



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10636
Compact Small-Scale Multi-Unit Housing (ZS32) Zone
And
Amendments to the Table of Equivalencies for 8217 No. 3 Road, 8231 No.
3 Road, 11306 Williams Road, 11308 Williams Road, 11431 Williams
Road, 11433 Williams Road, 9671 No. 1 Road, 9675 No. 1 Road and 9351
No. 1 Road**

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

1. Richmond Zoning Bylaw No 8500, as amended, is further amended at Section 1, Administration, by replacing Section 1.12.3 with the following:

“1.12.3 Table of Equivalencies

Prior to the date of adoption of Zoning Bylaw 8500, Amendment Bylaw 10573	After the date of adoption of Zoning Bylaw 8500, Amendment Bylaw 10573
RS2/A, RS2/K, ZS31	RSM/S
RS2/B, RS2/C	RSM/M
RS1/E, RS2/E	RSM/L
RC2	ZS32

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 15, Site Specific Zones, by inserting a new section 15.32, after section 15.31, as follows:

15.32.1 Compact Small Scale Multi-Unit Housing (ZS32)

15.32.1 Purpose

The zone provides for compact **small-scale multi-unit housing** involving a **secondary suite** for which a rezoning application was submitted to the City prior to June 24, 2024.

15.32.2 Permitted Uses

- **housing, small-scale multi-unit**

15.32.3 Secondary Uses

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

15.32.4 Permitted Density

1. Any **building** on the **lot** must contain a **secondary suite**.
2. The maximum **density** per **lot** is:
 - a) three **dwelling units** for a **lot** with a **lot area** of 280.0 m² or less; and
 - b) four **dwelling units** for a **lot** with a **lot area** greater than 280.0 m².
3. Notwithstanding Section 15.32.4.2b), the reference to “four” is increased to a higher **density** of “six” if:
 - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
 - b) the **lot area** of the **lot** is greater than 281.0 m²
4. The maximum **floor area ratio** is 0.60 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.
5. For the purposes of this **zone** only, the calculation of **density** shall be in accordance with Section 4.3 of this bylaw as specified for **zones** that permit **single detached housing** and **two-unit housing**.

15.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.32.6 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 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. For the purposes of this **zone** only, projections into **yards** shall be in accordance with Section 4.7 of this bylaw as specified for **zones** that permit **single detached housing**, except that:
 - a) **bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
6. A detached **accessory building** of more than 10.0 m² located in the **rear yard** that is used exclusively for on-site parking purposes may be linked to the **principal building** by an enclosed area, provided that:
 - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
 - i) 50% of the width of the **principal building**; or
 - ii) 3.6 m; and
 - b) the **building height** of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
7. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.32.6.6, may be located within the **building separation space**.

15.32.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys** and 9.0 m, but it shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. For the purpose of this **zone** only, the **residential vertical lot width envelope** shall be in accordance with Section 4.18 of this bylaw as specified for **zones** that permit **single detached housing**, **two-unit housing** or **three-unit housing**.
4. The maximum **height** for **accessory structures** is 5.0 m.

15.32.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.32.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0, except that:
 - a) **fences**, 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**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 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 private outdoor space for a distance of not more than 0.6 m.

15.32.10 On-Site Parking

1. On-site **vehicle** parking shall be provided in accordance with the standards set out in Section 7.0 as specified for **small-scale multi-unit housing**, except that:
 - a) the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

15.32.11 Other Regulations

1. 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 designations of the following area and by designating it **COMPACT SMALL-SCALE MULTI-UNIT HOUSING (ZS32)**:

P.I.D. 032-368-658

Lot A Section 20 Block 4 North Range 6 West New Westminster District Plan EPP129450

P.I.D. 032-368-666

Lot B Section 20 Block 4 North Range 6 West New Westminster District Plan EPP129450

P.I.D. 032-399-286

Lot 1 Section 36 Block 4 North Range 6 West New Westminster District Plan EPP127636

P.I.D. 032-399-294

Lot 2 Section 36 Block 4 North Range 6 West New Westminster District Plan EPP127636

P.I.D. 032-395-175

Lot A Section 25 Block 4 North Range 6 West New Westminster District Plan EPP138426

P.I.D. 032-395-183

Lot B Section 25 Block 4 North Range 6 West New Westminster District Plan EPP138426

P.I.D. 032-398-379

Lot 1 Section 27 Block 4 North Range 7 West New Westminster District Plan EPP138988

P.I.D. 032-398-387

Lot 2 Section 27 Block 4 North Range 7 West New Westminster District Plan EPP138988

P.I.D. 028-617-894

Lot 12 Section 27 Block 4 North Range 7 West New Westminster District Plan NWP19282

4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10636**”.

FIRST READING

SECOND READING

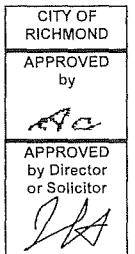
THIRD READING

ADOPTED

FEB 24 2025

FEB 24 2025

FEB 24 2025



MAYOR

CORPORATE OFFICER