



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7686**

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 291.143 thereof the following:

“291.143 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 143)

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

291.143.1 PERMITTED USES

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

291.143.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:**

0.72, together with 0.10 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;

AND FURTHER an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**;

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.

291.143.3 MAXIMUM LOT COVERAGE: 34%

291.143.4 MINIMUM SETBACKS FROM PROPERTY LINES**.01 Public Road: 4.5 m (14.763 ft.);**

EXCEPTING THAT porches, 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 m (3.281 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.562 ft.); and

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.).

291.143.5 MAXIMUM HEIGHTS**.01 Buildings: 12 m (39.370 ft.), but containing no more than 3 storeys.****.02 Structures: 12 m (39.370 ft.).****.03 Accessory Buildings: 5 m (16.404 ft.).****291.143.6 MINIMUM LOT SIZE****.01 A building shall not be constructed on a lot which is less than 0.81 ha (2.0 ac.) in size.****291.143.7 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 maneuvering aisle.

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7686”**.

FIRST READING

MAR 22 2004

A PUBLIC HEARING WAS HELD ON

APR 19 2004

SECOND READING

APR 19 2004

THIRD READING

APR 19 2004

OTHER REQUIREMENTS SATISFIED

N/A

ADOPTED



MAYOR

CITY CLERK