



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10631  
(Small-Scale Multi-Unit Housing)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 2.3 Applications for RS Zones by replacing Section 2.3.7a) with the following:
  - “a) the land is the **site** of a legal **two-unit housing unit** and is intended to be subdivided into no more than **two single detached housing lots** [which for clarity does not include land zoned **Small-Scale Multi-Unit Housing (RSM/S, RSM/M, RSM/L, RSM/XL)**];”.
2. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 3.4 Use and Term Definitions by:
  - 2.1. In the definition of storey, half ( $\frac{1}{2}$ ), for housing, small-scale multi-unit:
    - 2.1.1. Replacing bullet “a)” with the following:
      - “a) no **balcony** or deck is permitted at a **storey, half ( $\frac{1}{2}$ )**, except that a recessed deck (i.e., with a roof above and solid walls on either side) is permitted where the deck is entirely located within 12.0 m of a public **road** and only opens towards that public **road**.”
    - 2.1.2. Inserting a new bullet following “e)iii)” as follows:
      - “f) Notwithstanding section e), one gable end dormer per **dwelling unit** is not required to be set back from a **front yard, rear yard, exterior side yard or interior side yard** provided that:
        - i) the dormer accommodates interior stair access to the **storey, half ( $\frac{1}{2}$ )**;
        - ii) the dormer roof slope is a minimum of 12:12;
        - iii) the dormer roof ridge is no higher than 0.5 m below the roof ridge of the main roof; and
        - iv) the lowest point of the dormer’s sloping roof terminates on or below the **building’s** main roof.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 4.3A Calculation of Density in Small-Scale Multi-Unit Housing Zones by:

3.1. In Section 4.3A.1, inserting a new section ahead of 4.3A.1a) as follows and renumbering the subsequent sections accordingly:

- “a) 10.0 m<sup>2</sup> of **floor area** per **dwelling unit**, which must be used exclusively for a maximum of one interior staircase per **dwelling unit**, which staircase shall connect at least two **storeys** or may connect three **storeys** if the staircase is in a stacked arrangement;
- b) Any portion of **floor area** at a **storey, half (½)** that is inaccessible or used only for storage or mechanical equipment purposes, has a **ceiling height** less than 1.8 m, and is demised from the **habitable space** at the **storey, half (½)** by way of a wall or built-in storage (e.g., closet or bookcases);”.

3.2. Replacing Section 4.3A.2 with the following:

- “4.3A.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **small-scale multi-unit housing**.”

4. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 4.8A Projections into Yards in Small-Scale Multi-Unit Housing Zones by replacing Section 4.8A.9 as follows:

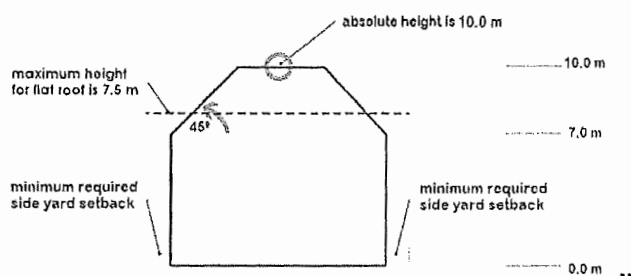
“4.8A.9 A **building** may be located within the **rear yard**, in whole or in part, where:

- a) the **building** is a detached **accessory building** with a **floor area** of 10.0 m<sup>2</sup> or less; or
- b) the **building** is one of two **buildings** on the **lot** with a **floor area** greater than 10.0 m<sup>2</sup> and the front **building** or both **buildings** contain a **dwelling unit**;
  - i) the **building separation** between the two **buildings** is at least 6.0 m;
  - ii) no driveway or **parking space**, whether covered or uncovered, is located within the required **building separation**;
  - iii) the maximum **height** of the rear **building** is one **storey** and 5.0 m to the roof ridge for a **building** with a pitched roof and 4.0 m for a **building** with a flat roof; and
  - iv) the rear **building** complies with the minimum **side yard** requirements for the **lot** and is set back at least 0.9 m from a **rear lot line** where there is an **abutting lane** or 3.0 m from a **rear lot line** without an **abutting lane**.

