



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7797 (RZ 04-263998)
12011 Bridgeport Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting Section 291.150 thereof the following:

“291.150 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/150)”

The intent of this zoning district is to accommodate a gasoline sales outlet and a limited-area retail sales building and food catering establishment.

291.150.1 PERMITTED USES

GAS STATION;

RETAIL TRADE, provided that the total floor area used for such purposes does not exceed 85 m² (914.93 ft²);

FOOD CATERING ESTABLISHMENT, provided that the total floor area used for such purposes does not exceed 105 m² (1,130.21 ft²);

ACCESSORY USES, BUILDINGS & STRUCTURES.

291.150.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio: 0.35

291.150.3 MAXIMUM LOT COVERAGE: 35%

291.150.4 MINIMUM SETBACKS OF BUILDINGS FROM PROPERTY LINES

.01 Road Setbacks: 5.9 m (19.357 ft.).

.02 Side & Rear Yards: 3.0 m (9.843 ft.).

291.150.5 MINIMUM SETBACK OF PUMP ISLANDS & CANOPIES

.01 Road Setbacks:

(a) Pump Islands: 4.5 m (14.763 ft.).

(b) Canopies: 1.5 m (4.921 ft.).

.02 Side & Rear Yards:

(a) Pump Islands: 9.5 m (31.168 ft.).

(b) Canopies: 3 m (9.843 ft.).

291.150.6 MAXIMUM HEIGHTS

.01 Buildings: 9 m (29.528 ft.).

.02 Structures: 20 m (65.617 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/150)**.

P.I.D. 003-571-076

Lot 31 Except: Parcel D (Bylaw Plan LMP21779), Section 19 Block 5 North Range 5 West New Westminster District Plan 43262

3. This Bylaw is cited as "**Richmond Zoning And Development Bylaw 5300, Amendment Bylaw 7797**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

