



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7838 (RZ 04-271668)
22311 WESTMINSTER HIGHWAY**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by adding the following new zone to Section 291:

"291.156 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/156)

The intent of this zoning district is to accommodate **two-family dwellings** and **townhouses**.

291.156.1 PERMITTED USES

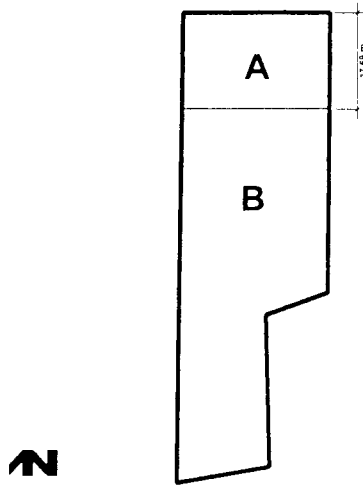
- .01 The following uses are permitted within the areas identified as "A" in Diagram 1, Section 291.156.1.03:

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

- .02 The following uses are permitted within the areas identified as "B" in Diagram 1, Section 291.156.1.03:

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

.03 Diagram 1



291.156.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio

- (a) Area A: 0.74; together with an additional 50 m² (538.21 ft²) per **dwelling unit** for use as **accessory buildings** and off-street parking;
- (b) Area B: 0.70; together with an additional 50 m² (538.21 ft²) per **dwelling unit** for use as **accessory buildings** and off-street parking; and
- (c) An additional 10% of the total floor area calculated above for the **lot** in question, which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides.

291.156.3 MAXIMUM LOT COVERAGE

.01 Area A: 45%.

.02 Area B: 38%.

291.156.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Public Road Setbacks

- (a) From Westminster Highway: 6 m (19.685 ft.);
- (b) From Sharpe Avenue: 4.5 m (14.764 ft.);
- (c) Balconies, 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 1.7 m (5.577 ft.); and

- (d) Porches and entry stairs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 3.5 m (11.483 ft.).

.02 Side Yards

- (a) Area A: 1.5 m (4.921 ft.);
- (b) Area B: 3 m (9.843 ft.); and
- (c) Balconies, bay windows, and cantilevered roofs forming part of the principal **building** may project into the **side yard** setback for a distance of not more than 0.8 m (2.625 ft.).

.03 Rear Yards

- (a) Area A: 8.7 m (28.543 ft.); and
- (b) Balconies, bay windows, cantilevered roofs, porches and entry stairs forming part of the principal **building** may project into the **rear yard** setback for a distance of not more than 3 m (9.843 ft.).

291.156.5 MAXIMUM HEIGHTS

- .01 **Buildings and Structures:** 12 m (39.370 ft.).
- .02 **Accessory Buildings:** 5 m (16.404 ft.).

291.156.6 OFF-STREET PARKING

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

291.156.7 MINIMUM LOT SIZE

A **dwelling unit** shall not be constructed on a **lot** of less than 400 m² (4,305.71 ft²)."

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of the 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/156)**:

P.I.D. 004-863-895

Lot 1 Section 2 Block 4 North Range 4 West New Westminster District Plan 8868

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7838”**.

FIRST READING

OCT 25 2004

A PUBLIC HEARING WAS HELD ON

NOV 15 2004

SECOND READING

NOV 15 2004

THIRD READING

NOV 15 2004

MINISTRY OF TRANSPORTATION APPROVAL

DEC - 7 2004

OTHER REQUIREMENTS SATISFIED

NOV 23 2005

ADOPTED

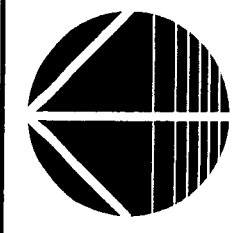
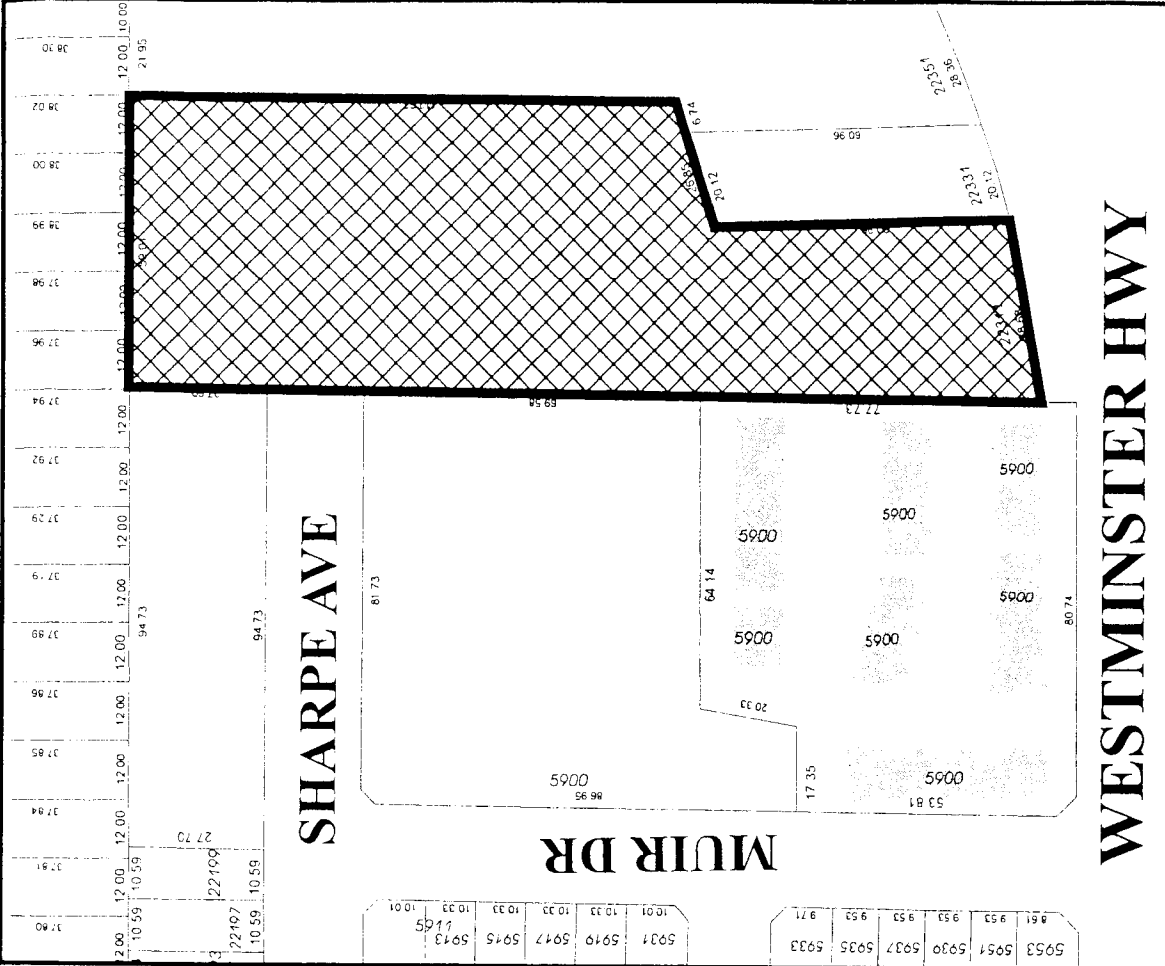
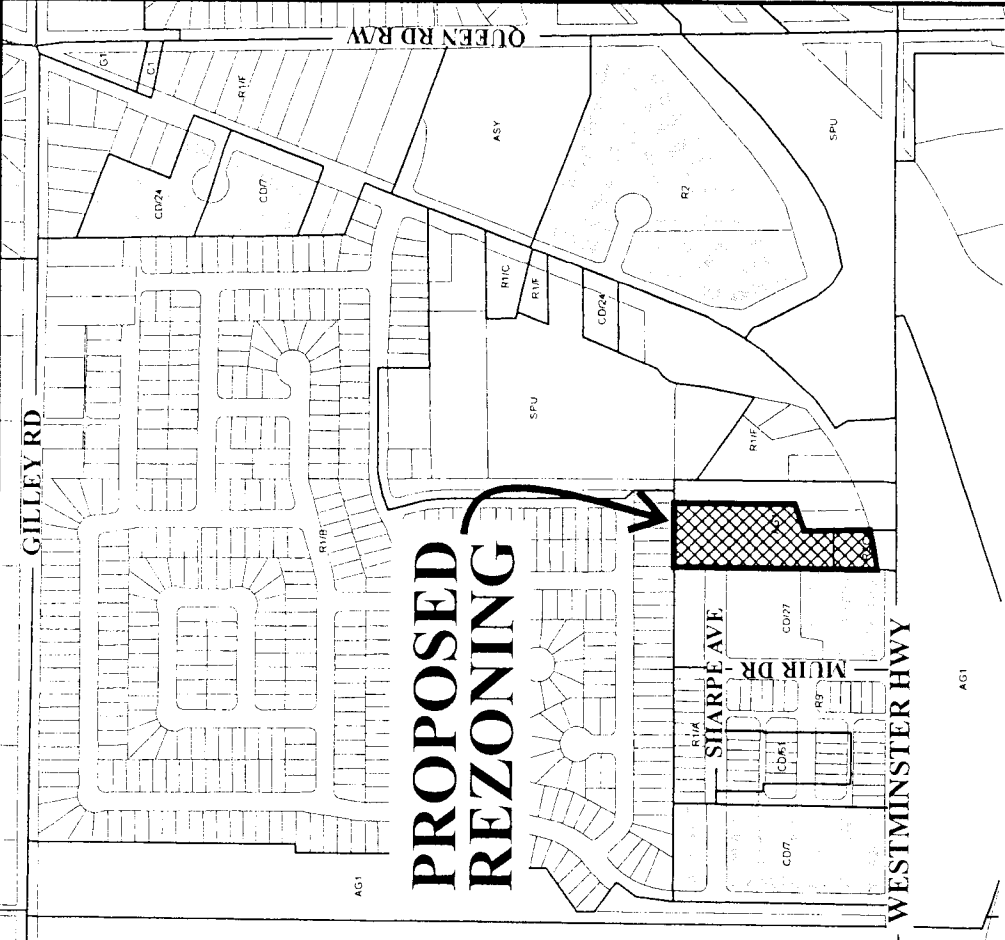
MAYOR

CITY CLERK





City of Richmond



RZ 04-271668

Original Date: 06/10/04

Revision Date:

Note: Dimensions are in METRES