

CITY OF RICHMOND
BYLAW 7217
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7217 (RZ 96-000113)
8131 AND 8151 GENERAL CURRIE 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 291.118 thereof the following:

“291.118 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/118)

The intent of this zoning district is to accommodate townhouses.

291.118.1 PERMITTED USES

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

291.118.2 PERMITTED DENSITY

- .01 **Maximum Floor Area Ratio:**
- a) 0.8.
 - b) Notwithstanding the limitations imposed in (a) above, an additional 0.03 **floor area ratio** will be permitted to accommodate **amenity space**.
 - c) For the purposes of this subsection, **floor area ratio** shall be deemed to exclude the floor area of those parts of the **building used** for off-street parking purposes and unenclosed balconies.

291.118.3 MAXIMUM LOT COVERAGE: 46%

291.118.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front & Rear Yards:** 6 m (19.685 ft)
- .02 **East Side Yard:** 3 m (9.843 ft)
- .03 **West Side Yard:** 3.7 m (12.139 ft)

- .04 Notwithstanding the limitations imposed in .01 and .02 above, unenclosed balconies, porches, and bay windows may project into the **front and rear yards** for a distance of not more than 1.8 m (5.906 ft), and unenclosed stairs connecting the building's second storey with grade may project into the **rear yard** for a distance of not more than 4.5 m (14.764 ft) and into the east **side yard** for a distance of not more than 1.8 m (5.906 ft).

291.118.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 15 m (49.212 ft)
- .02 **Structures:** 20 m (65.617 ft)
- .03 **Accessory Buildings:** 5 m (16.404 ft)

291.118.6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** having a width of less than 38 m (124.672 ft) or a depth of less than 85 m (278.871 ft).

291.118.7 OFF-STREET PARKING

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT that for **one-family dwellings** and **townhouses**, the basic parking requirement shall be 2 spaces per **dwelling unit** for residents, together with 0.1 spaces per **dwelling unit** for visitors, for a total of 2.1 spaces per **dwelling unit**.

291.118.8 SCREENING & LANDSCAPING

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

- .01 Where a public rights-of-way secured for the purpose of a public trail is less than 3.3 m (10.827 ft) wide, no **fence** may be installed along the boundary of that rights-of-way.
- .02 The height of a **fence**, calculated from the point where the **fence** intersects the ground, shall not exceed:
- a) When located in the **front yard**: 1.2 m (3.937 ft).
 - b) When located within 3 m (9.843 ft) of a public rights-of-way secured for the purpose of a public trail: 1.2 m (3.937 ft).
 - c) When located elsewhere within a required yard: 2 m (6.562 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/118)**:

P.I.D. 003-506-959

West Half of Lot 17 Block "D" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262

P.I.D. 004-029-534

The East Half of Lot 17 Block "D" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262

- 3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7217"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

APR - 9 2001
 JUN 1 8 2001
 JUN 1 8 2001
 JUN 1 8 2001
 FEB - 6 2002



CITY CLERK

