*	P*	P*	P*			•	P*	P*	P*	P	UP	P				Sec. 3-3(44)
office, medical		P	P		P	Р			Р	Р	Р	Р	Р	P	P	Р	Р		Р	Р	Р		UP	P				
office, taxicab	Р	Р				Р										Р	Р											
pawn shop																												
print shop/private postal service, max. 500 sq. ft.						Р										Р	Р											
print shop/private postal service, max. 3000 sq. ft.																												
print shop/private postal service, no max.		Р	РР		Р				Р	Р	P	Р	Р	Р	Р				Р	Р	Р			Р				
restaurant 1		P*				P*			P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	P*	P*			Sec. 3-3(12)
restaurant 2		ZA*				ZA*			ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*		ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*			Sec. 3-3(13)
restaurant 3		UP*				UP*			UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*	UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(14)
		P	Р		P	P			P	P	P	Oi	P	Oi	UP	P	P		P	P	P	UP	UP	UP	UP			000. 0-0(14)
retail sales, general		Г	Г		Г	P*				Г	Г		Г		UF	P*	P*		P*	P*	P*	UF	D*	D*	UF			Sec. 3-3(15)
rummage sale, temporary second-hand store						Р										Р	Р		P	P D	P		Р	Р				Sec. 3-3(16)
	P	Р		_											Р				P	P	P			P				360. 3-3(10)
sign painting shop	Р	Р													UP				Р	Р	Р			Р				Sec. 3-3(52)
storage facility 1 storage facility 2															UP													Sec. 3-3(52)
storage facility 2 storage facility 3	P	Р	Р		Р										UP													J e c. J-3(33)
tattoo parlor	F		P		F														UP	UP	UP							
tattoo parior tire sales	P	Р																	UP	UP	UP							Sec. 3-3(17)
tire sales	P	P																										Sec. 3-3(17)
Turkish bath	F	Г				P										Р	Р											Jec. J-3(17)
upholstery shop			P		P										P		r		P	P	P			P				
vehicle repair, heavy	UP	UP		+	Г										Г				Г	Г	Г			Г				
vehicle repair, fleavy		P											Р			Р	Р											
vehicle sales, of new vehicles, to include sales of	Г	Г		+									Г			Г	Г											
used vehicles as accessory to new sales	Р	Р																										
vehicle sales, new vehicle inventory lot	UP	UP		+																								
vehicle sales, new vehicle inventory lot vehicle sales, of used vehicles	UP	UP		+																								
	_			-																								
vehicle repair, accessory to new vehicle sales	Р	P																										
vehicle repair, accessory to used vehicle sales	UP	UP																										0 0 0(40)
vehicle storage, indoor		UP		_																								Sec. 3-3(18)
vehicle storage, outdoor	UP	UP																										Sec. 3-3(32)
vending stand, food																											Р	
INSTITUTIONAL												P							P	P								
college/university, public						P						P	P		P	P	P				Р	Р	UP	P				
college/university, private						UP						Р	Р		UP	UP	UP		UP	UP	UP	Р	UP	P				
hospital						UP P						Р			LID	UP P	UP	_	UP P	UP P	UP P	Р	LID	Р				
library, public						•						P			UP	UP	P UP	P	P	P	P	P	UP UP					
library, private						UP P						P			LID				P	P	P	P						
museum, public												P			UP	P	P	P			•	P	UP					
museum, private						UP P						P	Р		Р	UP P	UP P	UP	P P	P P	P P		UP					
post office religious facility						P*	P*	P*	P*	P*	P*	F			٢	P*	P*	P*	P*	P*	P*	Р	P					Sec. 3-3(24)
										F						٢		r	Г	Г								3 8 0. 3-3(24)
mental health/substance abuse treatment facility																												0 0.0(10)
school, horse riding						110									LID	LID	LID	115	LID	LID	1.0		LID					Sec. 3-3(19)
school, public						UP						Р	Р		UP	UP	UP	UP	UP	UP	UP	Р	UP	Р				
school, private						UP						Р	Р		UP	UP	UP	UP	UP	UP	UP	Р	UP	Р				
RECREATIONAL																												Coo 2 2/22
adult entertainment establishment																			LID	LID	LIC							Sec. 3-3(20)
amusement center																			UP	UP	UP							
amusement operations													P			Г			Г	Г			LID		-			
auditorium													P			P 7^*	Р		P 7^*	P 7^*	P 7^*	P 7^*	UP UP*	7.1*	P 7^*			Coo 2 2/54)
banquet hall									LID	LID	LID	D	D			ZA*			ZA*	ZA*	ZA*	ZA*	UP*	ZA*	ZA*			Sec. 3-3(51)
billiard hall									UP	UP	UP	Р	Р						Р	Р	Р		LID	LID	Р			
boat tour/charter boat docking facility																	Р		Р	Р	Р		UP	UP	Р			
boathouse, pier, dock, ramp; commercial (public or	UP	UP	UP UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	
private																												
bowling alley												Р	Р						Р	Р	Р				Р			
carnival						1.5									1.5	1.5	115						115					
club/lodge, private or fraternal						UP									UP	UP	UP		Р	Р	Р		UP					
