

# 13. Institutional Zones

## 13.1 Airport (AIR)

### 13.1.1 Purpose

The **zone** provides for the Vancouver International Airport and compatible services or **uses**.

### 13.1.2 Permitted Uses

- **airport**
- **hotel**

### 13.1.3 Secondary Uses

- **n/a**

### 13.1.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

### 13.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

### 13.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. There is no minimum **interior side yard** or **rear yard**.

### 13.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

### 13.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

### 13.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 13.1.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out Section 7.0.

### 13.1.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

