

CITY OF RICHMOND
BYLAW 7093
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7093 (RZ 99-170430)
4011 No. 5 Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300, is amended by inserting as Section 291.113 thereof the following:

291.113 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/113)

The intent of this zoning district is to provide for the daily shopping and business needs of residents in the vicinity.

291.113.1 PERMITTED USES

RETAIL TRADE & SERVICES, but excluding **gas station**, and the sales and servicing of automobiles, trailers, motorcycles or boats;
FOOD CATERING ESTABLISHMENT, but excluding drive-in restaurant;
OFFICE;
EDUCATIONAL INSTITUTION;
STUDIO for artist, display, dance, radio, television or recording;
COMMUNITY USE
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.113.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:** 0.50

291.113.3 MAXIMUM LOT COVERAGE: 50%

291.113.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Road Setbacks:** 0.914 m (3 ft)

.02 There shall be no obstructions to the line of vision between the height of 0.9 m (2.953 ft.) and 3.0 m (9.843 ft.) measured from the top of any curb fronting a property or if there is no such curb, the measurement shall be from the crown of the road, in the area bounded by the property lines adjoining the streets and a line drawn to connect the property lines 7.5 m (24.606 ft.) distant from their point of intersection.

.03 **Side & Rear yards:** 3 m (9.842 ft)

291.113.5 MAXIMUM HEIGHTS

.01 **Buildings:** 9 m (29.528 ft.).

.02 **Structures:** 20 m (65.617 ft.).

291.113.6 OFF-STREET PARKING

Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this bylaw, provided that the minimum aisle width shall be 6.71 m (22.014 ft).

- 2. The Zoning map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it COMPREHENSIVE DEVELOPMENT DISTRICT (CD/113).

P.I.D. 002-153-564

Lot C Except: Firstly: Parcel 2 (Bylaw Plan 57105 and Secondly: Parcel A (LMP 22889), Section 36 Block 5 North Range 6 West New Westminster District Plan 23907

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7093”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 27 2000

