



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7606 (RZ 03-223904)
12060, 12080, 12086 & 12100 7TH AVENUE**

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 291.78 thereof the following:

“291.78 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/78)

The intent of this zoning district is to accommodate up to ten single-family character townhouses with a heritage appearance.

291.78.1 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**.

291.78.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:**

- (a) For **One-Family Dwellings**: 0.55; together with an additional 50 m² (538.21 ft²) for use as **accessory buildings** and off-street parking.
- (b) For **Townhouses**: 0.784
- (c) For the purposes of Section 291.78.2.01(b), **floor area ratio** shall be deemed to exclude the floor area of those parts of the **building used** for off-street parking purposes or unenclosed balconies or porches.

291.78.3 MAXIMUM LOT COVERAGE: 50.4%

291.78.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard**: 4.5m (14.764 ft.) EXCEPT for porches which may project into the front yard for a distance of not more than

2.5 m (8.202 ft.) and stairs which may extend up to the front property line.

- .02 **Side Yards:** 3.0 m (9.843 ft.) EXCEPT for porches which may project into the side yard for a distance of not more than 2.0 m (6.562 ft.).
- .03 **Rear Yards:** 3.8 m (12.467 ft.) EXCEPT for porches which may project into the rear yard for a distance of not more than 2.4 m (7.874 ft.).

291.78.5 MAXIMUM HEIGHTS

- .01 **Buildings:**
 - (a) for buildings facing the rear lane: 10.84 m (35.564 ft) as measured from the lowest horizontal floor in the building.
 - (b) for buildings facing 7th Avenue: 11.22 m (36.811 ft) as measured from the lowest horizontal floor in the building.
- .02 **Structures:** 20 m (65.617 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

291.78.6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** having a width of less than 30 m (98.425 ft.) or a depth of less than 35 m (114.829 ft.); EXCEPT THAT a **One-Family Dwelling** may be constructed on a **lot** of not less than 270 m² (2,906.35 ft²) in area.
- .02 Regulations which determine the minimum dimensions and area of a **lot** which may be created by subdivision will be found in Division 600 of this bylaw.

291.78.7 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 by designating it **Comprehensive Development District (CD/78)**:

P.I.D. 012-835-391
Parcel A Section 10 Block 3 North Range 7 West New Westminster District Reference
Plan 80025

P.I.D. 002-183-854
Lot 14A Block 14 Section 10 Block 3 North Range 7 West New Westminster District
Plan 249

P.I.D. 002-183-889
Lot 15B Block 14 Section 10 Block 3 North Range 7 West New Westminster District
Plan 249

P.I.D. 004-503-589
Lot 15A Block 14 Section 10 Block 3 North Range 7 West New Westminster District
Plan 249

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7606”**.

FIRST READING

OCT 27 2003

PUBLIC HEARING

NOV 17 2003

SECOND READING

NOV 17 2003

THIRD READING

NOV 17 2003

OTHER CONDITIONS SATISFIED

MAR 03 2004

ADOPTED

MAYOR

CITY CLERK



