



Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8166 (RZ 04-267994)

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 291.178 thereof the following:

**291.178 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/178)**

The intent of this zoning district is to accommodate townhouses.

**291.178.1 PERMITTED USES**

**RESIDENTIAL**, limited to townhouses;  
**BOARDING AND LODGING**, limited to two persons per dwelling unit;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES, BUILDINGS & STRUCTURES.**

**291.178.2 PERMITTED DENSITY**

**.01 Maximum Floor Area Ratio:**

- (a) 0.90 plus an additional 0.03 which must be used exclusively for covered areas of the principal building which are open on one or more sides;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m<sup>2</sup> (107.6 ft<sup>2</sup>) per dwelling unit used exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such;

- (b) An additional 0.20 provided that it is entirely used to accommodate dwelling unit(s) with an individual gross floor area less than 60 m<sup>2</sup> (645.9 ft<sup>2</sup>); and
- (c) An additional 0.05 provided that it is entirely used to accommodate Amenity Space.

02 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:

- (a) portions of a **building** that are used for off-street parking purposes;
- (b) unenclosed balconies;
- (c) elevator shafts and common stairwells, and
- (d) common mechanical, electrical and storage rooms provided that the total floor area of these facilities does not exceed 120 m<sup>2</sup> (1,292 ft<sup>2</sup>).

291.178.3 **MAXIMUM LOT COVERAGE: 40%.**

291.178.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road Setback:** 4.5 m (14.8 ft.).
- .02 **Side Yard:** 2.0 m (6.6 ft.).
- .03 **Rear Yard:** 4.0 m (13.1 ft.).
- .04 Bay windows may project into the required **public road setback** or **rear yard** for a maximum distance of 0.5 m (1.6 ft.) and unenclosed porches and unenclosed stairs may project into the required **public road setback** for a maximum distance of 2.0 m (6.6 ft.).

291.178.5 **MAXIMUM HEIGHTS**

- .01 **Buildings:** 12 m (39.4 ft.).
- .02 **Accessory Buildings & Structures:** 5 m (16.4 ft.).

291.178.6 **MINIMUM LOT SIZE**

A **building** shall not be constructed on a **lot** having a **width of lot** of less than 18 m (59.1 ft.) or a **depth of lot** less than 35 m (114.8 ft.).

291.178.7 **SCREENING AND LANDSCAPING**

Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, EXCEPT THAT:

- .01 **Fence height** shall not exceed:
  - (a) 1.2 m (3.9 ft.) when located within 6 m (19.7 ft.) of a **public road**;
  - (b) 2 m (6.6 ft.) when located elsewhere within a required yard;

- (c) **fence** height shall be calculated from the higher of
  - i. The point at which the **fence** intersects the ground; or
  - ii. The top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway.
- .02 On a **lot** where a **fence** has been erected adjacent and parallel to but not actually upon a property line which abuts a **public road**, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
- .03 The required **side yard** shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn with paving as required.
- .04 Roof of parking podium shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn with paving.

#### 291.178.8 OFF-STREET PARKING

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:
  - (a) The basic parking requirement shall be as follows:
    - i. For Residents: 1.0 space for each **dwelling unit** having a gross floor area of up to and including 60 m<sup>2</sup> (645.9 ft<sup>2</sup>) and 1.5 spaces for each **dwelling unit** having a gross floor area exceeding 60 m<sup>2</sup> (645.9 ft<sup>2</sup>); and
    - ii. For Visitors: 0.2 spaces per **dwelling unit**.
  - (b) The minimum manoeuvring aisle width shall be 6.7 m (22.0 ft)."

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8166**”.

