

CITY OF RICHMOND

BYLAW 7103

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7103 (RZ 97-121179)
5988 BLANSHARD DRIVE**

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 291.89 thereof the following:

"291.89 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/89)

The intent of this zoning district is to accommodate townhouses.

291.89.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling** and **Townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, but excluding **secondary suites**.

291.89.2 PERMITTED DENSITY

- .01 **Maximum Floor Area Ratio:** 0.65, 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.

291.89.3 MAXIMUM LOT COVERAGE: 40%

291.89.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard:** 6 m (19.685 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.).

291.89.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 9 m (29.528 ft.).
- .02 **Structures:** 20 m (65.617 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

291.89.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 3,000 m² (32,293 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/89)**.

P.I.D. 024-216-429

Lot A Section 3 Block 4 North Range 7 West New Westminster District Plan LMP38762

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7103**".

FIRST READING

APR 12 1999

A PUBLIC HEARING WAS HELD ON

MAY 17 1999

SECOND READING

MAY 17 1999

THIRD READING

MAY 17 1999

OTHER REQUIREMENTS SATISFIED

MAY 15 2001

ADOPTED

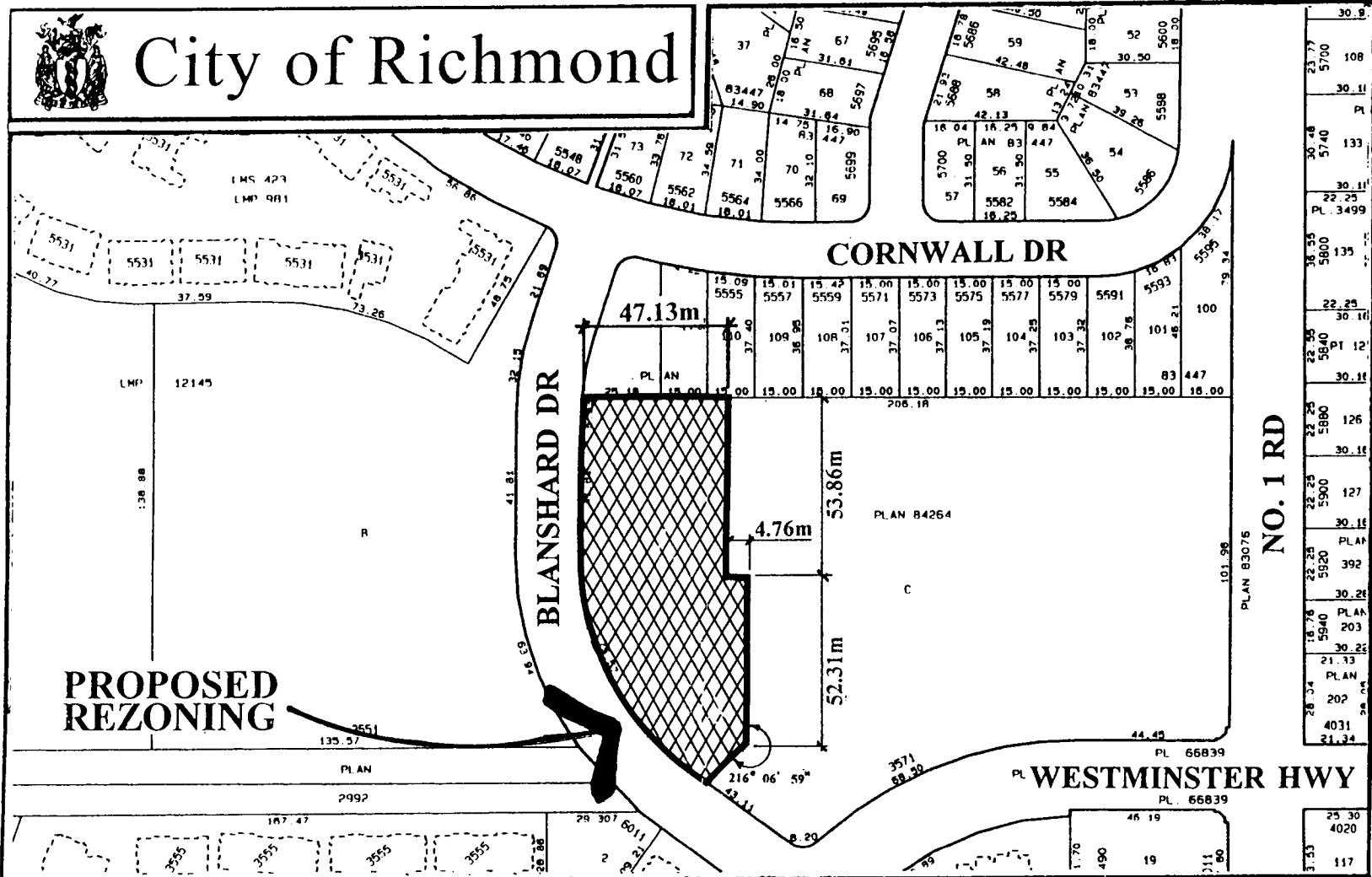


MAYOR

CITY CLERK



City of Richmond



172



RZ 97-121179

Original Date: 11/07/97

Revision Date:

Note: Dimensions are in METRES