



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10287
(Single Detached (ZS30) – Patterson Road)**

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

- Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions after the line ZMU40:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZS30"	\$4.00"

- Inserting the following into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

15.30 Single Detached (ZS30) – Patterson Road

15.30.1 Purpose

The zone provides for **single detached housing**.

15.30.2 Permitted Uses

- housing, single detached

15.30.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- secondary suite
- bed and breakfast

15.30.4 Permitted Density

- The maximum **density** is one **principal dwelling unit** per lot.
- The maximum **floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²
- Notwithstanding Section 15.30.4.2, the reference to "0.4" is increased to a higher **density** of "0.55" if:
 - the **building** contains a **secondary suite**; or

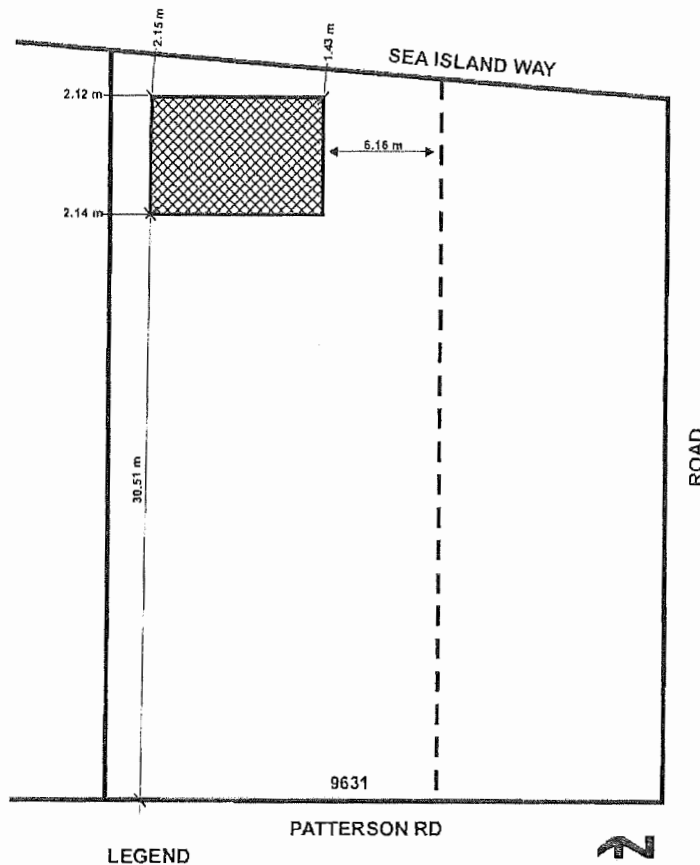
- b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZS30 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

15.30.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surface**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.
4. Any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

15.30.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.
5. A detached **accessory building** of more than 10.0 m² used exclusively as a **garage** for on-site parking purposes may be located in the **rear yard** as per "Accessory Building Envelope" in Diagram 1, Section 15.30.6.6.
6. Diagram 1



- LEGEND**
- Future Subdivision Line
 - ▨ Accessory Building Envelope
 - Property Line

15.30.7 Permitted Heights

1. The maximum height for principal buildings is 2 storeys, but it shall not exceed the residential vertical lot width envelope and the residential vertical lot depth envelope. For a principal building with a flat roof, the maximum height is 7.5 m.
2. The maximum height for accessory structures is 9.0 m.

15.30.8 Subdivision Provisions/Minimum Lot Size

1. The minimum lot dimensions and areas are as follows, except that corner lots are required to have an additional 2.0 m of lot width.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
6.0 m	12.0 m	24.0 m	360.0 m ²

15.30.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0, except that in the ZS30 zone:
 - a) **fences**, when located within 6.0 m of a **front lot line abutting** a public road, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.8 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot**, outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.

15.30.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.30.11 Other Regulations

1. No **single detached housing dwelling unit** shall have an exterior wall oriented to an **interior side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it a "SINGLE DETACHED (ZS30) – PATTERSON ROAD" site specific zone.

P.I.D. 004-194-454

West Half Lot 3 Except: Firstly: Part on Statutory Right of Way Plan 17236 Secondly: Part on Statutory Right of Way Plan LMP133, Section 27 Block 5 North Range 6 West New Westminster District Plan 6112

4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10287**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

SEP 13 2021

OCT 18 2021

OCT 18 2021



THIRD READING

OCT 18 2021

OTHER CONDITIONS SATISFIED (MOTI)

LEGAL REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER