



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8457**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting Section 291.171 thereof the following:

**"291.171 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/171)"**

The intent of this zoning district is to provide for light industrial uses with screened unenclosed outside storage.

**291.171. 1 PERMITTED USES**

**LIGHT INDUSTRY;**  
**AUTO TOWING & STORAGE;**  
**CUSTOM WORKSHOPS, TRADES & SERVICES, but excluding personal services;**  
**RECREATION FACILITY;**  
**FOOD CATERING ESTABLISHMENT, but excluding banquet hall facility;**  
**COMMUNITY USE;**  
**CARETAKER RESIDENTIAL ACCOMMODATION, limited to one such unit per lot;**  
**UNENCLOSED OUTSIDE STORAGE as an ACCESSORY USE to LIGHT INDUSTRY and CUSTOM WORKSHOPS, TRADES & SERVICES;**  
**ACCESSORY USES, BUILDINGS & STRUCTURES.**

**291.171.2 PERMITTED DENSITY**

.01 **Maximum Floor Area Ratio: 1.0**

**291.171.3 MAXIMUM LOT COVERAGE: 60%**

**291.171.4 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **For Buildings and Structures:**

(a) **Public Road Setbacks: 6 m (19.7 ft.); and**

(b) **Waterfront Setbacks: A food catering establishment shall not be located within 20 m (65.6 ft.) of the high water mark.**

- .02 For areas of the **lot used** for UNENCLOSED OUTSIDE STORAGE:  
Setback to **Property Lines**: 3 m (10 ft.).

#### 291.171.5 OFF-STREET PARKING

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

#### 291.171.6 SPECIAL REGULATIONS

- .01 UNENCLOSED OUTSIDE STORAGE areas shall be surfaced with asphalt, concrete or other durable, hard and dust-free surfaces.
- .02 UNENCLOSED OUTSIDE STORAGE areas shall be gated and screened from adjacent **lots** by any combination of:
- (a) **Buildings** or **Structures**; or
  - (b) A **fence** at least 2 m (6.5 ft.) in height and not exceeding 2.4 m (8 ft.) in height provided that access gates match the character and height of the **fence** provided.
- .03 UNENCLOSED OUTSIDE STORAGE areas shall be gated and screened from the adjacent **Public Road** by:
- (a) A **fence** at least 2 m (6.5 ft.) in height and not exceeding 2.4 m (8 ft.) in height provided that access gates match the character and height of the **fence** provided;
  - (b) A **fence** is not permitted to be situated closer than 1.5 m (5 ft.) to a property line abutting a **Public Road**; and
  - (c) A landscape strip providing a solid visual screen planted and maintained at least 1.8 m (6 ft.) in height and 1.5 m (5 ft.) in width which must be situated in between the required **fence** and **Public Road**.
- .04 UNENCLOSED OUTSIDE STORAGE areas are not permitted on a **lot** that directly abuts another **lot** that permits or is designated for **residential** use.
- .05 The following are prohibited from occurring in an UNENCLOSED OUTSIDE STORAGE area:
- (a) Having goods or materials piled, stacked or stored in any manner that exceeds 3.7 m (12 ft.) in height;
  - (b) Storing wrecked or salvaged goods and materials;
  - (c) Storing food products;
  - (d) Storing goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
  - (e) Storing goods or materials that constitute a health, fire, explosion or safety hazard; or

- (f) Producing, discharging or emitting odoriferous, toxic or noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations.

.06 The servicing of vehicles and equipment within an UNENCLOSED OUTSIDE STORAGE area is prohibited."

2. This Bylaw is cited as "**Richmond Zoning And Development Bylaw 5300 Amendment Bylaw 8457**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 24 2008

DEC 15 2008

DEC 15 2008

DEC 15 2008

JUN 21 2011



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MAYOR

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CORPORATE OFFICER