FIRST READING

DEC 11 2006

A PUBLIC HEARING WAS HELD ON

JAN 15 2007

SECOND READING

JAN 15 2007

THIRD READING

JAN 15 2007

ADOPTED

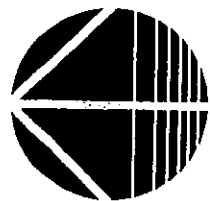
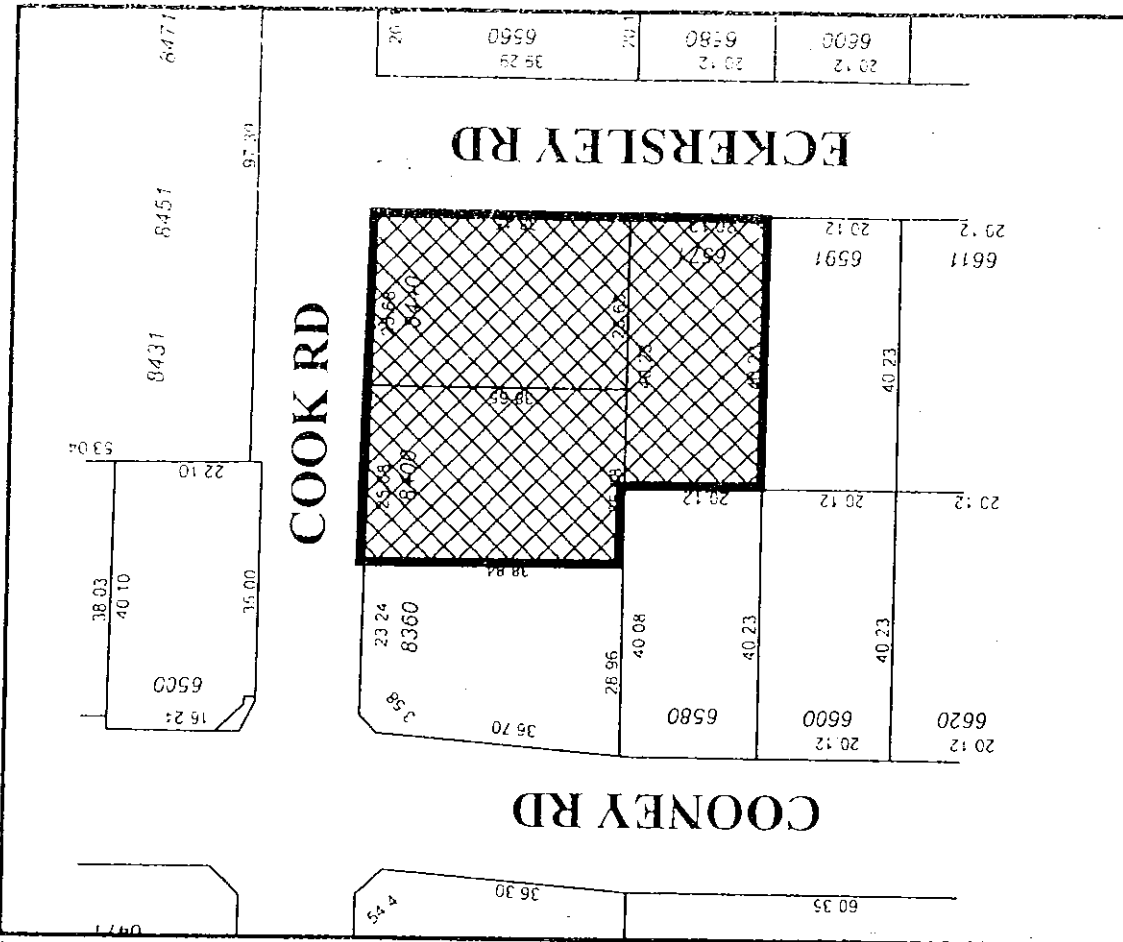
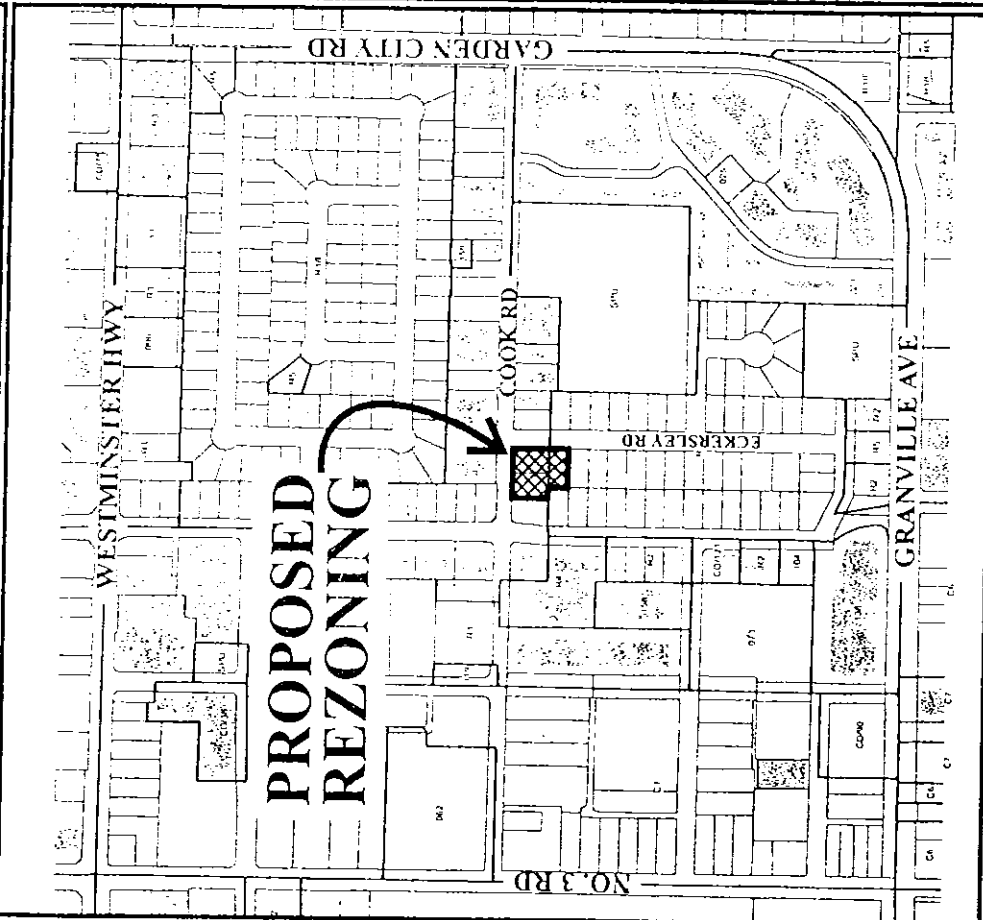


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MAYOR

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CORPORATE OFFICER



# City of Richmond



## RZ 04-267994

Original Date: 04/16/04

Revision Date: 09/29/06

Note: Dimensions are in METRES