



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7698
(RZ 03-254763)**

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 291.144 thereof the following:

“291. 144 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 144)”

The intent of this zoning district is to accommodate multiple-family dwellings.

291.144.1 PERMITTED USES

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

291.144.2 PERMITTED DENSITY

- .01 Maximum **Floor Area Ratio**: 1.71, exclusive of parts of the **building** which are **used** for off-street parking purposes or unenclosed balconies; AND FURTHER an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space** on a **building's** ground floor.

291.144.3 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** which is less than 6,000 m² (64,585.58 ft²) in area.

291.144.4 MAXIMUM LOT COVERAGE: 45%

291.144.5 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road**:
 - a) Garden City Road: 10 m (32.808 ft.);
 - b) Ferndale Road: 6 m (19.685 ft.);
 - c) Katsura Road: 4.5 m (14.763 ft.);
 - d) Notwithstanding the limitations imposed above:

- (i) 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 1.2 m (3.937 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.562 ft.); and
 - (ii) 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:** 6 m (19.685 ft.), EXCEPT THAT 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.).

291.144.6 MAXIMUM HEIGHTS

- .01 **Buildings:** 16 m (54.493 ft.).
- .02 **Structures:** 20 m (65.617 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

291.144.7 OFF-STREET PARKING

- .01 Off street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw, EXCEPT THAT the minimum number of parking spaces per **dwelling unit** shall be as follows:
 - (a) For **dwelling units** having a gross floor area of up to and including 90 m² (968.784 ft²): 1.0
 - (b) For **dwelling units** having a gross floor area of more than 90 m² (968.784 ft²): 1.5
 - (c) Visitor parking for all units: 0.2
- .02 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 7698”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

APR 26 2004

MAY 17 2004

MAY 17 2004

MAY 17 2004

CITY OF RICHMOND
APPROVED for content by originating dept. <i>BM</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK