



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7568 (RZ 03-229096)
13160 PRINCESS STREET AND 6431 PRINCESS LANE**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 291.115 with the following:

“291.115 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115)

The intent of this zoning district is to accommodate single-family and multiple-family residential development.

291.115.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling, Townhouses, and Multiple-Family Dwellings** but not including apartments;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
AGRICULTURE, limited to the growing of crops;
ACCESSORY USES, but excluding **secondary suites**.

291.115.2 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**: 0.57; 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**.
- (c) For **Multiple-Family Dwellings** over a common underground parking structure: 0.87 (exclusive of parts of the **building** that are **used** for off-street parking purposes);

- (d) 10% of the total floor area calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides.

291.115.3 MAXIMUM LOT COVERAGE:

For **One-Family Dwellings:** 40%

For **Townhouses:** 30%

For **Multiple-Family Dwellings:** 35%

291.115.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 For **Townhouses, buildings** may not be sited outside of the building envelope identified in Diagrams 1, 2 and 3, Section 291.115.4.02.

- .02 Diagram 1

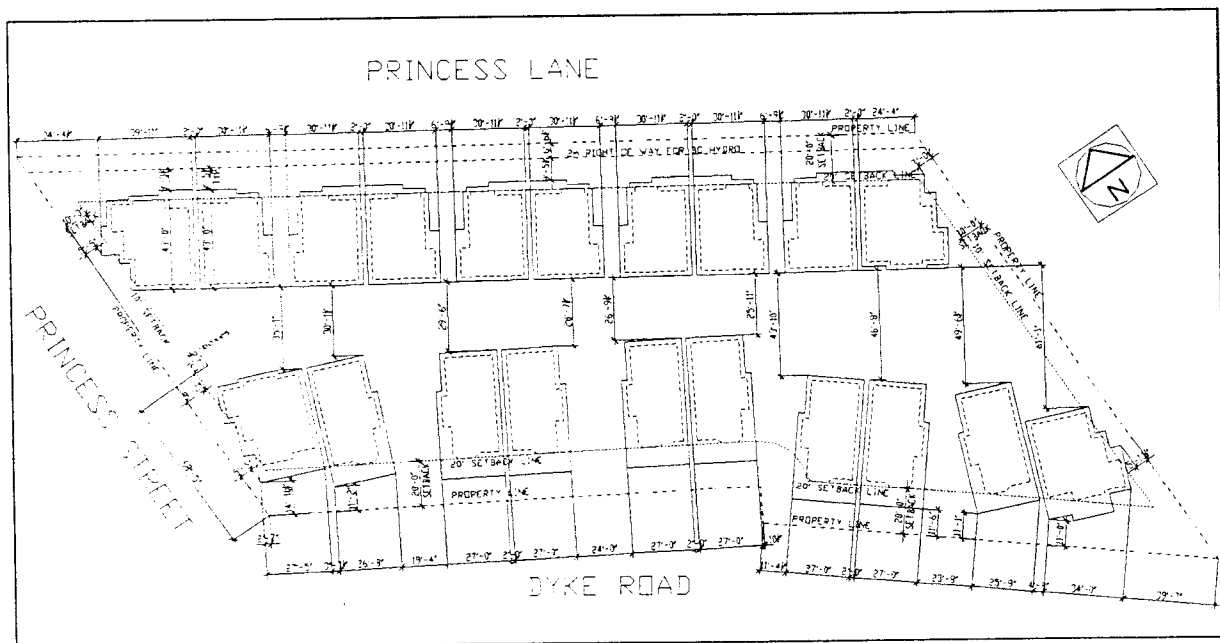


Diagram 2

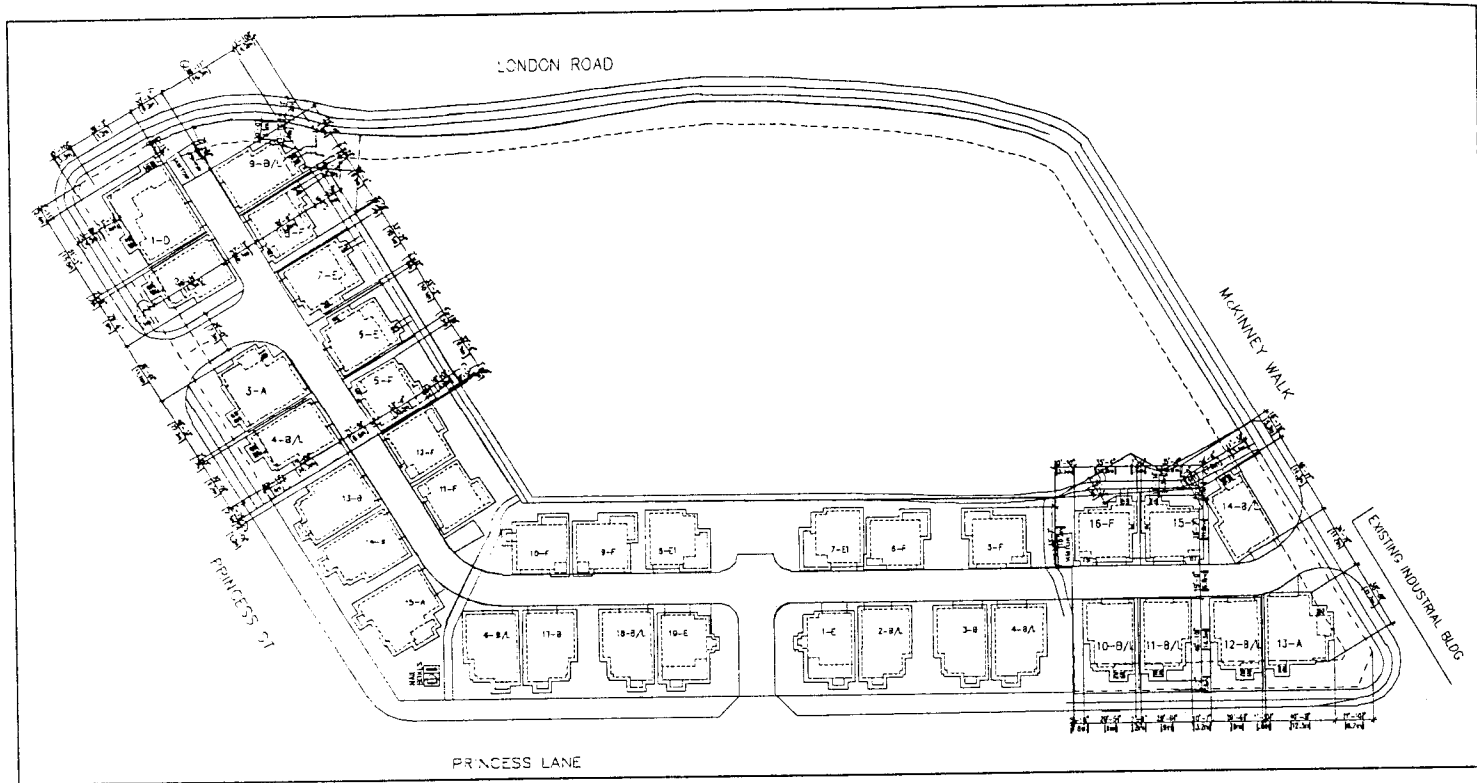
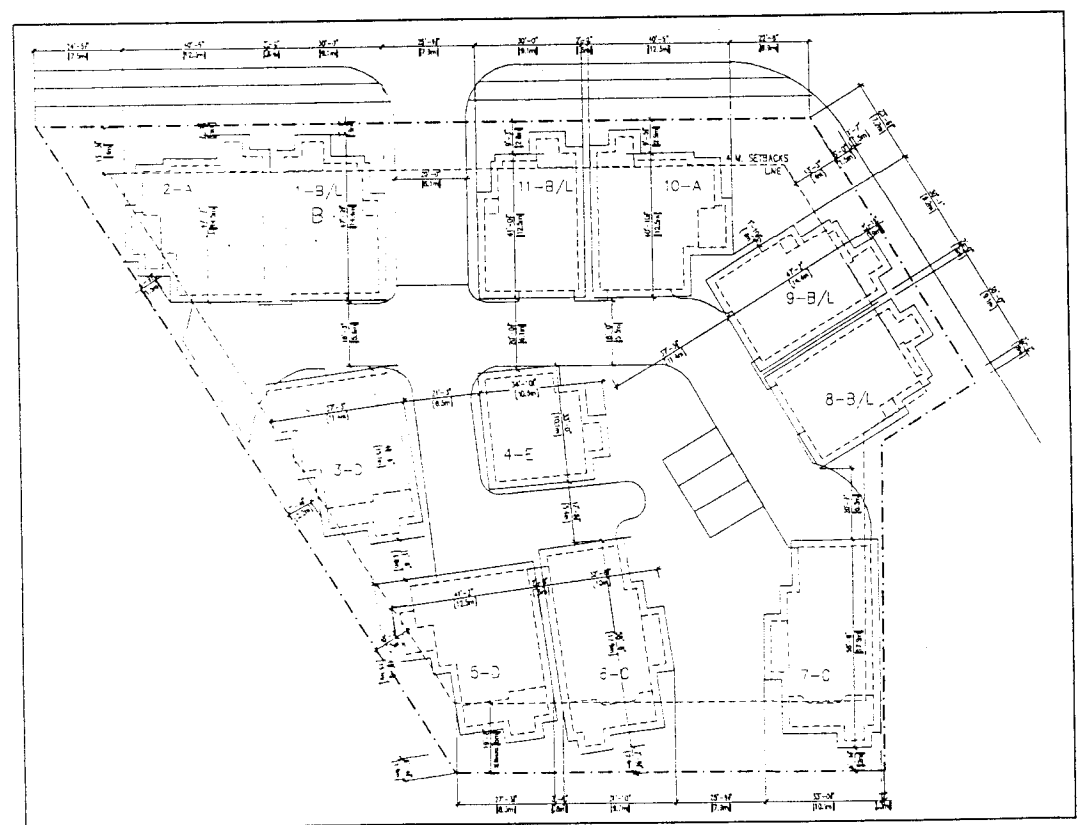


