



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8190 (RZ 06-333355)
10491 & 10511 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 repealing the existing “Comprehensive Development District (CD 44)” in Section 291.44 and replacing it with the following:

“291.44 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/44)”

The intent of this zoning district is to accommodate convertible housing that is designed to permit the inclusion of an accessible housing unit.

291.44.1 PERMITTED USES

RESIDENTIAL, limited to:

- i. a **one-family dwelling**; or
- ii. a **one-family dwelling** with a **secondary suite** on the ground floor;

BOARDING & LODGING, limited to two persons per **dwelling unit**;

HOME OCCUPATION, except that **child care** as a **home occupation** is not permitted within a **secondary suite**;

ACCESSORY USES.

- 291.44.2 Any area within this zoning district that is used for a **secondary suite** is designated as “Accessible Housing” as defined in section 291.44.13.

291.44.3 PERMITTED DENSITY

- .01 **Maximum Number of Dwelling Units:** One
- .02 **Maximum Number of Secondary Suites:** One, located entirely within the **one-family dwelling** and limited to a maximum of 40% of the floor area of the **building**.
- .03 **Maximum Floor Area Ratio:**

0.60 applied to a maximum of 360 m² (3,875 ft²) of the **lot** area, together with 0.30 applied to the balance of the **lot** area in excess of 360 m² (3,875 ft²); plus

- (i) 10% of the floor area total calculated above 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. These covered areas must be located not more than 0.6 m (2 ft.) above the lowest horizontal floor; and
- (ii) 45 m² (484 ft²) which may be **used** only for **accessory buildings** and off-street parking;

PROVIDED THAT

- (i) any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such;
- (ii) **floor area ratio** limitations shall not be deemed to be applicable to one **accessory building** less than 10 m² (107.6 ft²) in area; and
- (iii) crawl spaces to a maximum height of 0.914 m (3 ft.) are exempt from **floor area ratio** calculations. Crawl spaces over 0.914 m (3 ft.) in height are calculated as **floor area ratio**.

291.44.4 MAXIMUM LOT COVERAGE

- .01 50% for **buildings** only; 75% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the **lot** area restricted to landscaping with live plant material.
- .02 A non-porous surface is any constructed surface on, above, or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil.

291.44.5 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard:** 6 m (19.7 ft.) EXCEPT THAT:
 - (i) porches and verandas which form part of the principal **building**, are less than 5 m (16.4 ft.) in height, and are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.8 ft.);
 - (ii) bay windows, fire places and chimneys forming part of the principal **building** may project into the **front yard** for a distance of not more than 1 m (3.3 ft.); and
 - (iii) the ridge line of a front roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard** setback.

.02 Side Yard: 1.2 m (3.9 ft.) EXCEPT THAT:

- (i) where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3 m (9.8 ft.);
- (ii) bay windows, fire places and chimneys which form part of the principal **building** may project into the **side yard** for a distance of not more than 0.6 m (2 ft.); and
- (iii) the ridge line of a side roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard** setback.

.03 Rear Yard: 6 m (19.7 ft.) EXCEPT THAT

- (i) for a **corner lot** where a **side yard** setback abutting a **public road** is maintained at a minimum of 6 m (19.7 ft.) the **rear yard** setback shall be 1.2 m (3.9 ft.);
- (ii) an **accessory building** of more than 10 m² (107.6 ft²) in area that is **used** exclusively for off-street vehicle parking may be located within the **rear yard** setback area but no closer than:
 - a. 3.0 m (9.8 ft.) to a **property line** abutting a **public road**;
or
 - b. 1.2 m (3.9 ft.) to any other **property line**;
- (iii) bay windows which form part of the principal **building** may project into the **rear yard** setback for a distance of 1 m (3.3 ft.) or one-half of the **rear yard**, whichever is the lesser.

.04 There is no **property line setback requirement for an **accessory building** that has an area of 10 m² (107.6 ft²) or less.****.05 Maximum Setback: 50 m (164 ft.).**

(See Interpretation Section 201.04 for explanation).

