



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7827 (RZ 04-264051)
7560 ACHESON ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. 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/28)**.

That area shown as the proposed east parcel on "Schedule A attached to and forming part of Bylaw No. 7827"

2. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.152 thereof the following:

291.152 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/152)

The intent of this zoning district is to accommodate accessible single-family housing.

291.152.1 PERMITTED USES

RESIDENTIAL, limited to a single principal **building** designed to contain an accessible **dwelling unit**. For the purposes of this subsection, "accessible" shall be deemed to include the following design features which accommodate age and/or health-related conditions restricting use and enjoyment of the dwelling unit, and which shall maintain and enhance the "barrier-free" quality of the unit:

- (a) wider main-floor corridors (1500 mm/60 inch min.) to accommodate wheelchairs and walkers;
- (b) level entry thresholds;
- (c) wheel-chair accessible kitchen and laundry;
- (d) roll-in shower on the main floor;
- (e) five (5) foot turning radius in the downstairs, and one of the upstairs bathrooms;
- (f) installation of grab bars;

- (g) lower counter tops in the kitchen and laundry;
- (h) accommodation for future elevator;
- (i) future locks, latches, handles, controls conveniently located and highly visible;
- (j) garage conveniently located and enables wheelchair maneuvering.

BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
ACCESSORY USES, but excluding **secondary suites**.

291.152.2 PERMITTED DENSITY

.01 Maximum Number of **Dwelling Units**: One

.02 Maximum **Floor Area Ratio**:

0.65 provided the **lot** contains an accessible **dwelling unit**;

plus 10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; together with

50 m² (538.21 ft²) which may be **used** only for **accessory buildings** and off-street parking;

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 m² (107.64 ft²) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.152.3 MAXIMUM LOT COVERAGE:

45% for **buildings** only; 80% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

291.152.4 MINIMUM SETBACKS FROM PROPERTY LINES AND SITING OF BUILDINGS

.01 **Front Yard**: 6.0 m (19.685 ft.);

EXCEPT THAT porches and verandas which form part of the principal **building**, are less than 5 m (16.404 ft.) in height, and are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.673 ft.);

AND FURTHER THAT bay windows, fire places and chimneys forming part of the principal **building** may project into the **front yard** for a distance of not more than 1 m (3.281 ft.);

AND FURTHER THAT the ridge line of a front roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard** setback.

.02 **Side Yard:** 1.2 m (3.937 ft.)

EXCEPT THAT where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3 m (9.843 ft.);

AND FURTHER THAT bay windows which form part of the principal **building** may project into the **side yard** for a distance of 0.6 m (1.969 ft.);

AND FURTHER THAT fireplaces and chimneys forming part of the principal **building** may project into the **side yard** for a distance of not more than 0.6 m (1.969 ft.).

AND FURTHER THAT the ridge line of a side roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard** setback.

.03 **Rear Yard:** 6.0 m (19.685 ft.);

EXCEPT THAT portions of the principal **building** which are less than 2 m (6.562 ft.) in height, and **accessory buildings** of more than 10 m² (107.64 ft²) in area may be located within the **rear yard** setback area but no closer than:

(i) 3.0 m (9.843 ft.) to a **rear property line** which abuts a **public road**, or

(ii) 0.6 m (1.968 ft.) to a **rear property line**.

AND FURTHER THAT bay windows which form part of the principal **building** may project into the **rear yard** for a distance of 1 m (3.281 ft.) or one-half of the **rear yard**, whichever is the lesser.

There is no property line setback requirement for an **accessory building** which has an area of 10 m² (107.64 ft²) or less.

291.152.5 MAXIMUM HEIGHTS

.01 **Buildings:** 2½ storeys, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**.

.02 **Structures:** 11 m (36.089 ft.).

.03 **Accessory Buildings:** 5 m (16.404 ft.).

291.152.6 MINIMUM LOT SIZE AND DIMENSIONS

.01 A dwelling shall not be constructed on a **lot** of less than 270 m² (2,906.35 ft²) in area.

.02 A parcel to be created by subdivision and intended for use as the site of a **one-family dwelling** shall have a minimum **frontage** and width of 9 m (29.527 ft.) and a minimum depth of 24 m (78.74 ft.). For **corner lots**, an additional 2 m (6.562 ft.) is required for the minimum **frontage** or width.

291.152.7 MINIMUM BUILDING SEPARATION SPACE

.01 1.2 m (3.937 ft.).