community center						UP									UP	UP	UP	UP	UP	UP	UP		UP		Р	Р		

	I FΛ₋1	I FA-2	I EΛ₋3	I E A - A	LFA-5 LF	Λ_6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HPC-1	HRC-2	HBC-3	LBP	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	EM_4	PO-1	PO-2	·
coin-operated amusement devices, accessory	LI A-I	LI A-Z	LI A-0	LI A-4	LI A-V LI	Α-0	D*	DD-1	- DD-2	DD-0		DD-0	111(0-1	TIKO-2	111(0-5		D1-1	P*	D1-3	P*	P*	P*	1 101-1	1 101-2	1 101-0	1 101-4	10-1		Sec. 3-3(21)
dance hall							Г										Г	F		UP	UP	UP							360. 3-3(21)
golf course/country club			UP	UP		JP							Р	Р						Oi	01	01				P	Р		
														•													·		
marina, including boat sales, rental, storage and fuel	UP	UP	UP	UP	UP L	JP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	
park, private			UP	UP	L	JP	UP						UP	UP		UP	UP	UP	UP	UP	UP	UP	UP	UP		UP			
park, public	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
recreation center			Р																					UP		Р	Р		
shooting range, indoor																UP													()
shooting range, trap or skeet	UP*	UP*	UP*	UP*	UP* U	JP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*								UP*		Sec. 3-3(25)
skateboard ramp							SX*						P	Р			SX*	SX*	SX*		D	P				P	P		Sec. 3-3(26)
skating rink, ice or roller													P	P						Р	Р	Р				P	P P		
swimming pool, commercial theater, indoor							P						Г	Г			P	Р		Р	P	P		UP		P	Г		
theater, outdoor														P			'			•	•			Oi		P			
AGRICULTURAL & ANIMAL-RELATEC																													
agriculture/farming	P	P																											Sec. 3-3(37)
animal day care										UP*	UP*	UP*	P*	P*		P*	UP*	UP*		UP*	UP*	UP*		UP*	UP*	UP*			Sec. 3-3(23)
animal shelter														UP	UP	UP											UP	UP	
community garden	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(46)
home based rescue							UP											UP	UP				UP	UP	UP	UP			
kennel																P*													Sec. 3-3(38)
silviculture/plant nursery, no retail sales	Р	Р					P*									Р													Sec. 3-3(39)
silviculture/plant nursery, including retail sales	UP*	UP*	UP*	UP*	UP* U	JP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*								UP*	UP*	Sec. 3-3(27)
slaughterhouse/stockyard																													(1-)
stables																													Sec. 3-3(19)
taxidermist veterinarian office/hospital							UP*									P*				P*	P*	P*							Sec. 3-3(28)
INDUSTRIAL							UP									P				P	P	P							Sec. 3-3(26)
blacksmith	P	P																											
blast furnace/boiler works		UP	UP	UP		JP																							
brewery/distillery/winery, micro		UP*	UP*	UP*		JP*							ZA*/UP*	ZA*/UP*		ZA*/UP*	ZA*/UP*	ZA*/UP*	+	ZA*/UP*	ZA*/UP*	ZA*/UP*		UP*	ZA*/UP*	ZA*/UP*			Sec. 3-3(47)
brewery/distillery/winery		UP*	UP*	UP*		JP*								ZA*/UP*		ZA*/UP*		_, , , , ,		_, , , , ,	2,1,0.	271701		0.	ZA*/UP*	271761			Sec. 3-3(48)
cotton gin/oil mill		UP	UP	UP	ι	JP																							,
drop forge/power hammer		UP	UP	UP	l	JP																							
elevator; coal, grain or flour		UP	UP	UP	L	JP																							
foundry		UP	UP	UP	L	JP																							
freezing plant for produce	Р	Р														Р													
ice storage and distribution	P	P														P													Sec. 3-3(43)
laundry and cleaning, commercial	Р	P														P									LID				
machine shop or light metal fabrication	Р	P												LID	Р	Р		В		D	D	D			UP				
manufacturing of boats/sail-making manufacturing/processing/treatment of baked	Р	P												UP		P P		Р		Р	Р	Р			Р				
goods, dairy products		UP	UP	UP	L	JP							Р	Р		Р													
manufacturing/processing/treatment of seafood		UP	UP	UP	1	JP							Р	Р				Р							UP				
manufacturing/processing/treatment 1 ^B		UP	UP	UP		JP								P	P	Р									P				
		UP	UP	UP		JP																							
manufacturing/processing/treatment 2 ^D				UP		JP JP																							
manufacturing/processing/treatment 3 ^D		UP	UP										P	Р															
manufacturing/processing/treatment 4 ^E		UP	UP	UP		JP							۲	Р		Р									Р				
manufacturing/processing/treatment 5 ^F	_	UP	UP	UP		JP																							
mill, lumber or saw; including lumberyard		UP	UP	UP		JP																							
mixing plant, asphalt or concrete motion picture studio	UP	UP	UP	UP		JP								UP	P	Р				Р	P	Р			P				
motion picture studio pharmaceutical processor		UP		UP		JP								UP		UP				7	۲	P			UP				
rolling mill		UP	UP	UP		JP								Ol-		OF-									UI.				
