

CITY OF RICHMOND

BYLAW 7229

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
AMENDMENT BYLAW 7229 (RZ 00-184150)  
6731 AND 6751 COONEY 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 291.121 thereof the following:

**“291.121 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/121)”**

The intent of this zoning district is to accommodate townhouses.

**291.121.1 PERMITTED USES**

**RESIDENTIAL**, limited to **One-Family Dwellings** and **Townhouses**;  
**BOARDING AND LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES**.

**291.121.2 PERMITTED DENSITY**

.01 **Maximum Floor Area Ratio:**

- a) 0.90, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m<sup>2</sup> (107.643 ft<sup>2</sup>) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

- b) Notwithstanding the limitations imposed in (a) above, an additional 0.05 shall be permitted, provided that it is entirely **used** to accommodate **Amenity Space**.
- c) For the purposes of (a) and (b) above, **floor area ratio** shall be deemed to exclude the floor area of those parts of the **building used** for off-street parking purposes.

**291.121.3 MAXIMUM LOT COVERAGE: 40%**

**291.121.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- |     |  |                   |
|-----|--|-------------------|
| .01 | Road Setbacks:   | 4.5 m (14.764 ft) |
| .02 | <b>Side Yard:</b>  | 1.9 m (6.234 ft)  |
| .03 | <b>Rear Yard:</b>  | 3.7 m (12.139 ft) |
| .04 | Notwithstanding the limitation imposed in (.01) and (.03) above, bay windows may project into the required road setback and <b>rear yard</b> for a distance of up to 0.5 m (1.640 ft); enclosed entry vestibules may project into the required road setback for a distance of up to 0.9 m (2.953 ft); and, unenclosed porches and unenclosed stairs may project into the required road setback for a distance of up to 2.0 m (6.562 ft). |                   |

**291.121.5 MAXIMUM HEIGHTS**

- |     |                                    |                  |
|-----|------------------------------------|------------------|
| .01 | <b>Buildings &amp; Structures:</b> | 12 m (39.370 ft) |
| .02 | <b>Accessory Buildings:</b>        | 5 m (16.404 ft)  |

**291.121.6 MINIMUM LOT SIZE**

A **building** shall not be constructed on a **lot** having a width of less than 40 m (131.233 ft) or a depth of less than 35 m (114.829 ft).

**291.120.9 OFF-STREET PARKING**

- .01 Off- street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:
- a) The basic parking requirement for the use of residents shall be 2.0 spaces per **dwelling unit**, together with 0.1 space per **dwelling unit** for visitors, for a total of 2.1 spaces per **dwelling unit**; and
  - b) Minimum manoeuvring aisle width shall be 6.7 m (21.982 ft).
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/121)**.

P.I.D. 010-181-687

Lot 58 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 010-181-679

Lot 57 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

- 3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7229".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAY 14 2001

