



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7858
(RZ 03-271217)**

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 291.158 thereof the following:

“291.158 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 158)

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

291.158.1 PERMITTED USES

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

291.158.2 PERMITTED DENSITY

- .01 **Maximum Floor Area Ratio:**
- a) 2.42, exclusive of parts of the **building** which are **used** for off-street parking purposes or unenclosed balconies;
 - b) an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space** on a **building's** ground floor.

291.158.3 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** which is less than 0.404 ha (1.0 acre) in area.

291.158.4 MAXIMUM LOT COVERAGE: 50%.

291.158.5 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road:**
- a) Garden City Road: 10 m (32.8 ft.);

- b) Ferndale Road: 6 m (19.6 ft.);
- c) Katsura Road: 4.5 m (14.7 ft.);
- d) Notwithstanding the limitations imposed above:
 - (i) Porches, balconies, bay windows, and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1.2 m (3.9 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.5 ft.);
 - (ii) Gateways, pergolas, entry stairs, and similar landscape **structures** that do not form part of the principal **building** may be located within the **public road** setback, but shall be no closer to a property line than 2 m (6.5 ft.); and
 - (iii) Structured parking below finished grade may project into the **public road** setback, but shall be no closer to a property line than 2 m (6.5 ft.).

.02 **Side & Rear Property Lines:** 6 m (19.6 ft.);

- a) Notwithstanding the limitations imposed above:
 - (i) Cantilevered roofs forming part of the principal **building** may project into the **side and rear yards** for a distance of not more than 1.2 m (3.9 ft.); and
 - (ii) Structured parking below finished grade may project into the **side and rear yards**.

291.158.6 MAXIMUM HEIGHTS

- .01 **Buildings:** 38.1 m (125 ft.).
- .02 **Structures:** 20 m (65.6 ft.).
- .03 **Accessory Buildings:** 5 m (16.4 ft.).

291.158.7 OFF-STREET PARKING

- .01 Off street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw, EXCEPT THAT :
 - a) Off-street parking shall be provided at the rate of:
 - (i) For residents: 1.0 spaces per **dwelling unit** having a gross floor area of up to and including 90 m² (968.8 ft²); and 1.5 spaces per **dwelling unit** having a gross floor area of more than 90 m² (968.8 ft²); 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 following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/158)**.

P.I.D. 002-160-978

Lot “B” Except: Part on Plan 28199 Section 10 Block 4 North Range 6 West New Westminster District Plan 4647

P.I.D. 001-036-203

The West Half of Lot “A” Section 10 Block 4 North Range 6 West New Westminster District Plan 4647

P.I.D. 004-343-476

West 66 Feet of the East Half Lot 3 Block “A” Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7858**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

DEC 13 2004

JAN 17 2005

JAN 17 2005

JAN 17 2005

JUN 16 2005



MAYOR

CITY CLERK

