

CITY OF RICHMOND

BYLAW 7270

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7270 (RZ 01-187921 & RZ 01-188959)
7380, 7400, 7420, & 7500 Williams 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 291.124 thereof the following:

“291.124 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/124)”

The intent of this zoning district is to accommodate a multiple-family development consisting of two primary dwelling units with two smaller additional dwelling units above the garages.

291.124.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwellings, Townhouses and Multiple-Family Dwellings**;
BOARDING AND LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES.

291.124.2 PERMITTED DENSITY

.01 Maximum Number of **dwelling units** per ha (ac.): 55 units/ha
(22 units/ac.).

.02 Maximum **Floor Area Ratio**:

- (a) 0.55, together with an additional 0.1 provided the lot in question contains one or more **dwelling units** with less than 60 m² (645.856 ft²) each of gross floor area; plus

0.03 which 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 exceed 5 m (16.404 ft.) in height, save and except an area of up to 10 m² (107.643 ft²) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

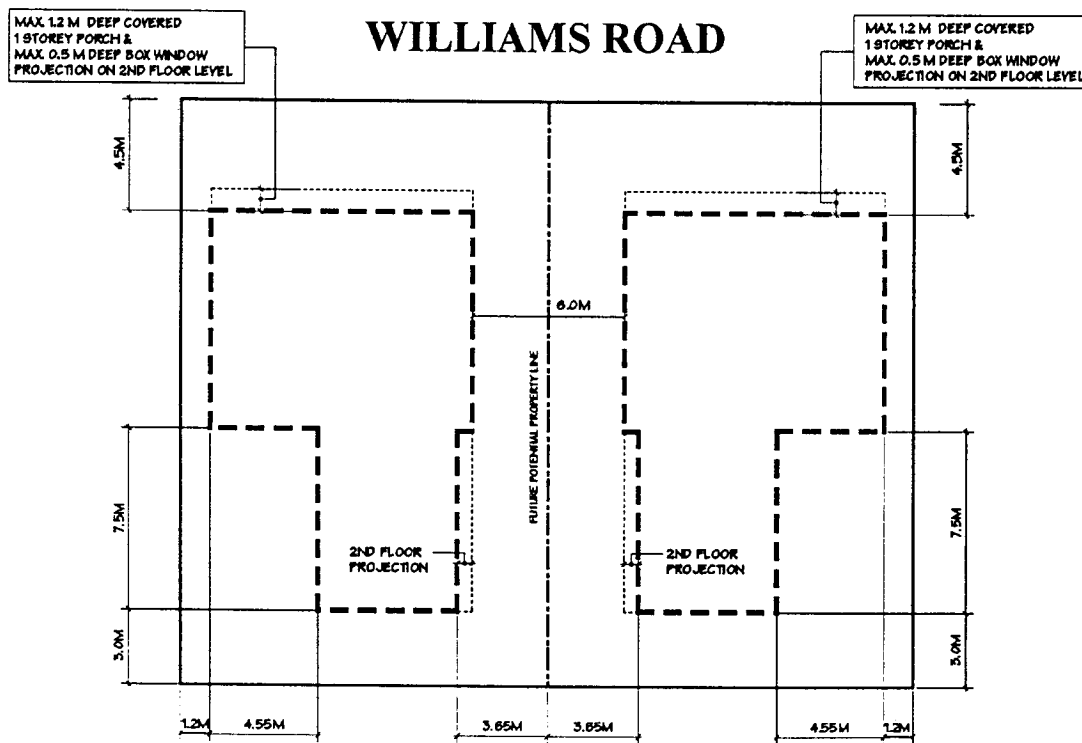
- (b) For the purposes of Section 291.124.2.02 (a), **floor area ratio** shall be deemed to exclude the floor area of those parts of the **building used** for off-street parking purposes.

291.124.3 MAXIMUM LOT COVERAGE

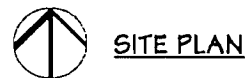
45% for **buildings** only, 70% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

291.124.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Buildings** may not be sited outside of the building envelope identified in Diagram 1, Section 291.124.4.02.
- .02 Diagram 1



- LEGEND**
- Property Line
 - - - Building Envelope Line



291.124.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 9 m (29.528 ft.).
- .02 **Structures:** 12 m (39.370 ft.).

291.124.6 MINIMUM BUILDING SEPARATION SPACE: 1.2 m (3.937 ft.).

291.124.7 OFF-STREET PARKING

- .01 Off-street parking shall be developed and maintained in accordance with Division 400 of this bylaw, EXCEPT that:

The minimum number of parking spaces provided shall be 2 spaces per primary **dwelling unit** and 1 space per additional smaller **dwelling unit**.