291.152.8 OFF-STREET PARKING

Off-street parking shall be developed and maintained in accordance with Division 400 of this bylaw.

291.152.9 SCREENING AND LANDSCAPING

.01 **Fences** shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT:

- (a) A **fence** shall not be permitted within 1 m (3.281 ft.) of a **side property line** abutting a **public road** or public walkway, 2 m (6.562 ft.) of a **rear property line**, or 3.0 m (9.843 ft.) of a **front property line**;
- (b) A **fence**, when located within 3 m (9.843 ft.) of a **side property line** abutting a **public road** or 4.3 m (14.107 ft.) of a **front property line** abutting a **public road**, shall not exceed 1.2 m (3.937 ft.) in height; and
- (c) A **fence**, when located elsewhere within a required yard, shall not exceed 1.83 m (6.0 ft.) in height.

.02 Landscaping shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT on a **lot** where a **fence** has been erected adjacent to, but not actually upon, a property line which abuts a **public road**, lane, or public walkway, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants, or lawn.

- 3. 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/152)**.

That area shown as the proposed west parcel on "Schedule A attached to and forming part of Bylaw No. 7827"

- 4. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7827"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 27 2004

OCT 18 2004

OCT 18 2004

OCT 18 2004

OCT 04 2005

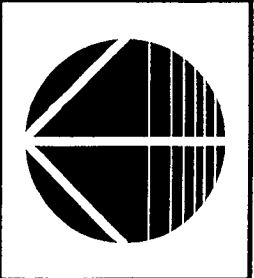
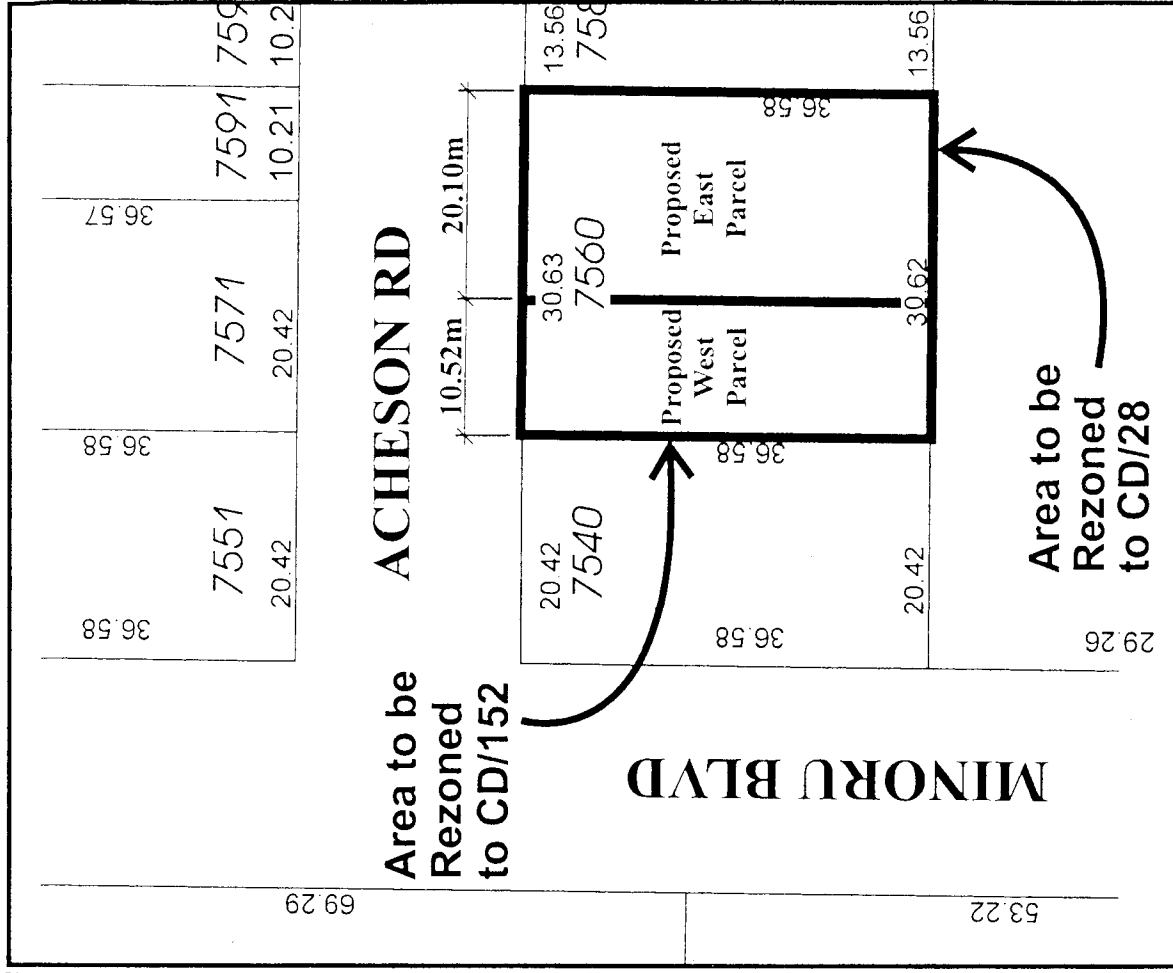
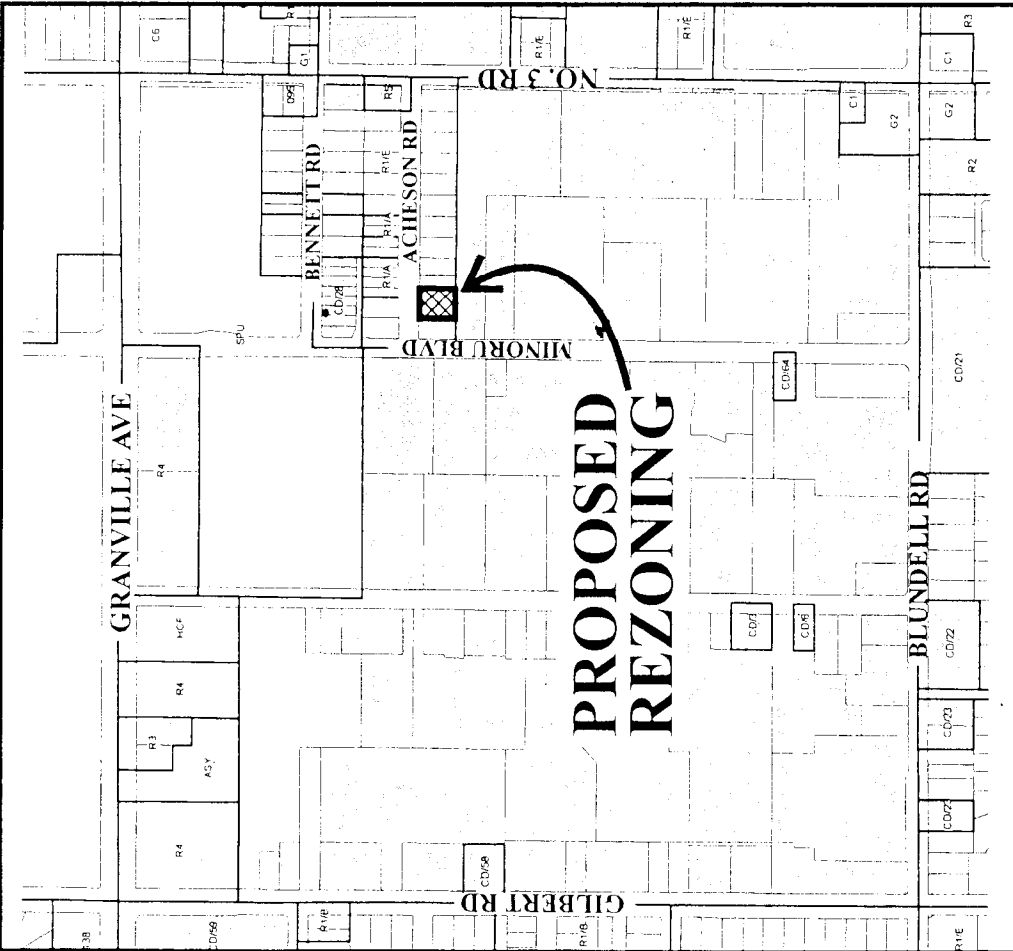
CITY OF RICHMOND
APPROVED for content by originating dept
<i>uk</i>
APPROVED for legality by Solicitor

MAYOR

CITY CLERK



City of Richmond



RZ 04-264051

Original Date: 02/17/04

Revision Date: 09/10/04

Note: Dimensions are in METRES.