

**CITY OF RICHMOND**  
**BYLAW 7145**  
**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300**  
**AMENDMENT BYLAW 7145 (RZ 99-170422)**  
**13400 PRINCESS STREET**

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 291.115 thereof the following:

**“291.115 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115)**

The intent of this zoning district is to accommodate low density heritage-style detached townhouse residential dwellings.

**291.115.1 PERMITTED USES**

**RESIDENTIAL**, limited to **One-Family Dwelling** and **Townhouses**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**AGRICULTURE**, limited to the growing of crops;  
**ACCESSORY USES**, but excluding **secondary suites**.

**291.115.2 PERMITTED DENSITY**

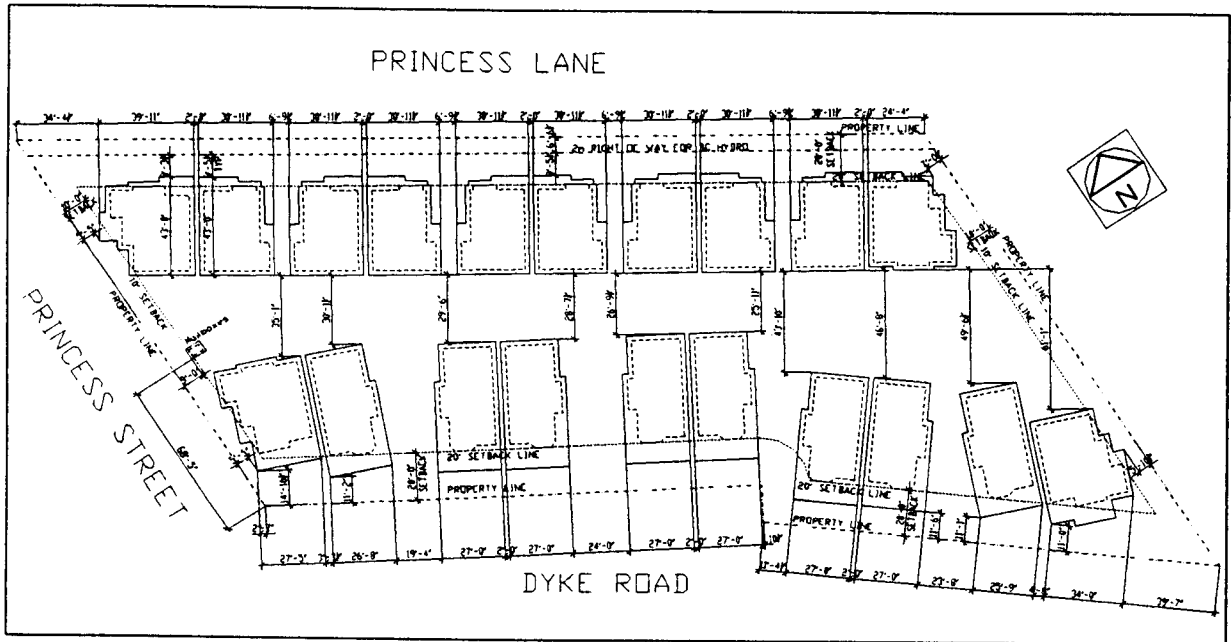
.01 **Maximum Floor Area Ratio:**

- (a) For **One-Family Dwellings**: 0.55; together with an additional 50 m<sup>2</sup> (538.21 ft<sup>2</sup>) for use as **accessory buildings** and off-street parking.
- (b) For **Townhouses**: 0.57; together with an additional 50 m<sup>2</sup> (538.21 ft<sup>2</sup>) per **dwelling unit** (either for the exclusive use of individual units or for the total development) for use as **accessory buildings** and off-street parking; AND FURTHER an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**.

**291.115.3 MAXIMUM LOT COVERAGE: 30%**

**291.115.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Buildings** may not be sited outside of the building envelope identified in Diagram 1, Section 291.115.4.02.
- .02 Diagram 1



**291.115.5 MAXIMUM HEIGHTS**

- .01 **Buildings:**
  - (a) For dwellings fronting Princess Lane maximum heights will be 11.72 m (38.46 ft.), but containing not more than 2<sup>1/2</sup> habitable **storeys**.
  - (b) For dwellings fronting Dyke Road maximum heights will be 11.22 m (36.80 ft.), but containing not more than 2 habitable **storeys**.
- .02 **Structures:** 20.0 m (65.617 ft.).

**291.115.6 OFF-STREET PARKING**

.01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw."

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw No. 5300, is amended by repealing the existing zoning designation of the following area and designating it COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115):

P.I.D. 018-319-203

Lot 1 Section 18 Block 3 North Range 6 West New Westminster District Plan LMP 11093.

- 3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7145".

