

CITY OF RICHMOND

BYLAW 7266

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7266 (RZ 01-186170)
6491, 6511 & 6531 NO. 1 ROAD**

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

1. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.123 thereof the following:

"291.123 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/123)

The intent of this zoning district is to accommodate townhouses.

291.123.1 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**.

291.123.2 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**: 0.60; together with an additional 50 m² (538.21 ft²) 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**.

291.123.3 MAXIMUM LOT COVERAGE: 40%

291.123.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Front Yard: 6 m (19.685 ft.), EXCEPT that bay windows, cantilevered roofs and balconies or porches, unenclosed fireplaces and chimneys forming parts of a principal **building** may project outside the building envelope for a maximum distance of 1 m (3.281 ft.).

.02 Side & Rear Yards: 3 m (9.843 ft.).

291.123.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 9 m (29.528 ft.).
- .02 **Structures:** 20 m (65.617 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

291.123.6 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.).**

- 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/123)**.

P.I.D. 004-132-122

Parcel "A" (Explanatory Plan 14678) Lot D Section 10 Block 4 North Range 7 West New Westminster District Plan 3834

P.I.D. 023-915-170

Lot 8 Section 10 Block 4 North Range 7 West New Westminster District Plan LMP34657

P.I.D. 000-839-850

Lot 13 Section 10 Block 4 North Range 7 West New Westminster District Plan 33370

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7266**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

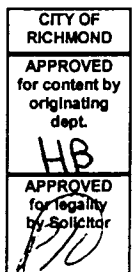
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MAYOR

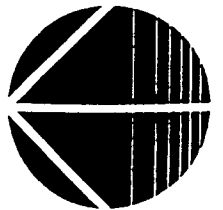
CITY CLERK

Original Date: 05/30/01

Revision Date:

Note: Dimensions are in METRES

RZ 01-186170



City of Richmond

