



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7638 (RZ 03-245733)
SOUTHERLY PORTION OF 9531 GRANVILLE AVENUE, ALL OF 9551
AND 9571 GRANVILLE AVENUE, WESTERN PORTION OF 9611
GRANVILLE AVENUE AND
SOUTH-WESTERN PORTION OF 6611 NO. 4 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 291.142 thereof the following:

"291.142 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/142)"

The intent of this zoning district is to accommodate two-family dwellings and townhouses.

291.142.1 PERMITTED USES

RESIDENTIAL, limited to **Two-family dwellings** and **Townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES.

291.142.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio:

0.70, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;
AND FURTHER an additional 50 m² (538.21 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) which must be **used** as off-street parking;

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 (107.643 ft²) per **dwelling unit** **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.142.3 MAXIMUM LOT COVERAGE: 40%

291.142.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Public Road: 6 m (19.685 ft.)

EXCEPT THAT porches, balconies, bay windows, entry stairs, and cantilevered roofs forming parts of the principal **building** may project into the **public road** setback for a distance of not more than 2 m (6.562 ft); AND FURTHER EXCEPTING THAT gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** may be located within the required **public road** setback, but shall be no closer to a **property line** than 2 m (6.562 ft.).

.02 **Side & Rear Property Lines:** 6 m (19.685 ft.)

EXCEPT THAT bay windows, entry stairs, and cantilevered roofs forming parts of the principal **building** may project into **side and rear yards** for a distance of not more than 1.2 m (3.937 ft.).

291.142.5 MAXIMUM HEIGHTS -

.01 **Buildings:** 12 m (39.370 ft.), but containing no more than three storeys.

.02 **Structures:** 12 m (39.370 ft.)

.03 **Accessory Buildings:** 5 m (16.404 ft.)

291.142.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 0.405 ha (1.0 ac.) in size.

291.142.7 OFF-STREET PARKING

.01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:

a) Off-street parking shall be provided at the rate of:

(i) For residents: 1.5 spaces per **dwelling unit**; and

(ii) For visitors: 0.2 spaces per **dwelling unit**.

b) Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent maneuvering aisle."

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 area as shown on "Schedule A attached to and forming part of Bylaw No. 7638" and by designating it COMPREHENSIVE DEVELOPMENT DISTRICT 142 (CD/ 142).

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7638"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 15 2003

JAN 19 2004

JAN 19 2004

JAN 19 2004

MAY 19 2004

CITY OF RICHMOND
APPROVED for content by originating dept. <i>B.M.</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK



Note: Dimensions are in METERS

Bylaw No. 7638