291.44.6 MAXIMUM HEIGHTS

- .01 Buildings: 2½ storeys**, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**.
- .02 Structures: 9 m (29.5 ft.).**
- .03 Accessory Buildings: 5 m (16.4 ft.).**

291.44.7 MINIMUM LOT SIZE AND DIMENSIONS

- .01 A **one-family dwelling** shall not be constructed on a **lot** of less than 270 m² (2,906.4 ft²) in area.
- .02 A parcel to be created by subdivision and intended for use as the site of a **one-family dwelling** shall have a minimum **frontage** and **width of lot** of 9 m (29.5 ft.) and a minimum **depth of lot** of 24 m (78.7 ft.). For **corner lots**, an additional 2 m (6.6 ft.) is required for the minimum **frontage** or **width of lot**.

291.44.8 MINIMUM BUILDING SEPARATION SPACE

- .01 1.2 m (3.9 ft.).

291.44.9 OFF-STREET PARKING

- .01 Off-street parking shall be developed and maintained in accordance with Division 400 of this Bylaw, EXCEPT THAT
 - (i) one (1) off-street handicapped parking space is required for a **secondary suite**;
 - (ii) where two parking spaces are intended to be **used** by the residents of the **one-family dwelling**, they may be provided in a tandem arrangement with one parking space located behind the other.

291.44.10 SCREENING AND LANDSCAPING

- .01 **Fences** shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT:
 - (i) A **fence**, when located within 3.0 m (10 ft.) of a **side property line** abutting a **public road** or 6.0 m (20 ft.) of a **front property line** abutting a **public road**, shall not exceed 1.2 m (4 ft.) in height; and
 - (ii) A **fence**, when located elsewhere within a required yard, shall not exceed 1.83 m (6.0 ft.) in height.
- .02 Landscaping shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT on a **lot** where a **fence** has been erected adjacent to, but not actually upon, a property line which abuts a **public road**, lane, or public walkway, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants, or lawn.

291.44.11 MINIMUM TOTAL AREA OF PRIVATE OUTDOOR SPACE

- .01 A private outdoor space with a minimum area of 20 m² (215.3 ft²) and a minimum width or depth of 3.0 m (9.8 ft.) shall be provided outside of the **front yard** free of **accessory buildings**, covered walkways, and off-street parking.

291.44.12 MAXIMUM DRIVEWAY WIDTH

- .01 The maximum driveway width shall be 6 m (19.7 ft.). A driveway is any non-porous surfaced or paved portion of the **lot** that is **used** to provide space for vehicle parking or vehicle access to or from a **public road** or lane.

291.44.13 ACCESSIBLE HOUSING UNIT

- .01 "Accessible Housing" means a ground floor area within a principal building that incorporates the following design features:
- (i) pathways between the main entrance to accessible housing unit and the handicap parking space and the sidewalk: at least 1.5 m (5 ft) uninterrupted width and having a gradient no greater than 1 in 20;
 - (ii) door openings: at least 0.864 m (2.833 ft.) in width;
 - (iii) entry thresholds: no greater than 0.013 m (0.043 ft.) in height;
 - (iv) manoeuvrable space of 1.200 (3.9 ft.) long by the width of each door and at least 0.300 (1.0 ft.) clear space on the latch side at both the inside and outside of the entry door;
 - (v) minimum interior corridor width: 1.100 m (3.6 ft.) for all routes;
 - (vi) lever door handles on all doors except for pocket doors, sliding doors, or doors equipped with automated door openers;
 - (vii) windows in living room, dining room and at least one bedroom:
 - a. sill height no greater than 0.750 m (2.5 ft.) to allow for seated viewing;
 - b. having opening and locking mechanisms that do not require grasping, twisting or pinching of the wrist; and
 - c. located adjacent to a clear floor space that has a minimum width of 0.750 m (2.5 ft.);
 - (viii) kitchen having a horizontal clearance of not less than 1.5 m (5 ft) between counters and all opposing base cabinets, countertops, appliances or walls;

