



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7821 (RZ 04-267565)
6620 GRANVILLE AVENUE**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by

i. Replacing the Permitted Density statement as follows:

“291.95.2 **PERMITTED DENSITY**

.01 Maximum **Floor Area Ratio**: 0.7, together with an additional 50 m² (538.21 ft²) per **dwelling unit** (either for the exclusive use of individual buildings or for the total development) for use as **accessory buildings** and off-street parking.”

ii. Replacing the Maximum Lot Coverage statement as follows:

“291.95.3 **MAXIMUM LOT COVERAGE**: 45%”

iii. Replacing the regulations for Minimum Setbacks from Property Lines with the following:

“291.95.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

.01 North Yard: 6 m (19.685 ft.);

EXCEPT THAT covered entrances which form part of the principal **building** may project into the north yard for a distance of not more than 2 m (6.56 ft.);

AND FURTHER THAT bay windows which form part of the principal **building** may project into the north yard for a distance of not more than 1 m (3.28 ft.).

.02 East Yard: 1.2 m (3.937 ft.)

.03 South Yard: 4.5 m (14.764 ft.);

EXCEPT THAT covered entrances which form part of the principal **building** may project into the south yard for a distance of not more than 2 m (6.56 ft.);

AND FURTHER THAT bay windows which form part of the principal **building** may project into the south yard for a distance of not more than 1 m (3.28 ft.).

.04 West Yard: 1.2 m (3.937 ft.).”

iv. Replacing the Minimum Lot Size statement as follows:

“291.95.6 **MINIMUM LOT SIZE**

.01 A **building** shall not be constructed on a lot which is less than 1,300 m² (13,993 ft²) in area.”

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/95)**.

P.I.D. 009-748-644

Lot 25 Section 18 Block 4 North Range 6 West New Westminster District Plan 12891

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7281**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

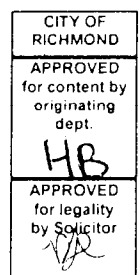
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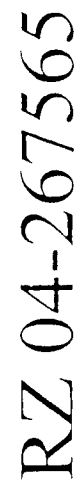
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MAYOR

CITY CLERK



Note: Dimensions are in METRES

