



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7734 (RZ 02-218186)
7131 BRIDGE STREET**

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 291.140 thereof the following:

“291. 140 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 140)

The intent of this zoning district is to accommodate single-family housing in Section 15-4-6.

291. 140.1 PERMITTED USES

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

291. 140.2 PERMITTED DENSITY

.01 Maximum Number of **Dwellings**: One.

.02 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); 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) **used** exclusively for entry 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. 140.3 MAXIMUM LOT COVERAGE

45% for **buildings** only; 80% 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. 140.4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

.01 Front Yard:

- a) Parking pads, garages & carports:
 - i. For lots greater than or equal to 13.4 m (43.96 ft.): the minimum setback shall be 6 m (19.685 ft.) and the maximum garage width shall be 5.5 m (18 ft);
 - ii. For lots less than 13.4 m (43.96 ft.): the minimum setback shall be 6 m (19.685 ft.) and the maximum garage width shall be 4.2 m (13.78 ft);
 - iii. For any lot, a garage width other than as permitted in 291.140.4.01.a.i and ii., above: 15 m (49.213 ft.);
EXCEPT THAT in the case of a **corner lot**, the minimum shall be 6 m (19.685 ft.).

b) All other **buildings**: 6 m (19.685 ft.)

EXCEPT THAT porches and verandas which form part of the principal **building**, are less than 5 m (16.404 ft.) in height, and are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.673 ft.);

AND FURTHER THAT bay windows which form part of the principal **building** may project in the **front yard** for a distance of not more than 1 m (3.281 ft.);

AND FURTHER THAT the ridge line of a front roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard** setback.

.02 Side Property Line: 1.2 m (3.937 ft.);

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

AND FURTHER PROVIDED THAT where a **side property line** abuts Bridge Street or Ash Street, the minimum **side yard** to that property line shall be 6 m (19.685 ft.).

AND FURTHER THAT bay windows which form part of the principal **building** may project into the **side yard** for a distance of 0.6 m (1.969 ft.);

AND FURTHER THAT fireplaces and chimneys forming part of the principal **building** may project into the **side yard** for a distance of not more than 0.6 m (1.969 ft.).

AND FURTHER THAT the ridge line of a side roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard** setback.

- .03 **Rear Yard:** 6 m (19.685 ft.); or in the case of a **corner lot** on which the **side yard** setback abutting a **public road** is maintained at a minimum of 6 m (19.685 ft.): 1.2 m (3.937 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:

- a) 6 m (19.685 ft.) to a property line which abuts a **public road**, or;
- b) 0.6 m (1.969 ft.) to any other property line.

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

291. 140.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 2½ storeys, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**;
- .02 **Structures:** 20 m (65.617 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

291. 140.6 MINIMUM LOT SIZE

- .01 **Frontage:** 12 m (39.370 ft.),
 PROVIDED THAT for a **corner lot**, the minimum shall be 14 m (45.932 ft.),
 EXCEPT THAT where a **lot** shares a common boundary along any **property line** with Bridge Street or Ash Street the minimum length of that common boundary shall be 18 m (50.055 ft.).
- .02 **Width:** 12 m (39.370 ft.)
 PROVIDED THAT for a **corner lot**, the minimum shall be 14 m (45.932 ft.),
 EXCEPT THAT where a **lot** shares a common boundary along its **front property line** with Ash Street or Bridge Street, the minimum width of the **lot** shall be 18 m (50.055 ft.).
- .03 **Depth:** 24 m (78.740 ft.)
- .04 **Area:** 360 m² (3,875.13 ft²)

EXCEPT THAT where a **lot** shares a common boundary along its **front property line** with Ash Street or Bridge Street, the minimum area of the **lot** shall be 550 m² (5,920.34 ft²).

291. 140.7 MINIMUM BUILDING SEPARATION SPACE 1.2 m (3.937 ft.).

291. 140.8 SCREENING & LANDSCAPING

Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, EXCEPT THAT:

.01 **Fence** height shall not exceed:

- a) When located within 6 m (19.685 ft.) of a **public road**, 1.2 m (3.937 ft.). In the case of such a **fence**, its height shall be calculated from the higher of:
 - (i) The point at which the **fence** intersects the ground; or
 - (ii) The top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway.
- b) When located elsewhere within a required **yard**: 2 m (6.562 ft.).

.02 **Landscaping Requirements**

- a) On a **lot** where a **fence** has been erected adjacent and parallel to, but not actually upon a property line which abuts a **public road**, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
- b) On a **lot** that has resulted from a single subdivision plan that created two or more **lots**, the owner shall plant and maintain three (3) trees of a minimum size of 63 mm (2.5 in.) caliper measured at 1.2 m (3.937 ft.) above the root ball, at least one (1) of which shall be located within 6 m (19.685 ft.) of the **front property line**.

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/140)**.

