



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7778 (RZ 03-247345)
10351 LEONARD 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 Section 291.148 thereof the following:

“291.148 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/148)”

The intent of this zoning district is to accommodate a Two-Family Dwelling at 10351 Leonard Road only.

291.148.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling** and **Two-Family Dwelling**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
ACCESSORY USES, but excluding **secondary suites**.

291.148.2 PERMITTED DENSITY

- .01 Maximum **Floor Area Ratio**:

0.55 applied to a maximum of 464.5 m² (5,000 ft²) of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m² (5,000 ft²). In addition, 50 m² (538.21 ft²) per **dwelling unit** which may be **used** only for **accessory buildings** and off-street parking; 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) in a **dwelling unit used** exclusively for entrance and staircase purposes, shall be considered to comprise two floors and shall be measured as such;

AND FURTHER PROVIDED THAT **floor area ratio** limitations shall not be deemed to be applicable to one **accessory building** which does not exceed 10 m² (107.64 ft²) in area.

291.148.3 MAXIMUM LOT COVERAGE:

- .01 45% for **buildings** only; 70% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

291.148.4 MINIMUM AND MAXIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard:** 9m (29.528 ft.);

PROVIDED THAT portions of the principal **building** used exclusively for enclosed off-street parking and occupying no more than 36% of the total building width, may project 3 m (9.843 ft.) into the **front yard** setback;

and FURTHER PROVIDED THAT portions of the principal **building** which are open on those sides which face a **public road** may project to a maximum of 2.5 m (8.202 ft.) and bay windows may project to a maximum of 1 m (3.281 ft.) into the **front yard** setback.

- .02 **Side Yards:** 2.0 m (6.562 ft.);

PROVIDED THAT portions of the principal **building** which do not exceed 5 m (16.404 ft.) in height (chimneys excepted) may project into the required **side yard**, but in no event closer to a **side property line** than 1.2 m (3.937 ft.);

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

- .03 **Rear Yard:** 6 m (19.685 ft.).

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 property line which abuts a **public road**,
or

- (ii) 1.2 m (3.937 ft.) to any other property line.

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

- .04 **Maximum Setback:** 30 m (98.425 ft.)

PROVIDED THAT portions of the principal **building used** for off-street parking purposes and breezeways are exempt.

(See Interpretation Section 201.04 for explanation)

291.148.5 **MAXIMUM HEIGHTS**

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

EXCEPT THAT building projections, in the form of dormers with a minimum clear distance of 4 m above grade, and occupying no more than 50% of total building width, may project outside of both vertical envelopes to a maximum distance of 1 m (3.281 ft.), measured from the base of the projection.

- .02 **Accessory Buildings:** 5 m (16.404 ft.)

291.148.6 **MINIMUM LOT SIZE**

- .01 A dwelling shall not be constructed on a **lot** of less than 864 m² (9,300.02 ft²) in area.

291.148.7 **MINIMUM BUILDING SEPARATION SPACE**

- .01 1.2 m (3.937 ft.).

291.148.8 **MINIMUM LENGTH OF PARTY WALL**

- .01 The minimum length of the party wall between the two units shall be no less than 20% of the total length of the exterior wall of the **building**, excluding off-street parking structures, indentations and projections, measured at the ground floor level.

291.148.9 **SCREENING AND LANDSCAPING**

- .01 Screening and landscaping shall be provided in accordance with requirements for residential zoning districts in Division 500 of this Bylaw;

EXCEPT THAT, when located within 6 m (19.685 ft.) of a property line that abuts a **public road**, **fences** shall not exceed 1 m (3.281 ft.) in height.

291.148.10 **OFF-STREET PARKING**

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw;

EXCEPT THAT portions of the principal **building** and **accessory buildings** of more than 10 m² (107.64 ft²) in area **used** for off-street parking purposes and located within 20 m of a **front property line** shall be limited to two parking spaces.”

- 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/148)**.

P.I.D. 003-687-589

Lot 20 Section 33 Block 4 North Range 6 West New Westminster District Plan 15569

- 3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7778**”.

FIRST READING

JUL 26 2004

PUBLIC HEARING

AUG 23 2004

SECOND READING

AUG 23 2004

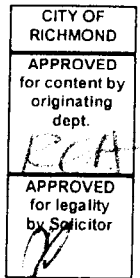
OTHER REQUIREMENTS SATISFIED

NOV - 7 2006

THIRD READING

AUG 23 2004

ADOPTED



MAYOR

CITY CLERK