



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8455 (RZ 08-434507)
3051 CATALINA CRESCENT**

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 291.203 thereof the following:

"COMPREHENSIVE DEVELOPMENT DISTRICT (CD/203)

The intent of this zoning district is to accommodate a single family dwelling with a second dwelling unit above a detached garage, with vehicle access to a rear lane.

291.203.1 PERMITTED USES

RESIDENTIAL, limited to the principal **One-Family Dwelling** and one **Coach House** above a detached garage;

BOARDING AND LODGING, limited to two persons in the principal **One-Family Dwelling**;

HOME OCCUPATION, but excluding **Child Care** in the **Coach House**;

ACCESSORY USES, but excluding **Secondary Suites**.

291.203.2 PERMITTED DENSITY

.01 Maximum number of **dwelling units**: Two.

.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), PROVIDED THAT

(a) the **coach house** has a minimum gross floor area of 33 m² (355 ft²) and does not exceed a gross floor area of 60 m² (645.8 ft²);

(b) the gross floor area of the second **storey** of the **accessory building** containing the **coach house** does not exceed 80% of the gross floor area of the first **storey**;

(c) any portion of floor area which exceeds 5.0 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.

- .03 An additional 10% of the total floor area calculated above for the **lot** in question, is permitted, which must be used exclusively for covered areas open on one or more sides; provided that a maximum of 6 m² (64.6 ft²) may be applied to the **accessory building** containing the **coach house**.
- .04 An additional 50 m² (538.2 ft²) is permitted, which must be **used** only for **accessory buildings** and off-street parking.
- .05 **floor area ratio** limitations are not applicable to one **accessory building** which does not exceed 10 m² (107.6 ft²) in area.

291.203.3 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 is 45%; and the maximum **lot coverage** for **buildings** and any non-porous surfaces or **structures** inclusive is 70%.
- .03 A minimum of 20% of the **lot** area is restricted to landscaping with live plant material.

291.203.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard:** 6.0 m (19.6 ft); EXCEPT THAT
 - (a) porches and verandas forming part of the principal **one-family dwelling**, are less than 5.0 m (16.4 ft) in height and are open on those sides which face a **public road** may be located within the **front yard** setback, but no closer to the **front property line** than 4.5 m (14.8 ft);
 - (b) bay windows forming part of the principal **one-family dwelling**, may project into the required **front yard** for a distance of not more than 0.6 m (1.9 ft);
 - (c) **accessory buildings** are not permitted in the **front yard** setback.
- .02 **Side Yard:** 1.2 m (3.9 ft); EXCEPT THAT
 - (a) where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3.0 m (9.8 ft).

.03 **Rear Yard:** 6.0 m (19.6 ft); EXCEPT THAT

- (a) in the case of a **corner lot** on which the **side yard setback** abutting a **public road** is maintained at a minimum of 6.0 m (19.6 ft), the **rear yard setback** is 1.2 m (3.9 ft);
- (b) portions of the principal **one-family dwelling** which are less than 2.0 m (6.5 ft) in height, and **accessory buildings** of more than 10 m² (107.6 ft²) in area may be located within the **rear yard setback** area, but no closer than:
 - (i) 3.0 m (9.8 ft) to a property line abutting a **public road**; or
 - (ii) 1.2 m (3.9 ft) to any other property line; and
- (c) there is no **rear yard setback** requirement for an **accessory building**, which has an area of 10 m² (107.6 ft²) or less.

291.203.5 **MAXIMUM HEIGHTS**

- .01 For the principal **one-family dwelling**: 2½ **storeys**, or 9.0 m (29.5 ft), whichever is less, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**;
- .02 For the **accessory building** containing the **coach house**: 2 **storeys**, or 7.4 m (24.3 ft), whichever is less.
- .03 For all other **accessory buildings** and **structures**: 5.0 m (16.4 ft).

291.203.6 **MINIMUM BUILDING SEPARATION SPACE**

- .01 The minimum building separation space between the principal **one-family dwelling** and the **accessory building** containing the **coach house** is 4.5 m (14.8 ft).

291.203.7 **MINIMUM LOT SIZE**

- .01 A **dwelling unit** shall not be constructed on a **lot** less than 450 m² (4,843.9 ft²) in area.
- .02 A **lot** to be created by subdivision shall have the following minimum dimensions:
 - (a) **width of lot**: 18.0 m (59.1 ft), except that for **corner lots** the minimum **width of lot** is 20 m (65.6 ft);
 - (b) **depth of lot**: 24.0 m (78.7 ft);
 - (c) **lot area**: 550 m² (5,920.3 ft²).

291.203.8 **OFF-STREET PARKING**

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

291.203.9 **SCREENING AND LANDSCAPING**

.01 Screening and landscaping shall be developed and maintained in accordance with Division 500 of this bylaw as it applies to the R1 zoning district."

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/203)**.

P.I.D. 009-839-623
Lot 28 Block "M" Sections 29 and 30 Block 5 North Range 6 West New Westminster District Plan 9740

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8455**".

FIRST READING

MAR 23 2009

A PUBLIC HEARING WAS HELD ON

APR 20 2009

SECOND READING

APR 20 2009

THIRD READING

APR 20 2009

OTHER REQUIREMENTS SATISFIED

NOV 27 2009

ADOPTED



MAYOR

CORPORATE OFFICER

