
**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7922 (RZ 04-272343)
9440 FERNDAL 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 291.168 thereof the following:

“291.168 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/168)

The intent of this zoning district is to accommodate **townhouses**.

291.168.1 PERMITTED USES

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

291.168.2 PERMITTED DENSITY

.01 Maximum **Floor Area Ratio**:

- a) 0.81, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; plus

50 m² (538.2 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;
- b) any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such; and
- c) an additional 0.1 **floor area ratio** will be permitted to be **used** exclusively for **amenity space**.

291.168.3 MAXIMUM LOT COVERAGE: 40%

291.168.4 MINIMUM SETBACKS FROM PROPERTY LINES**.01 Public Road Setback:**

- a) Hemlock Drive: 5 m (14.7 ft.);
- b) Ferndale Road: 6 m (19.7 ft.);
- c) Bay windows and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1.2 m (3.9 ft.), and unenclosed porches and balconies may project into the **public road** setback for a distance of not more than 2 m (6.5 ft.); and
- d) Gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building**, and entry stairs which provide access to an entrance at the first-storey level may be located within the **public road** setback, but shall be no closer to a property line than 2 m (6.5 ft.).

.02 Side & Rear Yards: 3.0 m (9.8 ft.) EXCEPT THAT:

- a) portions of the principal **building** less than 6 m (19.7 ft.) in **building height** and containing no more than one-storey may project into the **side yards** for a distance of not more than 1.5 m (4.9 ft.);
- b) portions of the principal **building** less than 9 m (29.5 ft.) in **building height** and containing no more than two-storeys may project into the **side yards** for a distance of not more than 1.0 m (3.2 ft.); and
- c) porches, balconies, bay windows, electrical closets and cantilevered roofs forming part of the principal **building** may project into the **side** and **rear yards** for an additional distance of not more than 0.6 m (2.0 ft.).

291.168.5 MAXIMUM HEIGHTS

- .01 Buildings and structures:** 12 m (39.4 ft.), but containing no more than three-storeys.
- .02 Accessory Buildings:** 5 m (16.4 ft.).

291.168.6 MINIMUM LOT SIZE

- .01** A **building** shall not be constructed on a **lot** which is less than 0.3 ha (0.741 ac) in area.

291.168.7 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 areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/168)**.

P.I.D. 004-024-052

West Half Lot 8 Block "B" Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7922**".

FIRST READING

APR 25 2005

A PUBLIC HEARING WAS HELD ON

MAY 16 2005

SECOND READING

MAY 16 2005

THIRD READING

MAY 16 2005

OTHER CONDITIONS SATISFIED

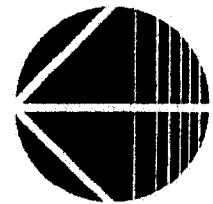
OCT 18 2005

ADOPTED

CITY OF RICHMOND
REVIEWED by <i>hl</i>
APPROVED by Director or Solicitor <i>WJL</i>

MAYOR

CITY CLERK



RZ 04-272343

Note: Dimensions are in METERS

