



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7865 (RZ 04-274824)  
6551 NO. 4 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 291.155 thereof the following:

**“291.155 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/155)**

The intent of this zoning district is to accommodate **townhouses**.

**291.155.1 PERMITTED USES**

**RESIDENTIAL**, limited to **townhouses**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES**, but excluding **secondary suites**.

**291.155.2 PERMITTED DENSITY**

.01 **Maximum Floor Area Ratio:**

- a) 0.65, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;
- b) an additional 50 m<sup>2</sup> (538.2 ft<sup>2</sup>) per **dwelling unit** (either for the exclusive use of individual units or for the total development) which must be **used** as off-street parking;
- c) 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; and
- d) an additional 0.1 **floor area ratio** will be permitted to accommodate **amenity space**.

**291.155.3 MAXIMUM LOT COVERAGE: 40%**

**291.155.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Front Yard:** 6.0 m (19.7 ft.);
- a) portions of the principal **building** which are less than 5 m (16.4 ft.) in height and are open on those sides which face a **public road** may project into the **front yard** setback for a distance of not more than 1.5 m (4.9 ft.), bay windows may project into the required **front yard** setback for a distance of not more than 0.6 m (2.0 ft.), and cantilevered roofs may project into the **public road** setback for a distance of not more than 1 m (3.3 ft.).
- .02 **Side & Rear Yards:** 3 m (9.8 ft.); or in the case where a property line abuts a **public road:** 6 m (19.685 ft.);
- a) balconies, bay windows, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m (2.0 ft.) and into the **rear yard** for a distance of not more than 1.8 m (5.9 ft.).

**291.155.5 MAXIMUM HEIGHTS**

- .01 **Buildings:** 12 m (39.4 ft.), but containing no more than three storeys.
- .02 **Accessory Buildings:** 5 m (16.4 ft.).

**291.155.6 MINIMUM LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** which is less than 0.101 ha (0.25 ac.) in area.

**291.155.7 OFF-STREET PARKING**

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:
- a) Off-street parking shall be provided at the rate of:
- (i) For residents: 1.5 spaces per **dwelling unit**; and
- (ii) For visitors: 0.2 spaces per **dwelling unit**.
- b) Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle.”

- 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/155)**:

P.I.D. 025-044-745

Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan LMP49664.

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7865”**.

FIRST READING

FEB 14 2005

PUBLIC HEARING

MAR 21 2005

SECOND READING

MAR 21 2005

THIRD READING

MAR 21 2005

OTHER REQUIREMENTS SATISFIED

MAR 17 2006

ADOPTED



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MAYOR

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

