

CITY OF RICHMOND

BYLAW 7441

RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
AMENDMENT BYLAW 7441 (RZ 02-203809)

8411 Steveston Highway

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

1. Richmond Zoning and Development Bylaw 5300, is amended by adding the following definition in alphabetical order in Section 104 as follows:

**“COACH HOUSE**

**“Coach House”** means a **dwelling unit** which has at least 75% of its floor area located above a garage, which may be detached or attached to a principle dwelling”.

2. Richmond Zoning and Development Bylaw 5300, is amended by inserting as Section 210 thereof the following:

**“210 COACH HOUSE DISTRICT (R/9)**

The intent of this zoning district is to accommodate a single family dwelling with a second dwelling unit above a garage where lots front a section line road and provisions have been made for access to a lane.

**210.1 PERMITTED USES**

**RESIDENTIAL**, limited to one principle dwelling and one **Coach House**;  
**BOARDING AND LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**ACCESSORY USES.**

**210.2 PERMITTED DENSITY**

.01 Maximum Number of **dwelling units**: Two.

.02 Maximum **Floor Area Ratio**:

0.55, together with an additional 0.05 provided that the lot in question contains one **coach house** with less than 60 m<sup>2</sup> (645.856 ft<sup>2</sup>) of gross floor area; plus

10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal or second **building**, with the maximum for the second unit being 6m<sup>2</sup> (64.6 ft<sup>2</sup>), which are open on one or more sides; together with

50 m<sup>2</sup> (538.21 ft<sup>2</sup>) which may be **used** only for off-street parking;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m<sup>2</sup> (107.64 ft<sup>2</sup>) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such;

AND FURTHER PROVIDED THAT **floor area ratio** limitations shall not be deemed to be applicable to one **accessory building** which does not exceed 10 m<sup>2</sup> (107.64 ft<sup>2</sup>) in area.

### 210.3 MAXIMUM LOT COVERAGE

45% for **buildings** only, 80% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

### 210.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Front Yard:** 6 m (19.685 ft.);

EXCEPT THAT portions of the principal **building** which are less than 5 m (16.404 ft.) in height and are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.673 ft.);

AND FURTHER THAT bay windows may project into the required **front yard** for a distance of not more than 0.6 m (1.969 ft.);

AND FURTHER THAT the ridge line of a front roof dormers may project horizontally up to .91m (3 ft) beyond the **residential vertical envelope (lot depth)** but no further than the front yard setback;

AND FURTHER THAT accessory buildings, carports, parking pads and garages must be set back a minimum of 15 m (49.213 ft)

.02 **Side Yard:** 1.2 m (3.937 ft.) for a principal **building**, and 0.6 m (1.968 ft.) for an **accessory building**;

PROVIDED THAT where a **side property line** abuts a **public road** or public walkway, the minimum **side yard** to that property line shall be 3 m (9.843 ft.);

EXCEPT THAT cantilevered roofs and balconies, bay windows, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m (1.969 ft.);

AND FURTHER THAT the ridge line of a side roof dormer may project horizontally up to .91m (3 ft) beyond the **residential vertical envelope (lot width)** but no further than the side yard setback;

- .03 **Rear Yard:** 6 m (19.685 ft.); or in the case of a **corner lot** on which the **side yard** setback abutting a **public road** is maintained at a minimum of 6 m (19.685 ft.): 1.2 m (3.937 ft.).

Portions of the principal **building** which are less than 2 m (6.562 ft.) in height, an extension to the principal building which contains a second dwelling unit and **accessory buildings** of more than 10 m<sup>2</sup> (107.64 ft<sup>2</sup>) in area may be located within the **rear yard** setback area but no closer than:

- (i) 3.0 m (9.843 ft.) to a property line which abuts a **public road**, or
- (ii) 1.2 m (3.937 ft.).

There is no property line setback requirement for an **accessory building** which has an area of 10 m<sup>2</sup> (107.64 ft<sup>2</sup>) or less.

### 210.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 2½ storeys, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**;
- .02 **Structures:** 20 m (65.617 ft.).
- .03 **Accessory Buildings:** 2 storeys, or 7.4m (24.278 ft), whichever is lesser.

210.6 **MINIMUM BUILDING SEPARATION SPACE:** 1.2 m (3.937 ft.).

210.7 **COMMON WALL:** Only one wall of the **coach house** may be attached to the principle dwelling.

210.8 **MINIMUM LOT SIZE:** 270 m<sup>2</sup> (2,906.35 ft<sup>2</sup>)

### 210.9 OFF-STREET PARKING

Off-street parking shall be developed and maintained in accordance with Division 400 of this bylaw, EXCEPT that:

The minimum number of parking spaces provided shall be 2 spaces for the principle **dwelling unit** and 1 space for the **coach house**."

3. 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 **COACH HOUSE DISTRICT (R/9)**.

P.I.D. 018-513-395

Lot 2 Section 33 Block 4 North Range 6 West New Westminster District Plan LMP12834

4. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7441**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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MAYOR

OCT 28 2002

NOV 18 2002

NOV 18 2002

NOV 18 2002

JAN 22 2003

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CITY CLERK

