



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7580
(RZ 02-221885)**

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 203 (A) thereof the following:

203(A) TOWNHOUSE DISTRICT (R2 - 0.6)

The intent of this zoning district is to accommodate townhouses with a floor area ratio of 0.6 primarily where lots front a section line road and provisions have been made for access to a lane.

203(A).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**.

203(A).2 PERMITTED DENSITY

Maximum **Floor Area Ratio**: 0.6; PLUS

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;

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

10% of the 0.6 FAR 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;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m² (107.64 ft²) per **dwelling unit** which is to be **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

203(A).3 MAXIMUM LOT COVERAGE: 40%

203(A).4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Front Yard: 6.0 m (19.685 ft.);

EXCEPT THAT portions of the principal building which are less than 5 m (16.404 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 (4.921 ft.) and bay windows may project into the required front yard setback for a distance of not more than 0.6 m (1.969 ft.);

.02 Side & Rear Yards: 3 m (9.843 ft.); or in the case where a property line abuts a public road: 6 m (19.685 ft.);

EXCEPT THAT 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 (1.969 ft.) and the rear yard for a distance of not more than 1.8 m (5.906 ft.).

203(A).5 MAXIMUM HEIGHTS

.01 Buildings & Structures: Three storeys but not to exceed 11 m (36.089 ft.)

.02 Accessory Buildings: 5 m (16.404 ft.).

203(A).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.).

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7580".

FIRST READING

SEP 08 2003

PUBLIC HEARING

OCT 20 2003

SECOND READING

OCT 20 2003

THIRD READING

OCT 20 2003

OTHER REQUIREMENTS SATISFIED

MAY 05 2004

ADOPTED

MAYOR

CITY CLERK