salvage or wrecking	UP	0,	51	0,		-																							
scrap metal processor		UP	UP	UP	l	JP																							
small artisan shop		UP	UP	UP		JP							Р	Р		Р	UP	UP		P*	P*	P*			Р				Sec. 3-3(30)
smelting or tin, copper, iron, or zinc		UP	UP	UP		JP																							` /-
storage/distribution of flammable liquids																													
storage of materials, indoor/outdoor, including	P*	P*												P*	P*	UP													Soc 2 2/24\
equipment rental and contractor's storage	Γ"														Ρ'	UP													Sec. 3-3(31)
tannery		UP	UP	UP	U	JP																							
																		_	_										

	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	LBP	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2	
trash or junk collection, storage, sorting or baling	UP	UP	UP	UP		UP																								
yard, railroad freight classification	Р	Р																												
yard, trucking terminal or draying	Р	Р														Р														
warehouse/distribution center	Р	Р	Р	Р		Р							Р	Р	Р	Р														
UTILITIES & TRANSPORTATION																														
bus terminal																	Р	Р												
communication antenna, commercial building-	D*	D*	P*	P*	P*	P*	D*	D*	D*	D*	P*	D*	D*	D*	P*	P*	P*	P*	P*	D*	P*	D*	D*	P*	D*	D*	D*	P*	P*	Sec. 3-3(33)
mounted		'	l '	l '	'			'	'		•	'	1	'	'	· ·	'	•	•	ı			'	'	'	•	'		•	
communication tower, commercial	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	Sec. 3-3(34)						
communication tower, noncommercial 75' max.					Р		Р						Р			Р	Р	Р	Р							UP				
communication tower, noncommercial 75' to 125'					UP		UP						UP			UP	UP	UP	UP							UP				
heliport/helistop													UP	UP	UP												Р			
parking garage/lot, public	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		Sec. 3-3(59)						
parking garage/lot, private	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(59)						
parking lot, accessory to PO-2 uses																													Р	
parking lot, used as an extension of or in conjunction																														
with adjacent C-zoned property under common																														
ownership																														
pier, dock, seawall related to commercial or																														
industrial water transport																														
railroad track spur															Р															
transit station														UP																
transmission center, government-operated													UP																	
utility infrastructure/structure to house a government	D	D		P		Р								D	D	P	Р	Р	D	P	Р	Р	D							
function	ı	'				'								'	'	'		·	'	'		·	·							
utility building/substation	PC	PC		PC		PC	PC							PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
utility plant/power plant																										,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
OTHER																														
cemetery	UP*	UP*															UP*													Sec. 3-3(58)
excavation, filling, borrow pit operation, extraction,	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*	UP*	UP*									UP*	UP*	Sec. 3-3(35)						
processing or removal of soil		Ü.	Ŭ.	Ŭ.	Ŭ.	O.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	Ŭ.	<u> </u>	0.	<u> </u>	0.		Ŭ.	0.	0.									0.		` ′
off-premises advertising signs, existing																														Sec. 10-4(11)
open-air version of any use permitted in HRC-2														UP																
promotional event							ZA*										ZA*	ZA*		ZA*	ZA*	ZA*	ZA*							Sec. 3-3(36)
rescue mission																														
wholesaler	Р	Р		Р		Р									Р	Р														