- (ix) where an oven is provided, a wall oven with a pull-out board;
- (x) at least one bathroom that has:
 - a. solid blocking in walls of tub or shower and toilet areas and behind towel bars;
 - b. toilet located with its centre line located
 - I. between 0.42 m (1.4 ft) and 0.48 m (1.6 ft) from the side wall on which a grab bar can be mounted;
 - II. at least 1.020 m (3.4 ft) away from any permanent fixtures affixed to the side opposite the wall having a grab bar;
 - c. bathtub having a horizontal clearance along full length of tub of at least 0.915 m (3 ft); and
 - d. turning radius of at least 1.5 m (5 ft); and
- (xi) laundry facilities having a clear floor space of at least 0.75 m (2.5 ft) by 1.2 m (4ft) in front of area accommodating washer and dryer appliances."

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/44)**.

P.I.D. 003-536-360

Lot 30 Block 19 Section 26 Block 4 North Range 6 West New Westminster District Plan 18548

P.I.D. 010-459-570

Lot 29 Block 19 Section 26 and 35 Block 4 North Range 6 West New Westminster District Plan 18548

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8190".

FIRST READING	FEB 26 2007
A PUBLIC HEARING WAS HELD ON	MAR 19 2007
SECOND READING	MAR 19 2007
THIRD READING	MAR 19 2007
OTHER REQUIREMENTS SATISFIED	MAY 24 2007
ADOPTED	