P.I.D. 012-031-887

Lot 17 Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7734**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

MAY 25 2004

JUN 21 2004

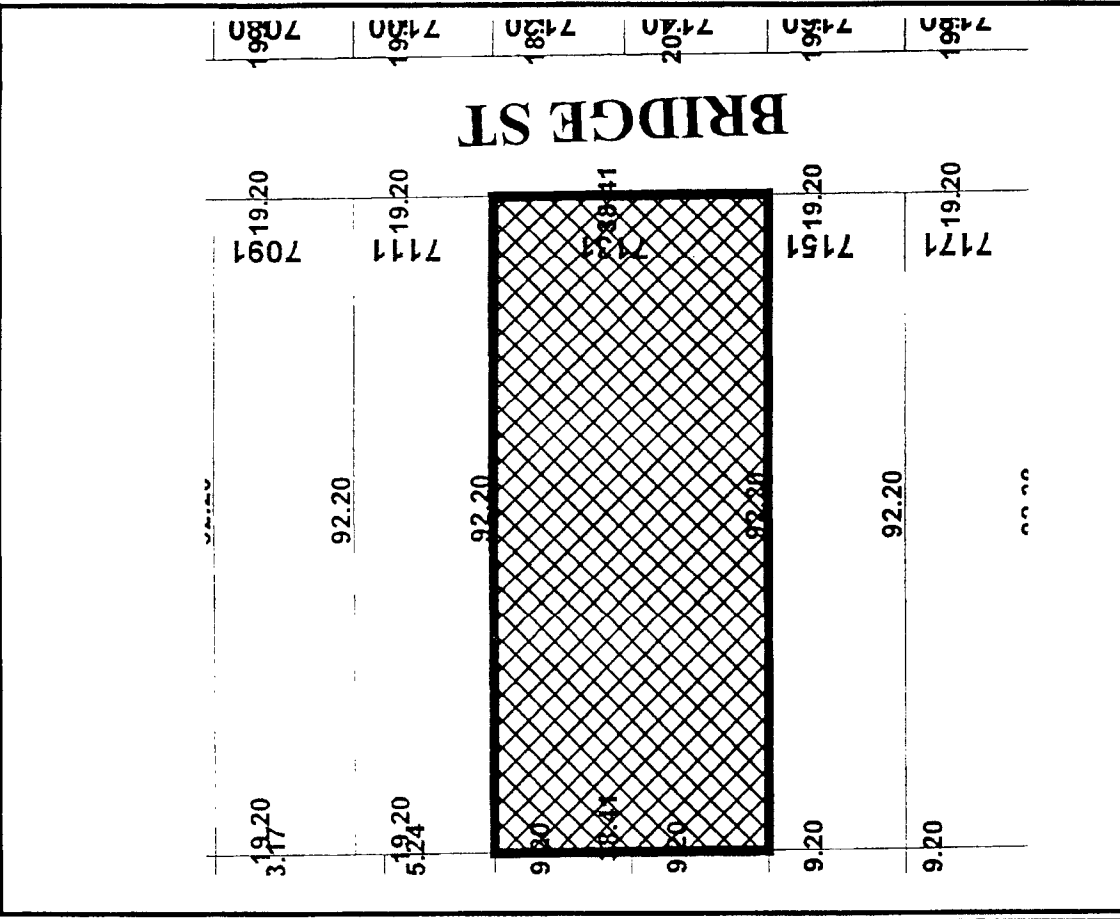
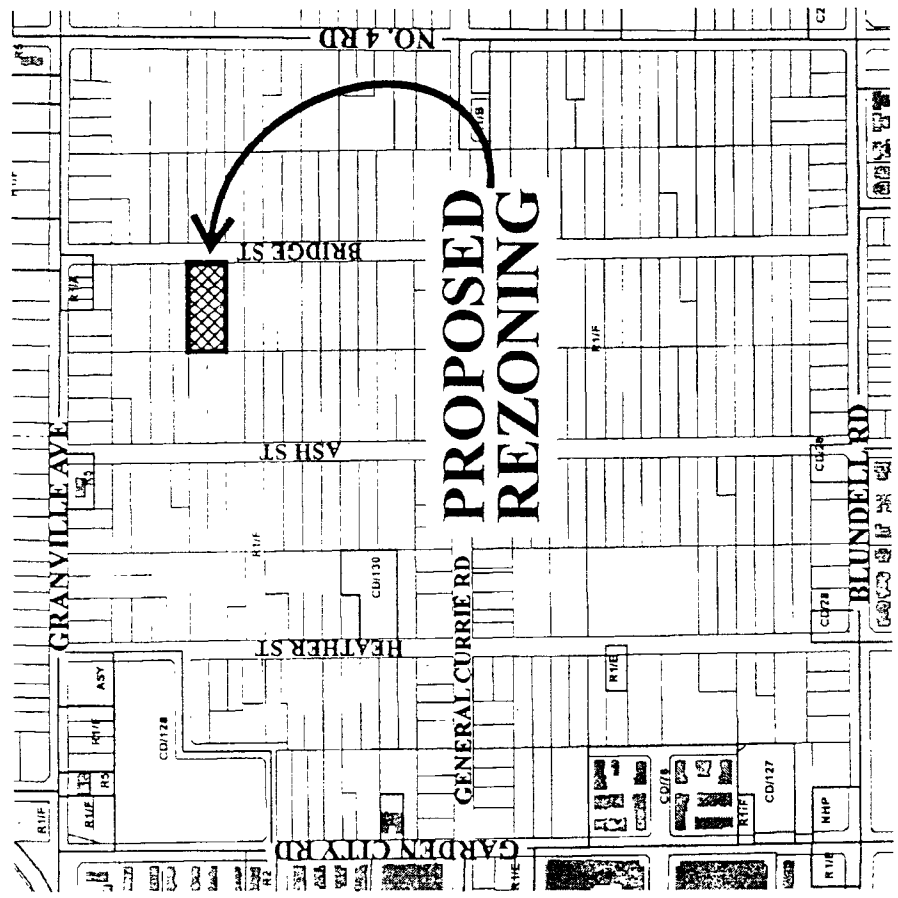
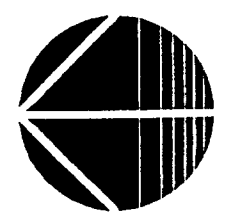
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CITY CLERK



RZ 02-218186

Original Date: 10/04/02
 Revision Date:
 Note: Dimensions are in METRES