- 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/124)**:

P.I.D. 002-563-495

Lot 25 Block 1 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

P.I.D. 010-265-538

Lot 24 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

P.I.D. 004-505-735

Lot 23 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

P.I.D. 010-265-481

Lot 19 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

- 3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7270"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 10 2001

OCT 15 2001

OCT 15 2001

OCT 15 2001

MAY - 7 2002

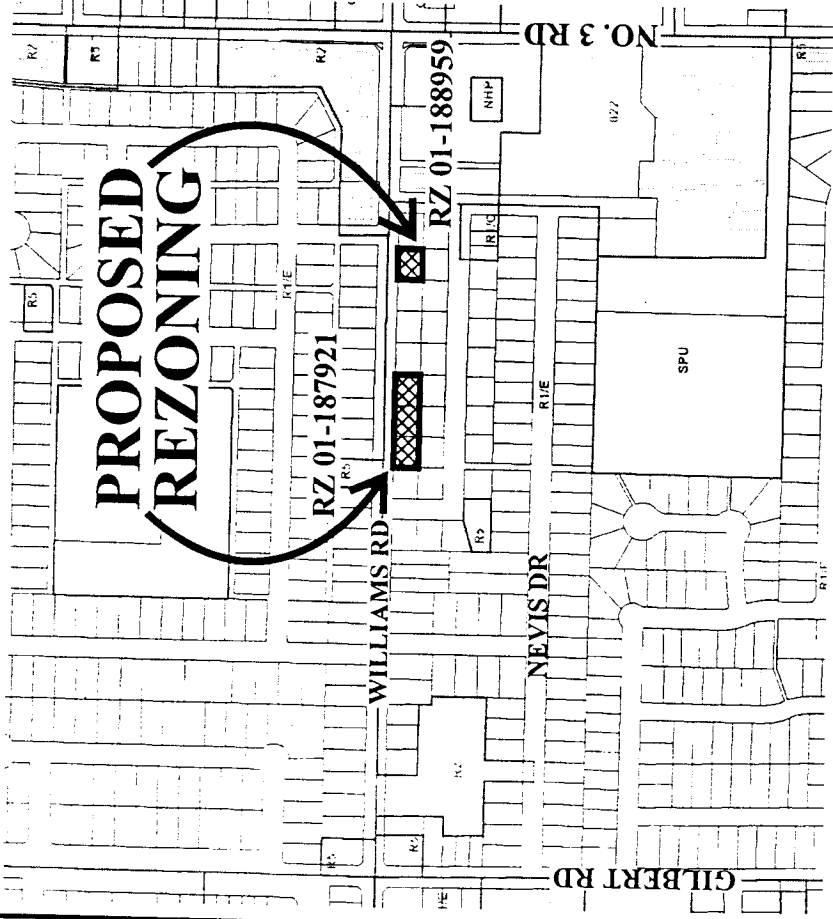
CITY OF RICHMOND
APPROVED
for content by originating dept
MB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK



City of Richmond



692

7351	7371	7411	7451	7471	7511	7531	7551	7571	7591	7611	7631	7651	7671	7691	7711	7731	7751	7771	7791	7811	7831	7851	7871	7891	7911	7931	7951	7971	7991	8011	8031	8051	8071	8091	8111	8131	8151	8171	8191	8211	8231	8251	8271	8291	8311	8331	8351	8371	8391	8411	8431	8451	8471	8491	8511	8531	8551	8571	8591	8611	8631	8651	8671	8691	8711	8731	8751	8771	8791	8811	8831	8851	8871	8891	8911	8931	8951	8971	8991	9011	9031	9051	9071	9091	9111	9131	9151	9171	9191	9211	9231	9251	9271	9291	9311	9331	9351	9371	9391	9411	9431	9451	9471	9491	9511	9531	9551	9571	9591	9611	9631	9651	9671	9691	9711	9731	9751	9771	9791	9811	9831	9851	9871	9891	9911	9931	9951	9971	9991	10011	10031	10051	10071	10091	10111	10131	10151	10171	10191	10211	10231	10251	10271	10291	10311	10331	10351	10371	10391	10411	10431	10451	10471	10491	10511	10531	10551	10571	10591	10611	10631	10651	10671	10691	10711	10731	10751	10771	10791	10811	10831	10851	10871	10891	10911	10931	10951	10971	10991	11011	11031	11051	11071	11091	11111	11131	11151	11171	11191	11211	11231	11251	11271	11291	11311	11331	11351	11371	11391	11411	11431	11451	11471	11491	11511	11531	11551	11571	11591	11611	11631	11651	11671	11691	11711	11731	11751	11771	11791	11811	11831	11851	11871	11891	11911	11931	11951	11971	11991	12011	12031	12051	12071	12091	12111	12131	12151	12171	12191	12211	12231	12251	12271	12291	12311	12331	12351	12371	12391	12411	12431	12451	12471	12491	12511	12531	12551	12571	12591	12611	12631	12651	12671	12691	12711	12731	12751	12771	12791	12811	12831	12851	12871	12891	12911	12931	12951	12971	12991	13011	13031	13051	13071	13091	13111	13131	13151	13171	13191	13211	13231	13251	13271	13291	13311	13331	13351	13371	13391	13411	13431	13451	13471	13491	13511	13531	13551	13571	13591	13611	13631	13651	13671	13691	13711	13731	13751	13771	13791	13811	13831	13851	13871	13891	13911	13931	13951	13971	13991	14011	14031	14051	14071	14091	14111	14131	14151	14171	14191	14211	14231	14251	14271	14291	14311	14331	14351	14371	14391	14411	14431	14451	14471	14491	14511	14531	14551	14571	14591	14611	14631	14651	14671	14691	14711	14731	14751	14771	14791	14811	14833	14855	14877	14899	14911	14933	14955	14977	14999	15011	15033	15055	15077	15099	15111	15133	15155	15177	15199	15211	15233	15255	15277	15299	15311	15333	15355	15377	15399	15411	15433	15455	15477	15499	15511	15533	15555	15577	15599	15611	15633	15655	15677	15699	15711	15733	15755	15777	15799	15811	15833	15855	15877	15899	15911	15933	15955	15977	15999	16011	16033	16055	16077	16099	16111	16133	16155	16177	16199	16211	16233	16255	16277	16299	16311	16333	16355	16377	16399	16411	16433	16455	16477	16499	16511	16533	16555	16577	16599	16611	16633	16655	16677	16699	16711	16733	16755	16777	16799	16811	16833	16855	16877	16899	16911	16933	16955	16977	16999	17011	17033	17055	17077	17099	17111	17133	17155	17177	17199	17211	17233	17255	17277	17299	17311	17333	17355	17377	17399	17411	17433	17455	17477	17499	17511	17533	17555	17577	17599	17611	17633	17655	17677	17699	17711	17733	17755	17777	17799	17811	17833	17855	17877	17899	17911	17933	17955	17977	17999	18011	18033	18055	18077	18099	18111	18133	18155	18177	18199	18211	18233	18255	18277	18299	18311	18333	18355	18377	18399	18411	18433	18455	18477	18499	18511	18533	18555	18577	18599	18611	18633	18655	18677	18699	18711	18733	18755	18777	18799	18811	18833	18855	18877	18899	18911	18933	18955	18977	18999	19011	19033	19055	19077	19099	19111	19133	19155	19177	19199	19211	19233	19255	19277	19299	19311	19333	19355	19377	19399	19411	19433	19455	19477	19499	19511	19533	19555	19577	19599	19611	19633	19655	19677	19699	19711	19733	19755	19777	19799	19811	19833	19855	19877	19899	19911	19933	19955	19977	19999	20011	20033	20055	20077	20099	20111	20133	20155	20177	20199	20211	20233	20255	20277	20299	20311	20333	20355	20377	20399	20411	20433	20455	20477	20499	20511	20533	20555	20577	20599	20611	20633	20655	20677	20699	20711	20733	20755	20777	20799	20811	20833	20855	20877	20899	20911	20933	20955	20977	20999	21011	21033	21055	21077	21099	21111	21133	21155	21177	21199	21211	21233	21255	21277	21299	21311	21333	21355	21377	21399	21411	21433	21455	21477	21499	21511	21533	21555	21577	21599	21611	21633	21655	21677	21699	21711	21733	21755	21777	21799	21811	21833	21855	21877	21899	21911	21933	21955	21977	21999	22011	22033	22055	22077	22099	22111	22133	22155	22177	22199	22211	22233	22255	22277	22299	22311	22333	22355	22377	22399	22411	22433	22455	22477	22499	22511	22533	22555	22577	22599	22611	22633	22655	22677	22699	22711	22733	22755	22777	22799	22811	22833	22855	22877	22899	22911	22933	22955	22977	22999	23011	23033	23055	23077	23099	23111	23133	23155	23177	23199	23211	23233	23255	23277	23299	23311	23333	23355	23377	23399	23411	23433	23455	23477	23499	23511	23533	23555	23577	23599	23611	23633	23655	23677	23699	23711	23733	23755	23777	23799	23811	23833	23855	23877	23899	23911	23933	23955	23977	23999	24011	24033	24055	24077	24099	24111	24133	24155	24177	24199	24211	24233	24255	24277	24299	24311	24333	24355	24377	24399	24411	24433	24455	24477	24499	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