

CITY OF RICHMOND  
BYLAW 7191  
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
AMENDMENT BYLAW 7191 (RZ 00-175928)  
4591 GARDEN CITY 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 291.117 thereof the following:

**“291.117 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/117)”**

The intent of this zoning district is to provide for light industrial uses, commercial support services and uses, offices, educational institutions, and limited retail uses.

**291.117.1 PERMITTED USES**

**LIGHT INDUSTRY;**  
**CUSTOM WORKSHOPS, TRADE & SERVICES;**  
**RECREATIONAL FACILITY;**  
**OFFICE;**  
**COMMUNITY USE;**  
**CARETAKER RESIDENTIAL ACCOMMODATION**, limited to one such unit per lot;  
**RETAIL TRADE & SERVICES**, but excluding **gas station** and **service station**, provided that not more than 0.25 **floor area ratio** of the maximum 1.0 **floor area ratio** (exclusive of parts of the **building** which are **used** for off-street parking purposes) will be **used** for such purposes;  
**EDUCATIONAL INSTITUTIONS;**  
**ANIMAL HOSPITAL & CLINIC;**  
**STUDIO**, for artist, display, dance, radio, television, or recording;  
**AUTOMOBILE PARKING;**  
**RADIO AND TELEVISION TRANSMISSION FACILITY;**  
**ACCESSORY USES, BUILDINGS, & STRUCTURES.**

**291.117.2 PERMITTED DENSITY**

- .01 **Maximum Floor Area Ratio:**
- (a) For Automobile Parking as a principal **use**: No maximum limit.
  - (b) For all other **uses**: 1.0 (exclusive of parts of the **building** which are used for off-street parking purposes).
  - (c) An additional 0.1 **floor area ratio** is permitted, provided that it is entirely **used** to accommodate **Amenity Space**.
  - (d) An additional 0.2 **floor area ratio** is permitted, provided that it is entirely **used** to accommodate **Public Amenity Space**.

**291.117.3 MAXIMUM LOT COVERAGE: 60%****291.117.4 MINIMUM SETBACKS FROM PROPERTY LINES****.01 Buildings and structures:**

- (a) East: 3 m (9.843 ft)
- (b) South: 20 m (65.617 ft)
- (c) Notwithstanding the limitations imposed in (a) and (b) above, **structures** shall be no closer to the boundary of a zoning district which permits **residential** use than 3 m (9.843 ft); and **buildings** shall be no closer to the boundary of a zoning district which permits **residential** use than:

For One-Storey:	3m (9.843 ft)
For Two-Storeys:	7.5 m (24.606 ft)
For Three-Storeys:	25 m (82.021 ft)

- .02 The repair or servicing of automobiles, trailers, motorcycles, boats, or machinery shall take place no closer than 20 m (65.617 ft) to the boundary line of a zoning district which permits **residential** use.

**291.117.5 MAXIMUM HEIGHTS**

- .01 **Buildings:** 12 m (39.370 ft)
- .02 **Structures:** 20 m (65.617 ft)

**291.117.6 OFF-STREET PARKING**

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT that the:
  - (a) Parking spaces required shall be:
    - (i) Commercial (office, retail) Use: 3.5 for each 100 m<sup>2</sup> (1076.43 ft<sup>2</sup>) of **gross leasable floor area of building**; and
    - (ii) **Custom Workshop, Trade & Service Use:** 3.5 for each 100 m<sup>2</sup> (1076.43 ft<sup>2</sup>) of gross floor area of **building**.
  - (b) Off-street parking spaces shall be located no closer to a property line than:
    - (i) East: 6 m (19.685 ft)
    - (ii) South: 23 m (75.459 ft)
    - (iii) For all other property lines: 1.5 m (4.921 ft)

**291.117.7 SIGNAGE**

- .01 Signage shall be in compliance with the City of Richmond's Sign Bylaw 5560 as it applies to development in the Downtown Commercial District (C7), EXCEPT that no **Freestanding Signs** shall be permitted.
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of the Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/117)**:  
  
P.I.D. 004-031-822  
Parcel "One" (Reference Plan 9728) of Parcel "H" (Reference Plan 1587) Sections 33 and 34 Block 5 North Range 6 West New Westminster District
- 3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7191"**.

