



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7306 (RZ 01-116358)
7611, 7651, 7691, AND PORTIONS OF 7591 AND 7731 HEATHER
STREET**

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 291.126 thereof the following:

“291.126 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/126)”

The intent of this zoning district is to accommodate townhouses.

291.126.1 PERMITTED USES

RESIDENTIAL, limited to **Townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES.

291.126.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:**

0.69, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; **AND FURTHER** an additional 50 m² (538.213 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) which must be **used** as 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 (107.643 ft²) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.126.3 MAXIMUM LOT COVERAGE: 46%

291.126.4 MINIMUM SETBACKS FROM PROPERTY LINES

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

EXCEPT THAT porches, balconies, bay windows, entry stairs, and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 2 m (6.562 ft.);

AND FURTHER EXCEPTING THAT gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** may be located within the **public road** setback, but shall be no closer to a **property line** than 2 m (6.562 ft.).

.02 Side & Rear Property Lines: 3 m (9.843 ft.)

EXCEPT THAT bay windows, entry stairs, and cantilevered roofs forming part of the principal **building** may project into the **side and rear yards** for a distance of not more than 1.2 m (3.937 ft.).

291.126.5 MAXIMUM HEIGHTS

.01 Buildings: 12 m (39.370 ft.), but containing no more than 2½ storeys.

.02 Structures: 12 m (39.370 ft.)

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

291.126.6 MINIMUM LOT SIZE

.01 A building shall not be constructed on a lot which is less than 0.405 ha (1.0 ac.) in size.

291.126.7 OFF-STREET PARKING

.01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:

a) Off-street parking shall be provided at the rate of:

(i) For residents: 1.5 spaces per **dwelling unit**; and

(ii) For visitors: 0.2 spaces per **dwelling unit**.

b) Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle.

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/126)**.

P.I.D. 000-486-230

West 55.55 m of Lot 1 Section 15 Block 4 North Range 6 West New Westminster District Plan 67618

P.I.D. 000-486-256

Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Plan 67618

P.I.D. 011-232-889

Lot "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 7477

P.I.D. 002-077-060

Lot "B" Section 15 Block 4 North Range 6 West New Westminster District Plan 7477

P.I.D. 011-492-031

North 19.18 m of Lot 1 Section 15 Block 4 North Range 6 West New Westminster District Plan 78290

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7306**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 10 2001
 JAN 21 2002
 JAN 21 2002
 JAN 21 2002
 OCT -9 2002

