



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7337 (RZ 01-194373)
4460 BROWN 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 291.131 thereof the following:

"291.131 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/131)

The intent of this zoning district is to accommodate places of worship and private schools.

291.131.1 PERMITTED USES

PLACES OF WORSHIP;
ASSEMBLY;
INTERMENT OF CREMATED REMAINS as a use accessory to places of worship;
PRIVATE EDUCATIONAL INSTITUTIONS;
COMMUNITY USE;
RESIDENTIAL, limited to one Dwelling Unit per lot;
ACCESSORY USES, BUILDINGS & STRUCTURES, but excluding secondary suites.

291.131.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio: 0.50

291.131.3 MAXIMUM LOT COVERAGE: 35%

291.131.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 Road Setbacks: 6 m (19.685 ft).
- .02 **Side Yards:** 7.5 m (24.606 ft.).
- .03 **Rear Yards:** 7.5 m (24.606 ft.).

291.131.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 12 m (39.370 ft).
- .02 **Structures:** 12 m (39.370 ft).

291.131.6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** of less than 0.405 ha. (1 ac.) in size.

291.131.7 OFF-STREET PARKING

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, **EXCEPT THAT** no parking shall be permitted within the **front yard**.

291.131.7 SCREENING & LANDSCAPING

- .01 Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, **EXCEPT THAT**:
 - a) The height of a **fence** shall not exceed 2m (6.562 ft.);
 - b) Outdoor storage areas shall be screened from view from adjacent **lots** and **public roads** by a solid **fence** 2 m (6.562 ft.) in height; and
 - c) Where a **lot** is being developed and such development does not require the issuance of a Development Permit, the owner shall:
 - (i) Where the **lot** abuts a zoning district that permits **residential** use, erect and maintain a solid **fence** 2 m (6.562 ft.) in height within 1 m (3.281 ft.) of the boundary line of the said zoning district; and
 - (ii) On the portion of the **lot** which is within 6 m (19.685 ft.) of a **property line** abutting a **public road**, plant and maintain any combination of trees, shrubs, ornamental plants, or lawn.

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/131)**.

P.I.D. 003-911-667

South Half Lot 7 Except: Firstly: Part Subdivided by Plan 24362 Secondly: Parcel "L" (Explanatory Plan 24381), Section 33 Block 5 North Range 6 West New Westminster District Plan 3318

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7337**".

FIRST READING

MAR 25 2002

A PUBLIC HEARING WAS HELD ON

APR 15 2002

SECOND READING

APR 15 2002

THIRD READING

APR 15 2002

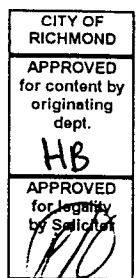
OTHER REQUIREMENTS SATISFIED

SEP 12 2002

ADOPTED

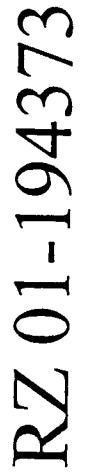
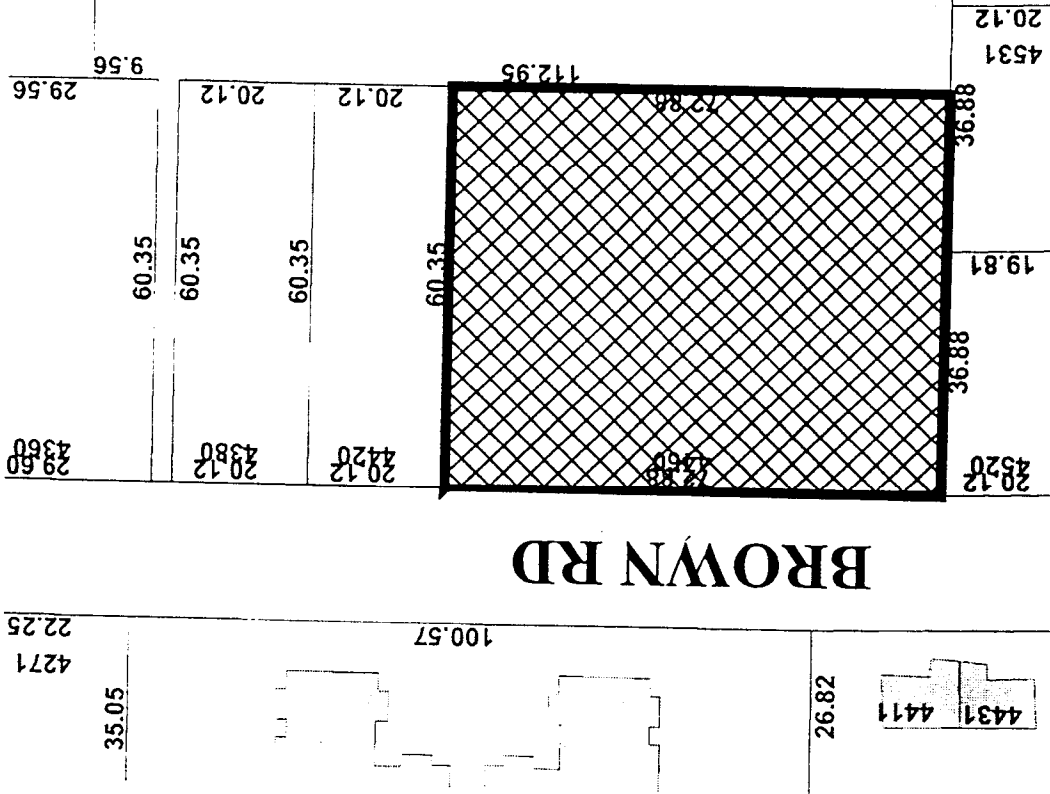
MAYOR

CITY CLERK





BROWN RD



Note: Dimensions are in METRES