FIRST READING

JUN 26 2000

PUBLIC HEARING

JUL 17 2000

SECOND READING

JUL 17 2000

THIRD READING

JUL 17 2000

OTHER REQUIREMENTS SATISFIED

ADOPTED

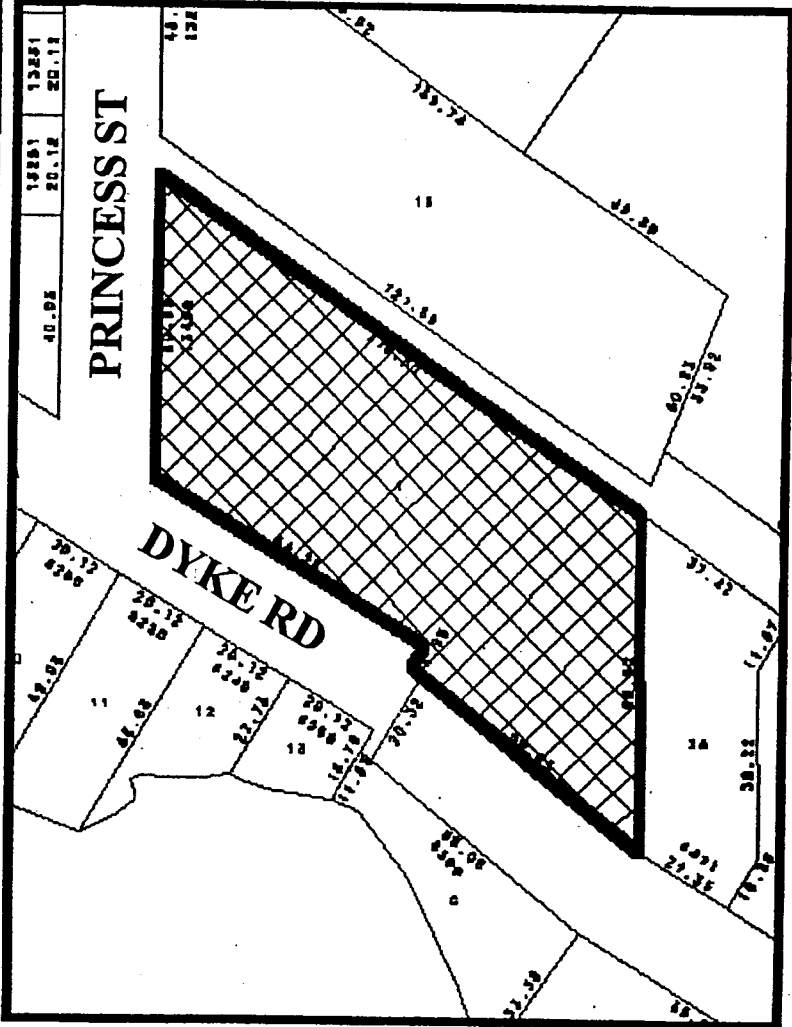
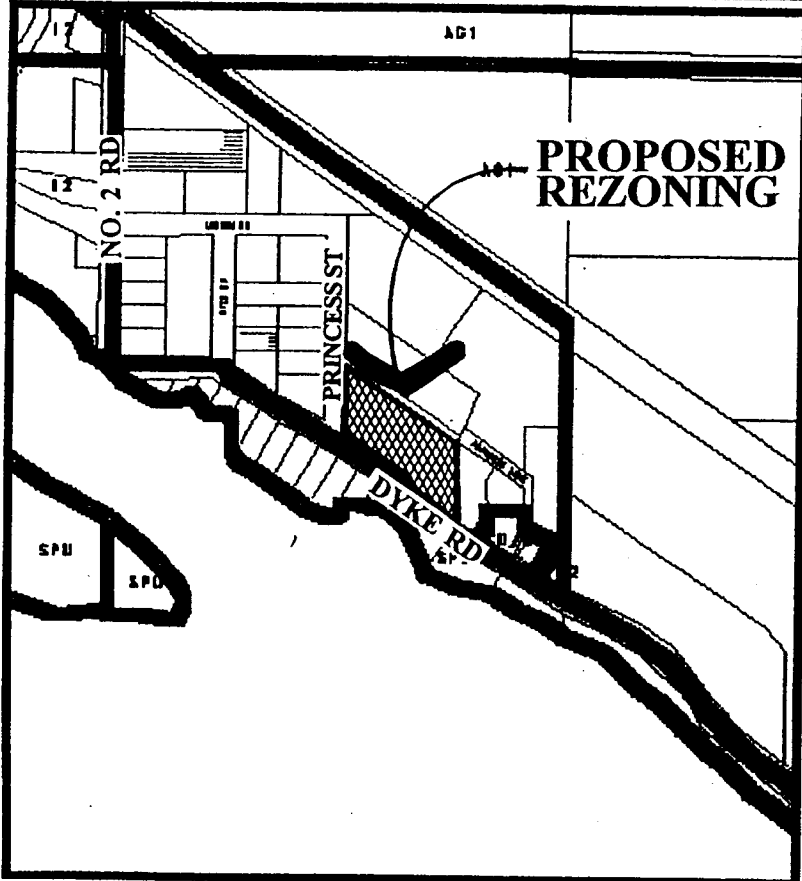
CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



# City of Richmond



## RZ 99-170422

Original Date: 11/09/99

Revision Date:

Note: Dimensions are in METRES