AUG 30 2004

SEP 20 2004

SEP 20 2004

SEP 20 2004

OCT 5 2004

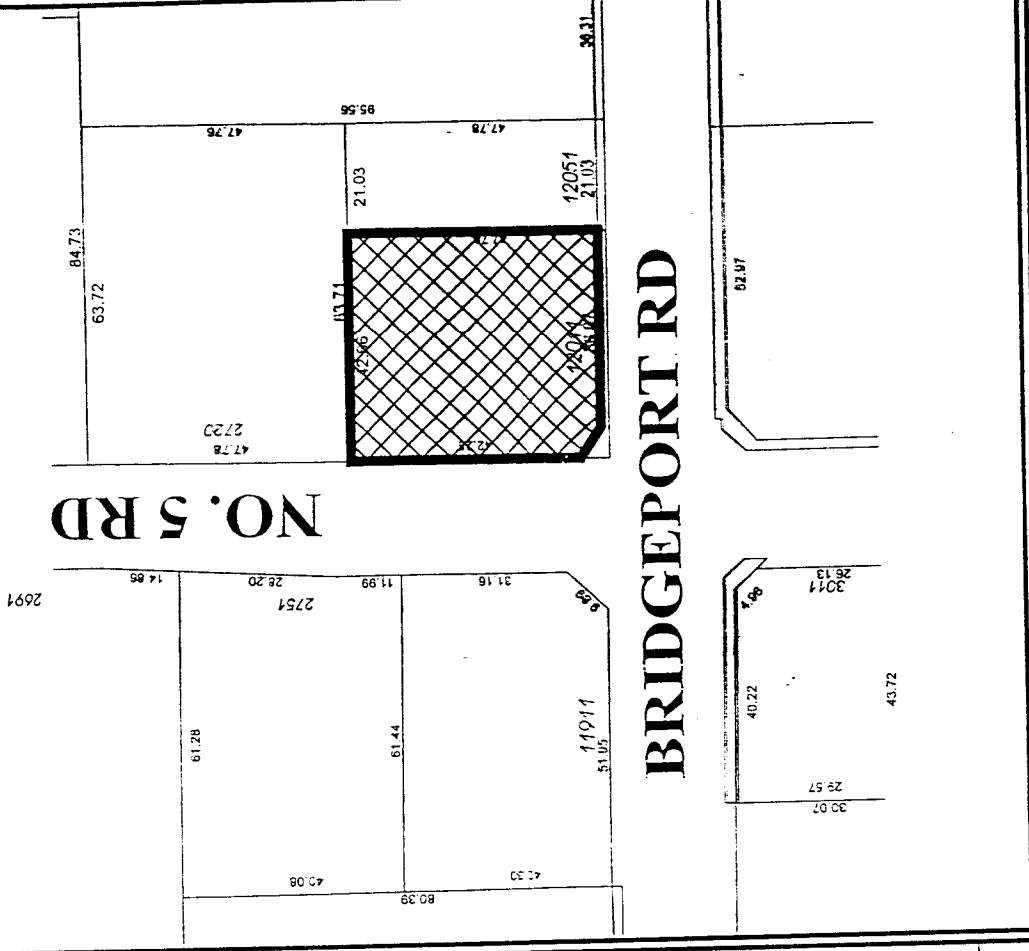
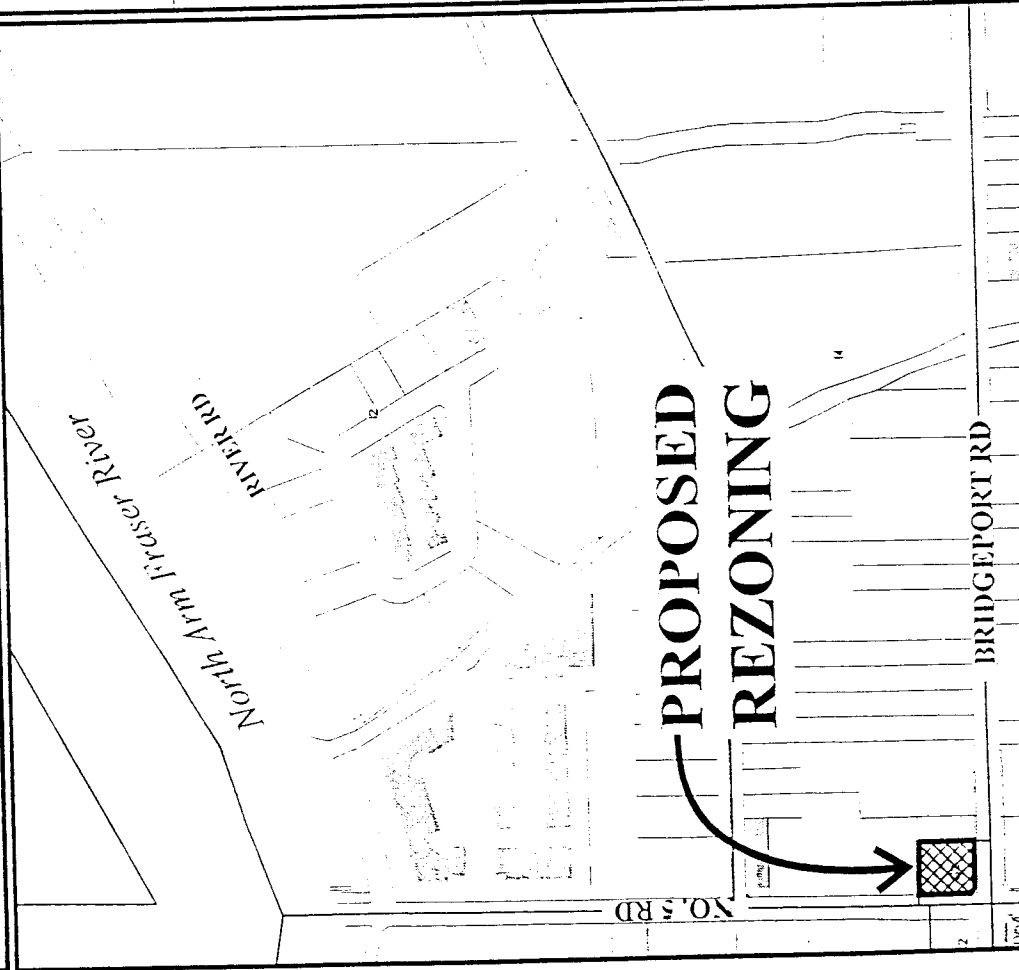


MAYOR

CITY CLERK



City of Richmond



Original Date: 02/20/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-263998