APR 17 2000

APR 17 2000

APR 17 2000

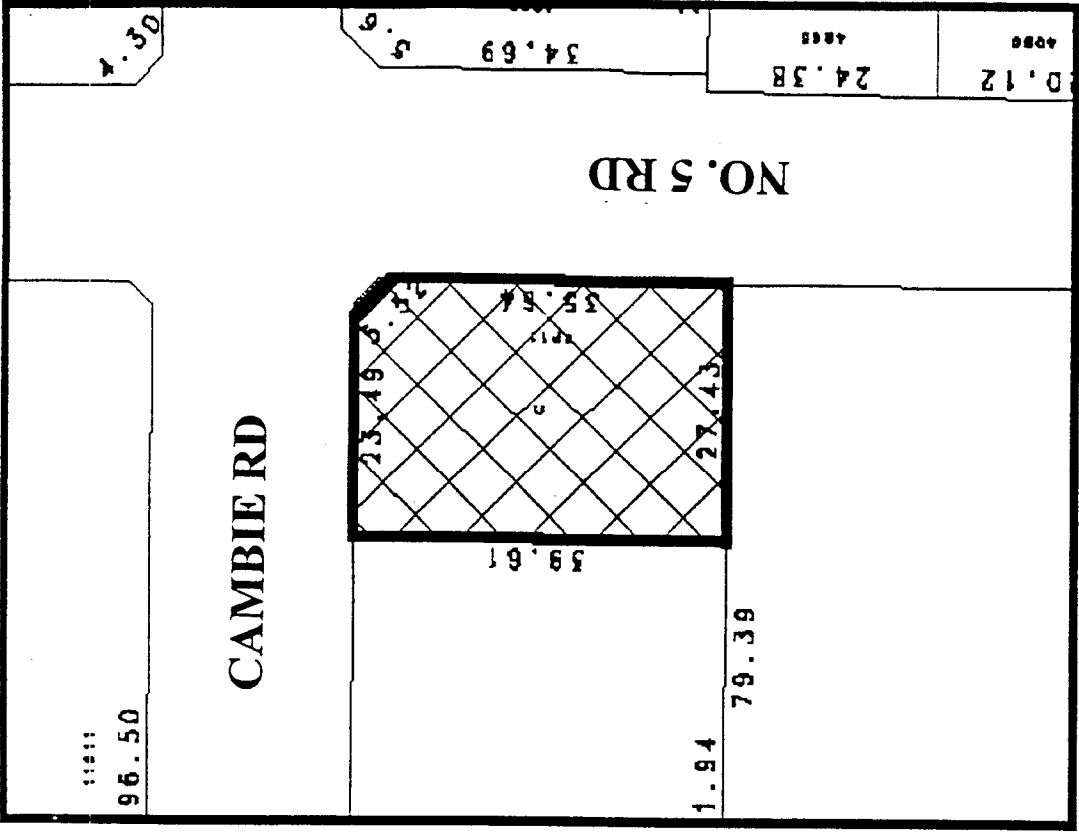
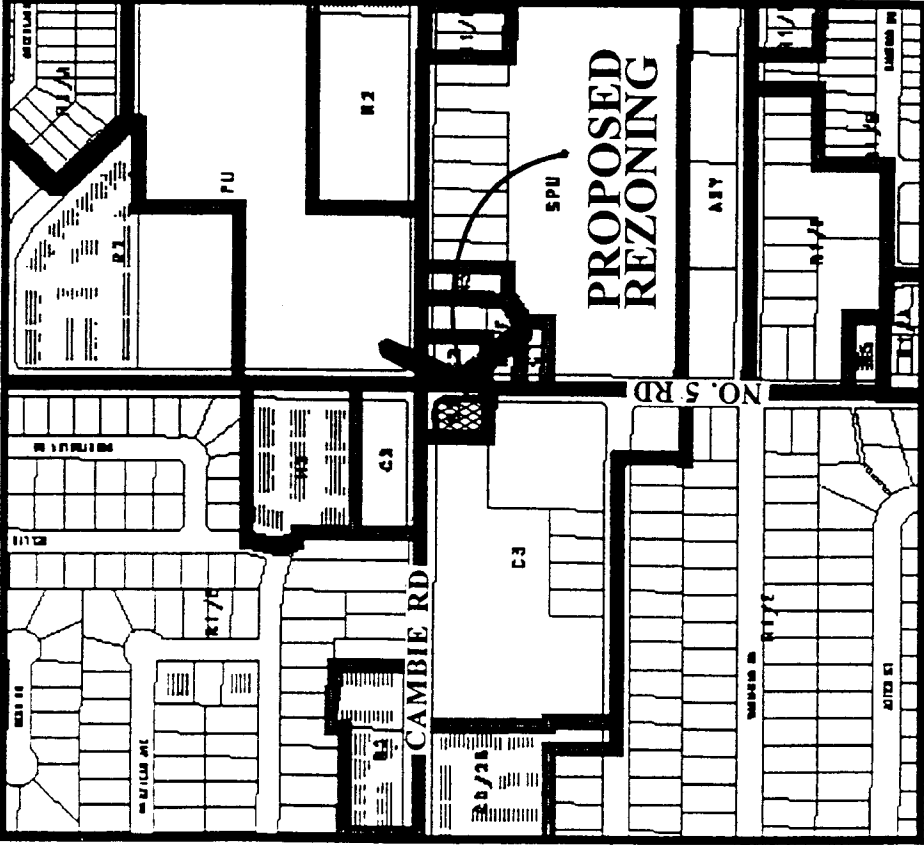
JAN 05 2004

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK

City of Richmond



RZ 99-170430

Original Date: 11/09/99
 Revision Date:
 Note: Dimensions are in METRES