



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8229 (RZ 06-355420)  
4000 No. 3 Road (Formerly 4020, 4040 and 4060 No. 3 Road)**

The Council of the City of Richmond enacts as follows:

- 1. Richmond Zoning and Development Bylaw 5300 is amended by inserting Section 291.183 thereof the following:

**“291.183 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/183)**

The intent of this zoning district is to provide for medium to high density, transit-supportive, non-residential, central business district development in an area affected by aircraft noise.

**291.183.1 PERMITTED USES**

- RETAIL TRADE & SERVICES, but excluding gas station, and the sales and servicing of automobiles, trailers or motorcycles;
- CUSTOM WORKSHOPS, TRADES & SERVICES;
- OFFICE;
- FOOD CATERING ESTABLISHMENT;
- ANIMAL CLINIC, but excluding caretaker residential accommodation in conjunction therewith;
- RECREATION FACILITY;
- COMMERCIAL ENTERTAINMENT;
- HOTEL, but excluding any residential use in conjunction therewith;
- STUDIO for artist, display, dance, radio, television or recording;
- AUTOMOBILE PARKING;
- NEIGHBOURHOOD PUBLIC HOUSE;
- EDUCATIONAL INSTITUTION;
- ASSEMBLY;
- PLACES OF WORSHIP;
- ACCESSORY USES, BUILDINGS & STRUCTURES.

**291.183.2 PERMITTED DENSITY**

- .01 Maximum Floor Area Ratio:
  - a) For Automobile Parking as a principal use: No maximum limit;

- b) For all other uses: 3.0 (exclusive of parts of the **building** that are used for off-street parking purposes or unenclosed balconies).

291.183.3 **MAXIMUM LOT COVERAGE:** 90%

291.183.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road Setback:** 3 m (9.8 ft.).

291.183.5 **MAXIMUM HEIGHTS**

- .01 **Buildings:** 40 m (131 ft.).
- .02 **Structures:** 20 m (65.6 ft.).

291.183.6 **SIGNAGE**

- .01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Downtown Commercial District (C7)"

291.183.7 **OFF-STREET PARKING & LOADING**

- .01 Off-street parking shall be provided, developed, and maintained in accordance with Division 400 of this Bylaw, EXCEPT that, not withstanding Sections 405.04 and 405.08:
  - a) The minimum manoeuvring aisle width is 6.7 m (22 ft.); and
  - b) A maximum of 46% of the parking spaces provided may be provided as small car spaces.
- .02 Off-street loading shall be provided, developed, and maintained in accordance with Division 400 of this Bylaw, EXCEPT that:
  - a) A minimum of 2 off-street loading spaces shall be required."

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/183)**:

P.I.D. 026-080-621

Lot 1 Section 33 Block 5 North Range 6 West New Westminster District Plan BCP13993

3. This Bylaw is cited as "Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 8229".

FIRST READING

MAY 08 2007

A PUBLIC HEARING WAS HELD ON

MAY 22 2007

SECOND READING

MAY 22 2007

THIRD READING

MAY 22 2007

OTHER REQUIREMENTS SATISFIED

JUN 19 2007

ADOPTED



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MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