JUN 18 2001

JUN 18 2001

JUN 18 2001

OCT - 4 2001

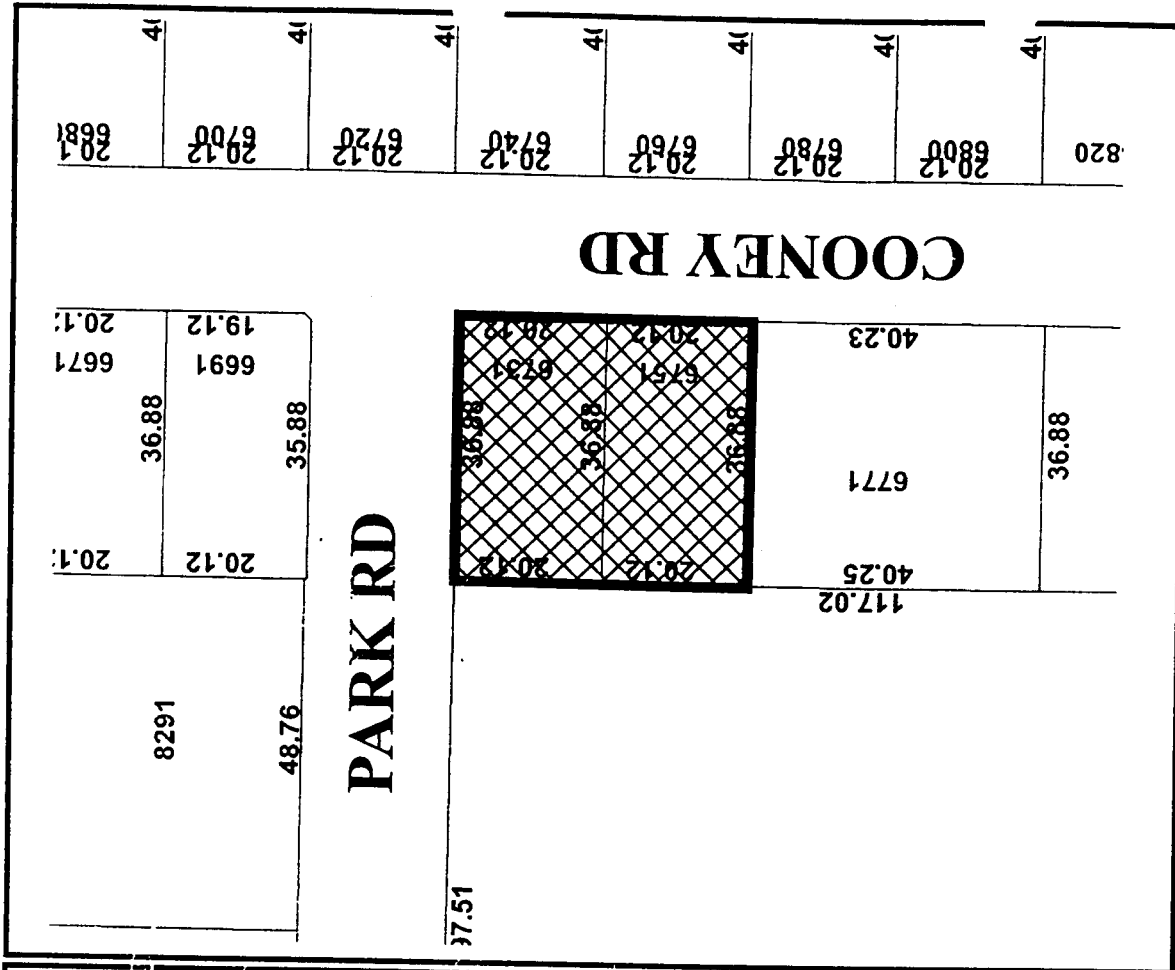
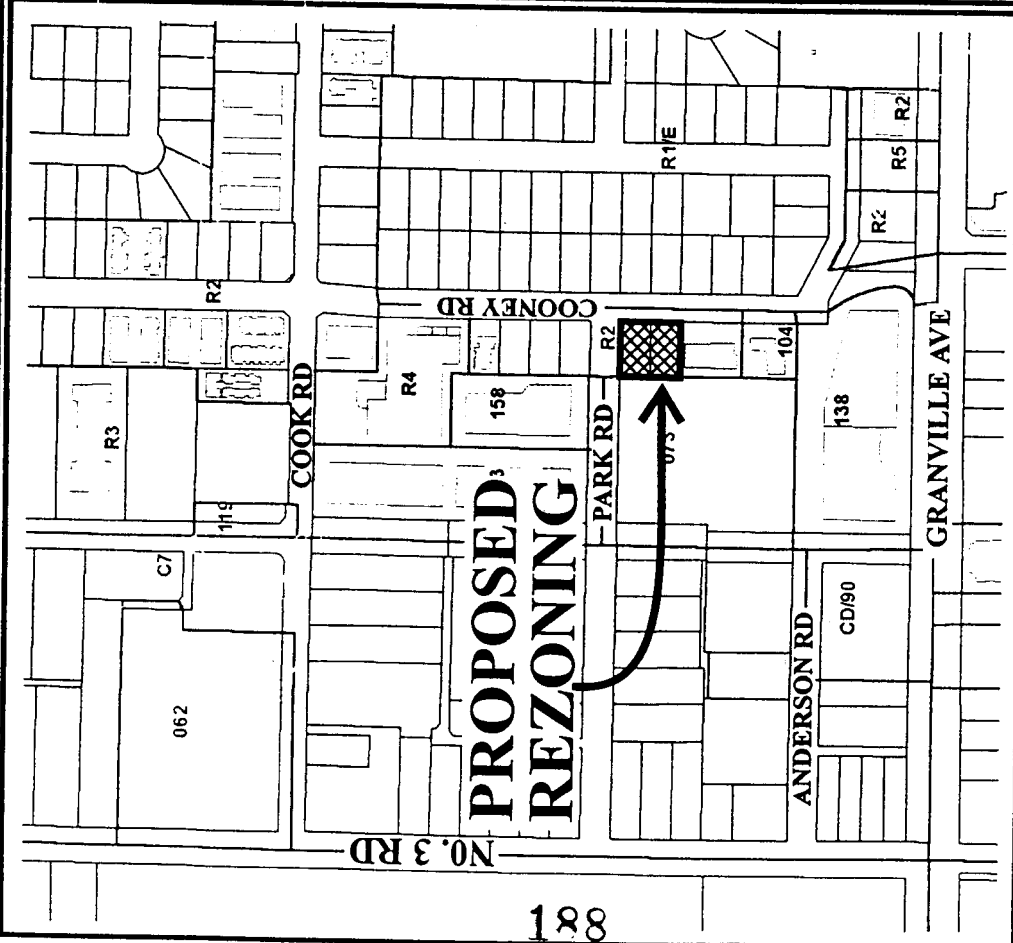


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MAYOR

\_\_\_\_\_  
CITY CLERK



# City of Richmond



## RZ 00-184150

Original Date: 01/08/01

Revision Date:

Note: Dimensions are in METRES

