Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 8297 (RZ 07-374060) 9331 NO. 3 ROAD

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 291.192 thereof the following:

"291.192 Comprehensive Development District (CD/192)

The intent of this zoning district is to accommodate single-family housing which fronts a section line road and provisions have been made for access to a lane.

291.192.1 **PERMITTED USES**

RESIDENTIAL, limited to **One-Family Dwelling;**
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION
ACCESSORY USES, including one Secondary Suite subject to Section 201.09.

291.192.2 **PERMITTED DENSITY**

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

.02 Maximum **Floor Area Ratio**:

0.60 applied to a maximum of 360 m² (3,875 ft²) of the **lot** area, together with 0.30 applied to the balance of the **lot** area in excess of 360 m² (3,875 ft²); plus

(i) 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. These covered areas must be located not more than 0.6 m (2 ft.) above the lowest horizontal floor; and

(ii) 45 m² (484 ft²) which may be **used** only for **accessory buildings** and off-street parking;

PROVIDED THAT

317

2271104

(i) any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such;

(ii) **floor area ratio** limitations are not applicable to:

a. one accessory building less than 10 m² (107.6 ft²) in area; and

b. crawl spaces to a maximum height of 0.914 m (3 ft.).

291.192.3   MAXIMUM LOT COVERAGE

.01   For the purpose of this subsection only, a *non-porous surface* is any constructed surface on, above, or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil.

.02   The maximum lot coverage for **buildings** only shall be 50%; and the maximum lot coverage for **buildings** and any non-porous surfaces or **structures** inclusive shall be 75%. The remainder of the **lot** area restricted to landscaping with live plant material.

291.192.4   MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

.01   **Front Yard**: 6 m (19.7 ft.) EXCEPT THAT:

(i) porches and verandas which form part of the principal **building,** are less than 5 m (16.4 ft.) in height, and that 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 (14.8 ft.);

(ii) bay windows, fire places and chimneys forming part of the principal **building** may project into the **front yard** for a distance of not more than 1 m (3.3 ft.); and

(iii) 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 Yard**: 1.2 m (3.9 ft.) EXCEPT THAT:

(i) where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3 m (9.8 ft.);

(ii) bay windows, fire places and chimneys which form part of the principal **building** may project into the **side yard** for a distance of not more than 0.6 m (2 ft.); and

318

      (iii)   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 (19.7 ft.) EXCEPT THAT

      (ii)   for a **corner lot** where a **side yard** setback abutting a **public road** is maintained at a minimum of 6 m (19.7 ft.) the **rear yard** setback shall be 1.2 m (3.9 ft.);

      (iii)   an **accessory building** of more than 10 m^2 (107.6 ft^2) in area that is **used** exclusively for off-street vehicle parking may be located within the **rear yard** setback area but no closer than:

          a.   3.0 m (9.8 ft.) to a **property line** abutting a **public road**; or

          b.   1.2 m (3.9 ft.) to any other **property line**;

      (iv)   bay windows which form part of the principal **building** may project into the **rear yard** setback for a distance of 1 m (3.3 ft.) or one-half of the **rear yard**, whichever is the lesser.

  .04   There is no **property line** setback requirement for an **accessory building** that has an area of 10 m^2 (107.6 ft^2) or less.

291.192.5   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:** 9 m (29.5 ft.).

  .03   **Accessory Buildings:** 5 m (16.4 ft.).

291.192.6   MINIMUM LOT SIZE AND DIMENSIONS

  .01   A **one-family dwelling** shall not be constructed on a **lot** of less than 270 m^2 (2,906.4 ft^2) in area.

  .02   A parcel to be created by subdivision and intended for use as the site of a **one-family dwelling** shall have a minimum **frontage** and **width of lot** of 9 m (29.5 ft.) and a minimum **depth of lot** of 24 m (78.7 ft.). For **corner lots,** an additional 1.5 m (4.9 ft.) is required for the minimum **width of lot**.

291.192.7   MINIMUM BUILDING SEPARATION SPACE

  .01   1.2 m (3.9 ft.).

2271104

291.192.8 OFF-STREET PARKING

.01 Off-street parking shall be developed and maintained in accordance with Division 400 of this Bylaw.

291.192.9 SCREENING AND LANDSCAPING

.01 **Fences** shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT:

(i) A **fence**, when located within 3.0 m (10 ft.) of a **side property line** abutting a **public road** or 6.0 m (20 ft.) of a **front property line** abutting a **public road**, shall not exceed 1.2 m (4 ft.) in height; and

(ii) A **fence**, when located elsewhere within a required yard, shall not exceed 1.83 m (6.0 ft.) in height.

.02 Landscaping shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT on a **lot** where a **fence** has been erected adjacent to, but not actually upon, a property line which abuts a **public road**, lane, or public walkway, 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.

.03 For **corner lots**, landscaping shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT the portion of the **lot** between the principal building and a property line which abuts a **public road** shall be planted and maintained with any combination of trees, shrubs, ornamental plants, or lawn.

291.192.10 MINIMUM TOTAL AREA OF PRIVATE OUTDOOR SPACE

.01 A private outdoor space with a minimum area of 20 m² (215.3 ft²) and a minimum width or depth of 3.0 m (9.8 ft.) shall be provided outside of the **front yard** free of **accessory buildings**, covered walkways, and off-street parking.

291.192.11 MAXIMUM DRIVEWAY WIDTH

.01 For the purpose of this subsection only, a *driveway* is any non-porous surfaced or paved portion of the **lot** that is **used** to provide space for vehicle parking or vehicle access to or from a **public road** or lane.

.02 The maximum driveway width shall be 6 m (19.7 ft.)."

2271104

2.   The Zoning Map of the City of Richmond, which accompanies and forms part of the 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/192)**:

P.I.D. 004-167-554
Lot 5 Block B Except: Firstly: Part Subdivided by Plan 16641, and Secondly: Parcel D (Statutory Right of Way Plan 68053), Section 29 Block 4 North Range 6 West New Westminster District Plan 15653

3.   This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8297"**.

FIRST READING   SEP 2 4 2007

A PUBLIC HEARING WAS HELD ON   OCT 1 5 2007

SECOND READING   OCT 1 5 2007

THIRD READING   OCT 1 5 2007

OTHER REQUIREMENTS SATISFIED   MAR 1 8 2008

ADOPTED

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

_____   _____
        MAYOR   CORPORATE OFFICER

2271104

City of Richmond

NO. 3 RD

9180	9200	9220	9244
21.64	20.12	40.23	20.12

9291	9299	9311	9331	
9.14	9.14	9.14	16.18	
35.36	35.39	35.43		
9.14	9.14	9.14	23.64	
			28.65	
20.12	20.12	20.12		18.29

BROADMOOR BLVD

19.64
23.90
7980
0.78

RZ 07-374060

Original Date: 06/20/07

Revision Date:

Note: Dimensions are in METRES

FRANCIS RD

PROPOSED REZONING

BROADMOOR BLVD

NO. 3 RD

R2, R1/E, R2/0.6, R1/E, R2/0.6, CD/159, C2, G1, ASY, R5, R1/E, 0.78, R3, 100, R2, R1/B, R5, R9, R5, R1/B, R2, R1/B, R2, R5, R1/E, SPU, ASY, R1/C, 322