



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7392 (RZ 01-198910)  
4791 STEVESTON HWY**

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 291.135 thereof the following:

**"291.135 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/135)**

The intent of this zoning district is to accommodate eight single-family character townhomes and two duplex residential dwellings.

**291.135.1 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**.

**291.135.2 PERMITTED DENSITY**

**.01 Maximum Floor Area Ratio:**

- (a) For **One-Family Dwellings**: 0.55; together with an additional 50 m<sup>2</sup> (538.21 ft<sup>2</sup>) for use as **accessory buildings** and off-street parking.

- (b) For **Townhouses**: 0.55; together with:

An additional 0.03 which must be **used** exclusively for covered areas of the principal building which are open on one or more sides;

An additional 50 m<sup>2</sup> (538.21 ft<sup>2</sup>) 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

An additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**.

**291.135.3 MAXIMUM LOT COVERAGE: 37%**

**291.135.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Front Yard:** 6m (19.685 ft.) EXCEPT for porches and stairs which combined may project into the front yard for a distance of not more than 2.8 m (9.186 ft.).
- .02 **Side Yards:** 3 m (9.843 ft.).
- .03 **Rear Yards:** 4.6 m (15.092 ft.).

**291.135.5 MAXIMUM HEIGHTS**

- .01 **Buildings:**
  - (a) Within 16 m (52.493 ft.) of a property line which abuts Steveston Highway: 11m ( 36.089 ft.); and
  - (b) More than 16 m (52.493 ft.) of a property line which abuts Steveston Highway: 9 m (29.528 ft.).
- .02 **Structures:** 9 m (29.528 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

**291.135.6 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 m<sup>2</sup> (2,906.35 ft<sup>2</sup>) 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.

**291.135.7 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/135)**:

P.I.D. 006-008-992

Lot 91 Section 35 Block 4 North Range 7 West New Westminster District Plan 45903

- 3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7392".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 08 2002

AUG 27 2002

AUG 27 2002

AUG 27 2002

APR 24 2003



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MAYOR

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CITY CLERK

