



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8230 (RZ 06-354537)
13951 BRIDGEPORT 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 291.184 thereof the following:

"291.184 Comprehensive Development District (CD/184)

The intent of this zoning district is to accommodate industrial and limited office uses that are compatible with other urban uses.

291.184.1 PERMITTED USES

**LIGHT INDUSTRY;
AUTO TOWING & STORAGE;
COMMUNITY USE;
CUSTOM WORKSHOPS, TRADES & SERVICES, but excluding
personal services;
RECREATION FACILITY;
FOOD CATERING ESTABLISHMENT, but excluding banquet hall
facility;
CARETAKER RESIDENTIAL ACCOMMODATION, limited to one such
unit per lot;
OFFICE, limited to a maximum gross leasable floor area of 1,980 m² (21,300
ft²)
ACCESSORY USES, BUILDINGS & STRUCTURES.**

291.184.2 PERMITTED DENSITY

- .01 Maximum Floor Area Ratio: 1.0

291.184.3 MAXIMUM LOT COVERAGE: 60%

291.184.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 Public Road Setbacks: 6 m (19.685 ft.).

291.184.5 MINIMUM LOT SIZE

- .01 A building shall not be constructed on a lot which is less than 2 ha (5 acres) in area."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of the 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/184)**:

P.I.D. 001-452-894

Lot 59 Except: Firstly: Part Subdivided by Plan 63451, and Secondly: Parcel A (Bylaw Plan LMP17498), Section 20 Block 5 North Range 5 West New Westminster District Plan 51169

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8230**".

FIRST READING

APR 23 2007

A PUBLIC HEARING WAS HELD ON

MAY 22 2007

SECOND READING

MAY 22 2007

THIRD READING

MAY 22 2007

OTHER REQUIREMENTS SATISFIED

ADOPTED

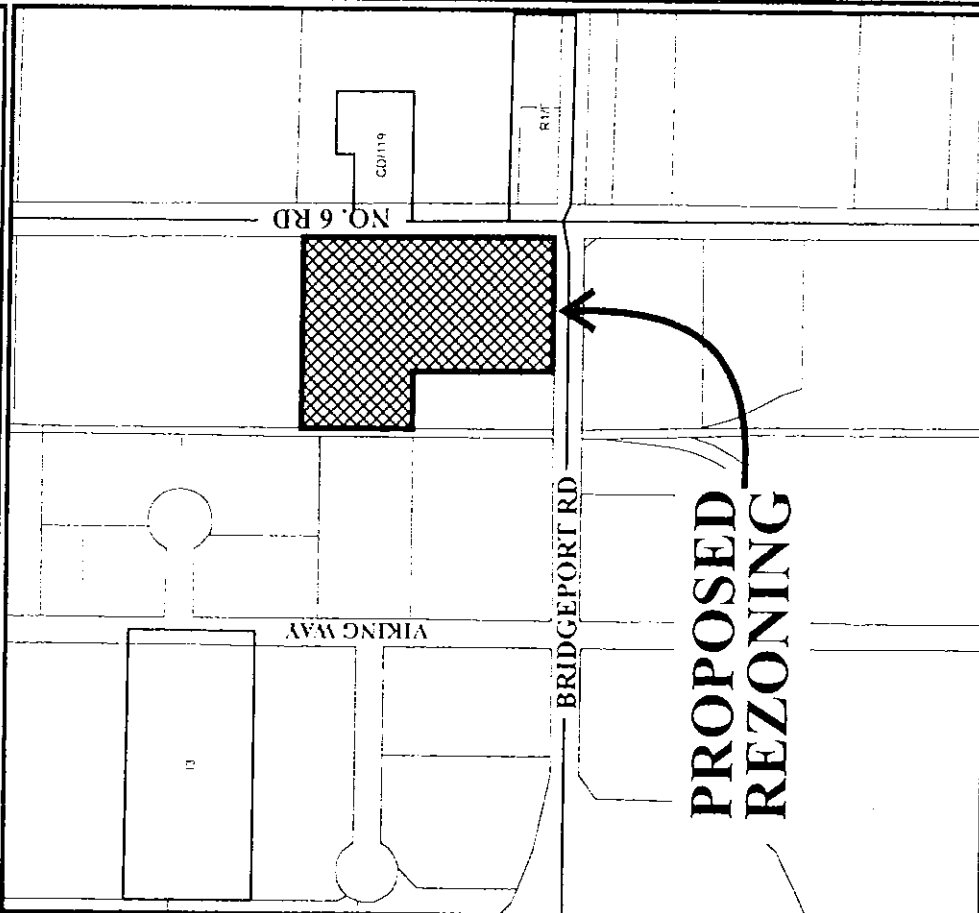


MAYOR

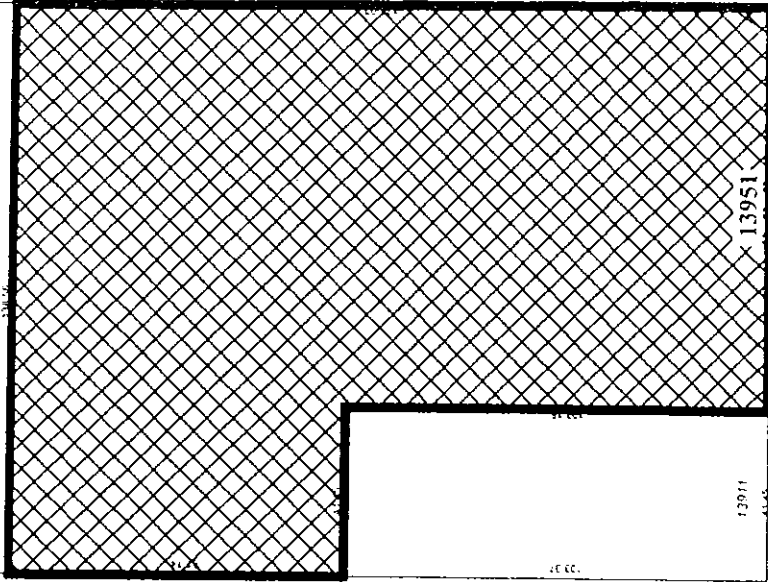
CORPORATE OFFICER



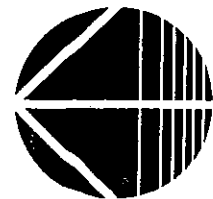
City of Richmond



NO. 6 RD



BRIDGEPORT RD



RZ 06-354537

Original Date: 01/11/07

Revision Date: 04/03/07

Note: Dimensions are in METERS