4.8A.10 Notwithstanding Section 4.8A.9, subject to a development permit approved by the **City**, a **building** with a maximum **height** greater than one **storey** or 5.0 m may be located within the **rear yard**, in whole or in part, provided that:

- a) the **building** is one of two **buildings** on the **lot** with a **floor area** greater than 10.0 m<sup>2</sup> and both **buildings** contain at least one **dwelling unit**;
  - b) the **building separation** between the two **buildings** is at least 6.0 m;
  - c) no driveway or **parking space**, whether covered or uncovered, is located within the required **building separation**;
  - d) the maximum **height** of the rear **building** is two **storeys** and 7.5 m to the roof ridge for a **building** with a pitched roof or 6.0 m for a **building** with a flat roof, but shall not exceed the **residential vertical lot width envelope**; and
  - e) the rear **building** complies with the minimum **side yard** requirements for the **lot** and is set back at least 0.9 m from a **rear lot line** where there is an **abutting lane** or 3.0 m from a **rear lot line** without an **abutting lane**;
5. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 4.18 Residential Vertical Lot Width Envelope by replacing Section 4.18.5 as follows:

“4.18.5 Subject to Section 4.18.1b), for **small-scale multi-unit housing**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to each side **lot line**, and formed by planes rising vertically at the minimum required **side yard setback** to 7.0 m, and then extending inward and upward at an angle of 45° from the top of the vertical 7.0 m planes to the point at which the planes intersect with the maximum height plane of 10.0 m, as measured in Area “A” from a horizontal plane that is 0.3 m (1.0 ft.) above the highest elevation of the crown of any public **road abutting** the **lot**, and in Area “B” from the **finished site grade**, as generally shown in the diagram below:



6. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 5.4 Secondary Suites by deleting Section 5.4.1c).
7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.19 Small-Scale Multi-Unit Housing (RSM/S, RSM/M, RSM/L, RSM/XL), as follows:
  - 7.1. In Section 8.19.7 Yards & Setbacks, by inserting a new section following Section 8.19.7.4 as follows and renumbering the subsequent sections accordingly:
    - “5. Where a **building** with a **floor area** greater than 10.0 m<sup>2</sup>, **vehicle** parking or **vehicle access** is located, in whole or in part, within 6.0 m of a **rear lot line**,

the minimum **rear yard** shall be measured from the point where the **building**, parking or **vehicle access** is furthest from the **rear lot line**.”

7.2. In Section 8.19.8 Permitted Heights, by:

7.2.1. In Section 8.19.8.1, replacing “9.0 m” with “10.0 m”;

7.2.2. Replacing Section 8.19.8.4 with the following:

“4. The maximum **height** for **accessory structures** and detached **garages** and **carports** is 5.0 m to the roof ridge for a **building** with a pitched roof and 4.0 m for a **building** with a flat roof.”; and

7.2.3. Inserting a new section following Section 8.19.8.4 as follows:

“5. For the purpose of this **zone**, **height** shall be measured in Area “A” from a horizontal plane that is 0.3 m (1.0 ft.) above the highest elevation of the crown of any public **road abutting** the **lot**, and in Area “B” from the **finished site grade**.”

7.3. In Section 8.19.10 Landscaping & Screening, by inserting a new section ahead of Section 8.19.10.1a) as follows and renumbering the subsequent section accordingly:

“a) **fences** shall not exceed 1.2 m in **height** when located within 3.0 m of a **side lot line abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, and shall not exceed 1.83 m in **height** when located elsewhere within a required **yard**; and”

7.4. In Section 8.19.11 On-Site Parking and Loading, by inserting a new section following Section 8.19.11.1, as follows:

“2. Notwithstanding Section 8.19.11.1, where **vehicle access** to and from a **lot** is by way of a shared driveway, no more than two **lots** shall share the driveway, parking is not permitted within the **front yard** or **exterior side yard**, and the total width of the shared driveway shall not exceed 6.0 m within the **front yard** or **exterior side yard**, subject to review and approval of the Director, Transportation.”

7.5. In Section 8.19.12 Other Regulations, by:

7.5.1. Inserting the following at the end of Section 8.19.12.1:

“provided that the **buildings** are arranged with one **building** behind the other (i.e., not side-by-side);”; and

7.5.2. In Section 8.19.12.3, replacing “**principal building**” with “**building**”.

8. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10631”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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MAYOR

FEB 10 2025

FEB 10 2025

FEB 10 2025

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CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by JH
APPROVED by Director or Solicitor BRB