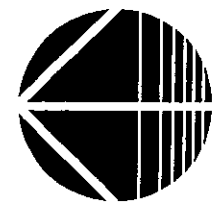
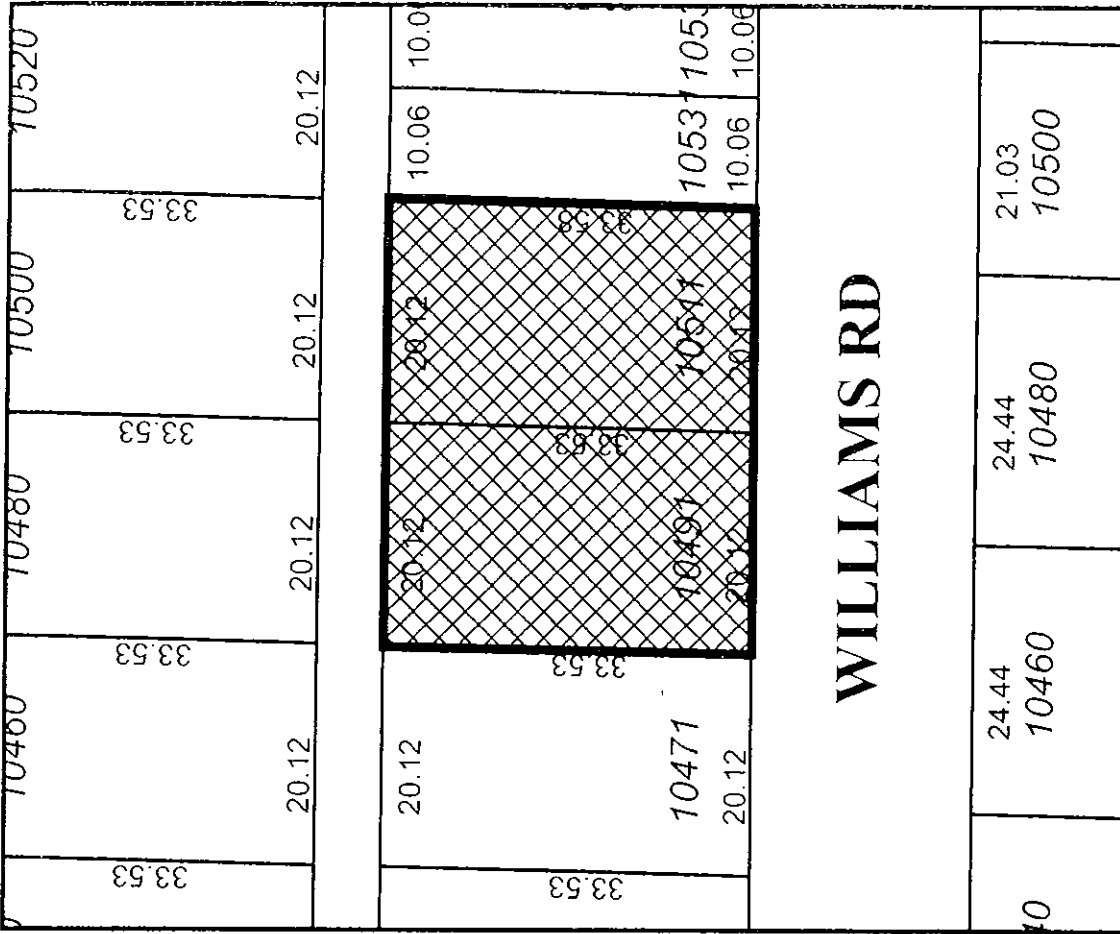
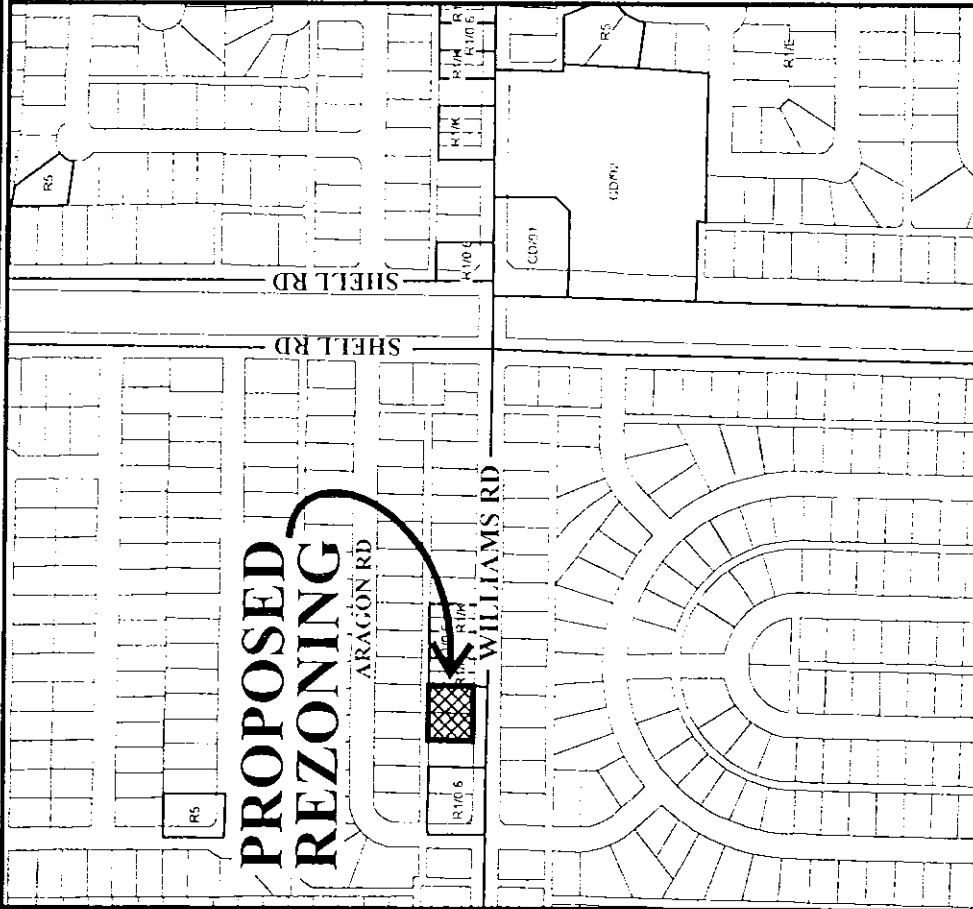


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 06-333355

Original Date: 05/18/06
 Revision Date: 01/23/07
 Note: Dimensions are in METERS