FIRST READING

APR - 8 2002

PUBLIC HEARING

MAY 2 1 2002

SECOND READING

MAY 2 1 2002

THIRD READING

MAY 2 1 2002

OTHER REQUIREMENTS SATISFIED

APR 2 4 2003

ADOPTED

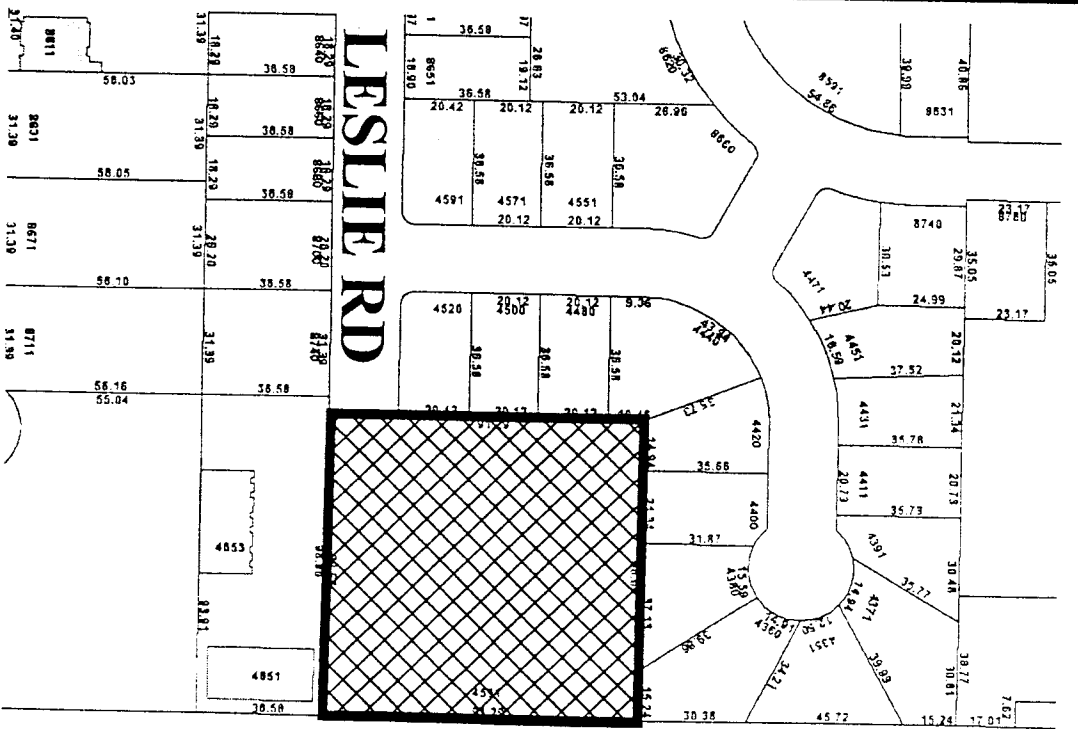
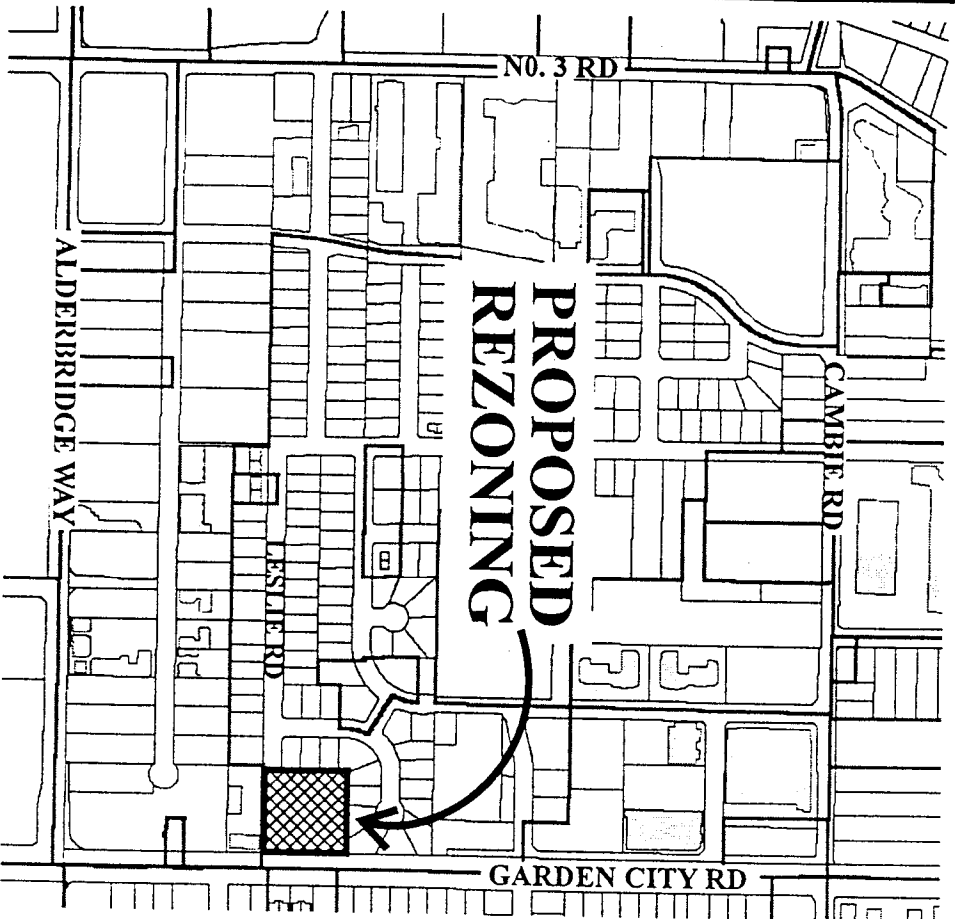


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MAYOR

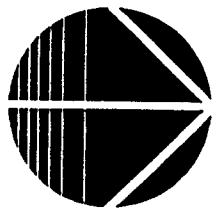
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CITY CLERK



# City of Richmond



## RZ 00-175928



Original Date: 07/25/00

Revision Date:

Note: Dimensions are in METRES