

# Vancouver's Current Zoning Districts (Simplified)

25 districts | Listed alphabetically | Click here to [search for a specific district](#) | Click here to [view full zoning district regulations](#)

## CC: Community Commercial



- 1 – 5 story buildings, up to 50'
- Multifamily above commercial uses allowed
- Retail and services, offices, institutional, and mixed-use residential uses allowed

## CG: General Commercial



- 1 - 5 story buildings
- Multifamily above commercial uses allowed
- Retail, office, mixed-use residential, and civic, some light industrial uses allowed

## CN: Neighborhood Commercial



- 1 – 3 story buildings, up to 35'
- Multifamily above commercial uses allowed
- Small-scale convenience goods and services, limited residential, civic, and institutional uses allowed

## CPX: Central Park Mixed-use



- For Central Park and Historic Reserve
- Detached houses, townhomes, duplexes, multifamily, and accessory dwelling units/backyard cottages allowed
- Civic and institutional uses allowed

## CX: City Center



- For downtown Vancouver area
- 1 - 20+ story buildings, up to 300'
- Multifamily above commercial uses allowed
- Retail, office, institutional, civic, and residential uses allowed

## ECX: Employment Center Mixed-use



- Multifamily above commercial or light industrial uses allowed
- Office, light industrial and small-scale commercial, limited residential uses allowed

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### GW: Greenways



- Natural areas
- No housing allowed
- Park uses allowed

### HX: Heights District



- 3 - 8 story buildings, between 35' – 85'
- Townhomes allowed and multifamily above commercial uses allowed
- Retail, service, office, and mixed-use residential uses allowed

### IH: Heavy Industrial



- No housing allowed
- Heavy industrial uses allowed

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### IL: Light Industrial



- 1 - 3 story buildings, up to 45'
- No housing allowed
- Light industrial uses allowed

### MX: Mixed-use District



- 3 - 7 story buildings, between 35' - 75'
- Detached houses, townhomes, duplexes, multifamily, and accessory dwelling units/backyard cottages allowed
- Retail, service, office, light industrial, and residential uses allowed

### OCI: Office Commercial Industrial



- 3 - 7 story buildings, between 35' - 75'
- Multifamily above commercial uses allowed
- Office, light industrial and small-scale commercial uses allowed

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## Park



- Public parks
- No housing allowed
- Park and recreation uses allowed

## RGX: Riverview Gateway Mixed-use



- 3 - 7 story buildings, between 35' - 75'
- Detached houses, townhomes, duplexes, multifamily, and accessory dwelling units/backyard cottages allowed
- Retail, service, office, and mixed-use residential uses allowed

## R-2: Low-density Residential



- 1 - 3 story buildings, up to 35'
- Detached houses, duplexes, and accessory dwelling units allowed
- Residential, limited civic and institutional uses allowed
- Large lots

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## R-4: Low-density Residential



- 1 - 3 story buildings, up to 35'
- Detached houses, duplexes, and accessory dwelling units allowed
- Residential, limited civic and institutional uses allowed
- Large lots

## R-6: Low-density Residential



- 1 - 3 story buildings, up to 35'
- Detached houses, duplexes, and accessory dwelling units allowed
- Residential, limited civic and institutional uses allowed
- Medium-sized lots

## R-9: Low-density Residential



- 1 - 3 story buildings, up to 35'
- Detached houses, duplexes, and accessory dwelling units allowed
- Residential, limited civic and institutional uses allowed
- Small lots

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**R-17: Low-density Residential**



- 1 - 3 story buildings, up to 35'
- Detached houses, duplexes, townhomes, and accessory dwelling units/backyard cottages allowed
- Residential, limited civic and institutional uses allowed
- Small lots

**R-18: Higher-density Residential**



- 1 - 5 story buildings, up to 50'
- Detached houses, townhomes, duplexes, and multifamily allowed
- Residential, limited retail, civic, and institutional uses allowed

**R-22: Higher-density Residential**



- 1 - 5 story buildings, up to 50'
- Detached houses, townhomes, duplexes, and multifamily allowed
- Residential, limited retail, civic, and institutional uses allowed

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**R-30: Higher-density Residential**



- 1 - 5 story buildings, up to 50'
- Detached houses, townhomes, duplexes, and multifamily allowed
- Residential, limited retail, civic, and institutional uses allowed

**R-35: Higher-density Residential**



- 1 - 6 story buildings, up to 60'
- Duplexes and multifamily allowed
- Residential, limited retail, civic, and institutional

**R-50: Higher-density Residential**



- 1 - 7 story buildings, up to 70'
- Multifamily allowed
- Residential, limited retail, civic, and institutional uses allowed

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## **WX: Waterfront Mixed-use**



- 1 - 8 story buildings, up to 60'
- Multifamily above commercial uses allowed
- Retail, office, institutional, civic, and residential, limited industrial uses allowed