

**CITY OF RICHMOND**  
**BYLAW 7043**  
**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300**  
**AMENDMENT BYLAW 7043 (RZ 99-161935)**  
**4651 NO. 3 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 291.109 thereof the following:

**“291.109      COMPREHENSIVE DEVELOPMENT DISTRICT (CD/109)”**

The intent of this low-density zoning district is to provide for the shopping, personal service, business, entertainment, commercial, and light industrial needs of the community, together with retail sales of flammable automotive fuel.

**291.109.1      PERMITTED USES**

**RETAIL TRADE & SERVICES, including GAS STATION;**  
**OFFICE;**  
**FOOD CATERING ESTABLISHMENT;**  
**EDUCATIONAL INSTITUTION;**  
**ANIMAL HOSPITAL or CLINIC, including caretaker residential**  
**accommodation in conjunction therewith;**  
**RECREATION FACILITY;**  
**COMMERCIAL ENTERTAINMENT;**  
**HOTEL;**  
**STUDIO for artist, display, dance, radio, television or recording;**  
**AUTOMOBILE PARKING;**  
**TRANSPORTATION**  
**LIGHT INDUSTRY;**  
**COMMUNITY USE;**  
**RADIO AND TELEVISION TRANSMISSION FACILITIES;**  
**ACCESSORY USES, BUILDINGS, & STRUCTURES.**

**291.109.2      PERMITTED DENSITY**

.01      **Maximum Floor Area Ratio:**

- (a)      For Automobile Parking as a principal use: No maximum limit.
- (b)      For **Hotel**: 1.5 (exclusive of parts of the **building** which are **used** for off-street parking purposes).
- (c)      For all other uses: 0.5 (exclusive of parts of the **building** which are **used** for off-street parking purposes).

**291.109.3 MAXIMUM LOT COVERAGE: 50%****291.109.4 MINIMUM SETBACKS FROM PROPERTY LINES****.01 No. 3 Road:**

- (a) For **Gas Station** pump islands, above-ground storage tanks, canopies, kiosks, and related **buildings** and **structures**: 10 m (32.808 ft).
- (b) For all other uses: 6 m (19.685 ft).

**.02 Leslie Road:**

- (a) For **Gas Station** pump islands, above-ground storage tanks, canopies, kiosks, and related **buildings** and **structures**: 90 m (295.276 ft).
- (b) For all other uses: 3 m (9.843 ft).

**.03 South and West Property Lines: 10 m (32.808 ft).****291.109.5 MAXIMUM HEIGHTS****.01 Buildings:**

- (a) For **Hotel**: 45 m (147.638 ft).
- (b) For all other **buildings**: 12 m (39.370 ft).

**.02 Structures: 20 m (65.617 ft).**

2. The Zoning Map of the City of Richmond, which accompanies and forms part of the 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/109)**:

P.I.D. 004-889-100

Lot 68 Section 32 Block 5 North Range 6 West New Westminster District Plan 35684

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7043".

FIRST READING

SEP 27 1999

PUBLIC HEARING

OCT 18 1999

SECOND READING

OCT 18 1999

THIRD READING

OCT 18 1999

OTHER REQUIREMENTS

MAR 07 2000

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