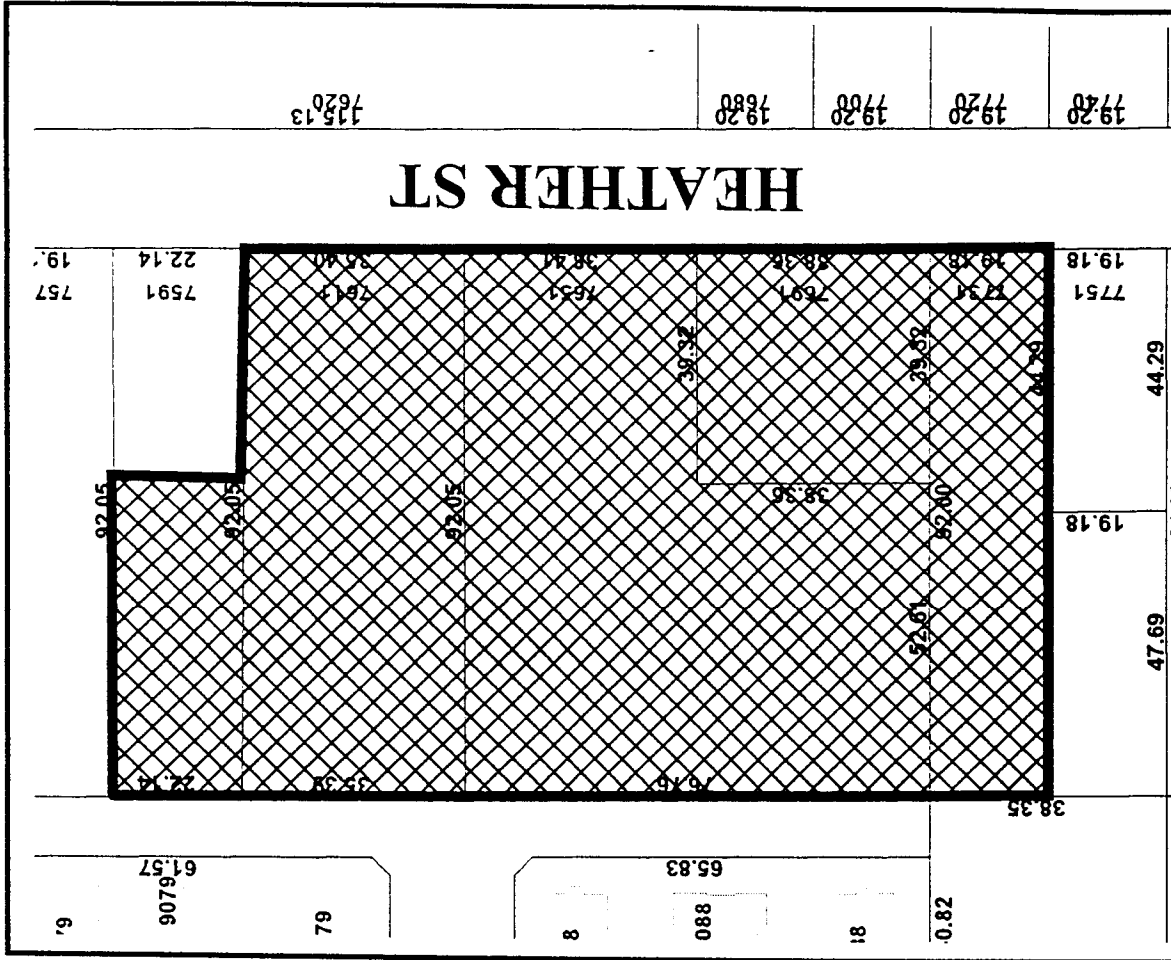
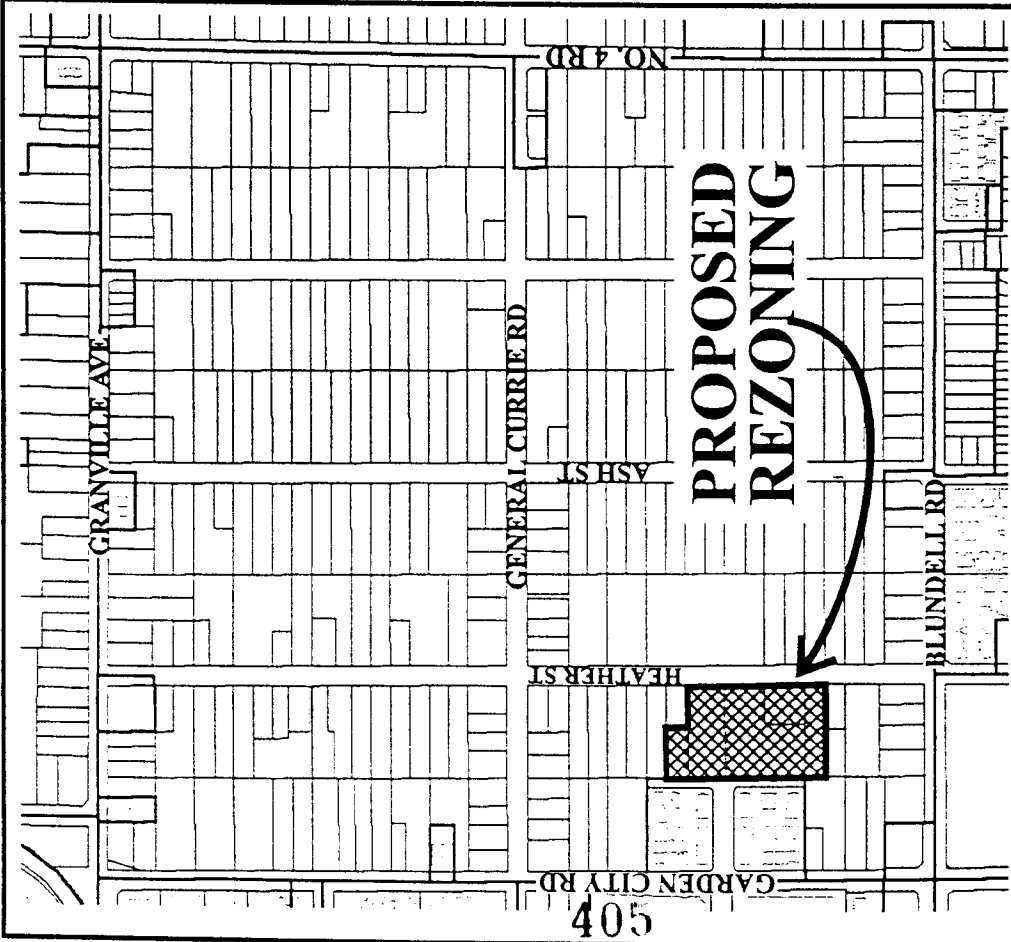
CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

 MAYOR

 CITY CLERK



City of Richmond



RZ 01-116358

Original Date: 04/18/01

Revision Date: 11/16/01

Note: Dimensions are in METRES