Diagram 3



.03 For **Multiple-Family Dwellings, buildings** may not be sited outside of the building envelope identified in Diagram 1, Section 291.115.4.04, and the underground parking structure may not be sited outside of the building envelope identified in Diagram 2, Section 291.115.4.04.

.04 Diagram 1

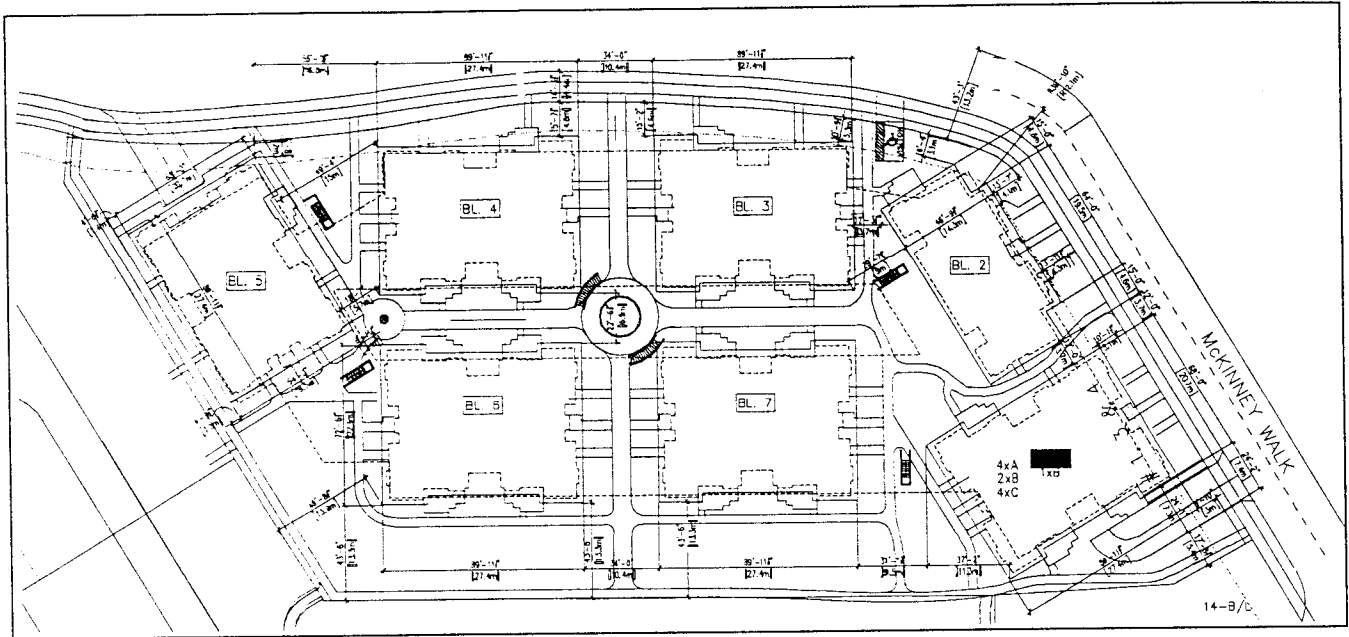
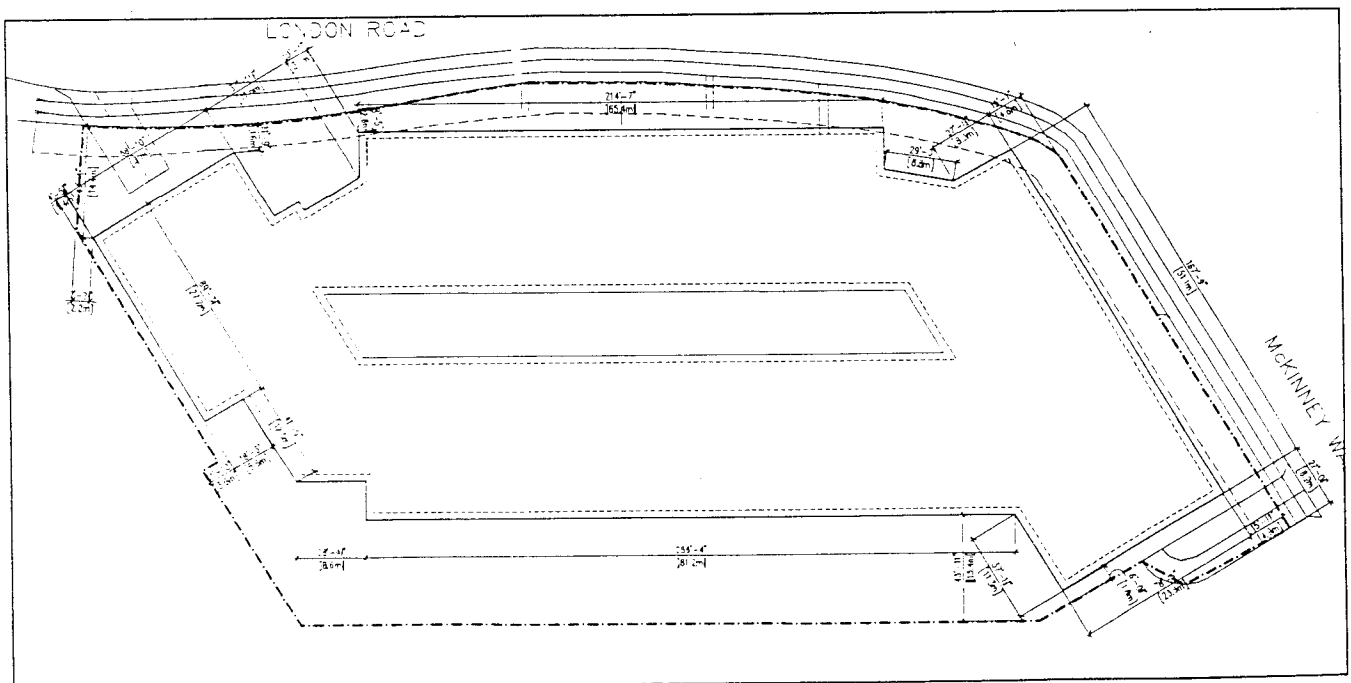


Diagram 2



.05 For **One-Family Dwellings:**

Front Yard: Dyke Road: 6.0 m (19.685 ft.)
 All other roads: 4.0 m (13.123 ft.)

Side Yard: 1.2 m (3.937 ft.), except that where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3 m (9.843 ft.).

Rear Yard: 6.0 m (19.685 ft.), except that where a **rear property line** abuts lands zoned "Agricultural District (AG1)", the minimum **rear yard** to that property line shall be 12 m (39.37 ft.).

291.115.5 **MAXIMUM HEIGHTS**.01 For **One-Family Dwellings and Townhouses:**

(a) For dwellings fronting Princess Lane, Princess Street, other **public roads** and internal driveways maximum heights will be 11.72 m (38.46 ft.), but containing not more than 2½ habitable **storeys**.

(b) For dwellings fronting Dyke Road maximum heights will be 11.22 m (36.80 ft.), but containing not more than 2 habitable **storeys**.

.02 For **Multiple-Family Dwellings:** 15.0 m (49.213 ft.)

.03 **Structures:** 20.0 m (65.617 ft.)

291.115.6 **OFF-STREET PARKING**

.01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw."

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7568”**.

FIRST READING

SEP 22 2003

PUBLIC HEARING

OCT 20 2003

SECOND READING

OCT 20 2003

THIRD READING

OCT 20 2003

OTHER REQUIREMENTS SATISFIED

APR 08 2004

ADOPTED



MAYOR

CITY CLERK