



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9012 (RZ 12-624849)
11351 No. 1 Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting as Section 15.22 thereof the following:

15.22 Single Detached (ZS22) – No. 1 Road

15.22.1 Purpose

The **zone** provides for **single detached housing** which fronts an **arterial road** and where provisions have been made for access to a **lane**. A range of compatible **secondary uses** are also permitted.

15.22.2 Permitted Uses

- **housing, single detached**

15.22.3 Secondary Uses

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

15.22.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The maximum **floor area ratio (FAR)** is 0.40 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 464.5m².
3. Notwithstanding Section 15.22.4.2, the reference to “0.40” is increased to a higher **density** of “0.60” if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time Council adopts a zoning amendment bylaw to include the **owner’s lot** in the ZS21 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.22.4.3, the reference to “0.40” in 15.22.4.2 is increased to a higher **density** of “0.60” if:

- a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
 - b) at least 50% of the **lots** contain **secondary suites**.
5. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
- a) up to 10% of the **floor area** total calculated for the **lot** in question, provided the **floor area**:
 - i. is used exclusively for covered areas of the **principal building**, which are always open on two or more sides;
 - ii. is never enclosed; and
 - iii. is not located more than 0.6 m above the lowest horizontal floor.
 - b) 45.0 m² which may be used for **accessory buildings** and on-site parking, which cannot be used for **habitable space**.

15.22.5 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. Not less than 20% of the **lot area** must be **landscaping** with live plant material.

15.22.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Bay windows**, fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 1.2 m.
5. 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.
6. A detached **accessory building** of more than 10.0 m² in area that is used exclusively for on-site parking, may be located within the **rear yard** but no closer than:
 - a) 3.0 m to a **lot line** abutting a public **road**; or
 - b) 1.2 m to any other **lot line**.
7. A detached **accessory building** of more than 10.0 m² in area that is used exclusively for on-site parking, 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.
8. **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.
9. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.21.6.7, may be located within the **building separation space**.

15.22.7 Permitted Heights

- 1. The maximum **height** for **principal buildings** is 2 ½ storeys, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
- 2. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
- 3. 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 **interior side yard setback** or the **exterior side yard setback**.
- 4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
- 5. The **residential vertical lot depth envelope** is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the **maximum building height** of 9.0 m.
- 6. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

15.22.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot** dimensions and areas are as follows.

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

15.22.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided and maintained in accordance with Section 6.0 of this bylaw, except that:
 - a) a **fence**, when located within 6.0 m of a **front lot line** abutting a public **road** shall not exceed 1.2 m in **height**; and
 - b) a **fence**, 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 the private outdoor space for a distance of not more than 0.6 m.

15.22.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that 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**.

15.22.11 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.

- 2. 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 designation of the following area and by designating it **SINGLE DETACHED (ZS21) – NO. 1 ROAD.**

P.I.D. 000-638-781

SOUTH HALF OF BLOCK 56 EXCEPT: PART SUBDIVIDED BY PLAN 18478, SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9012”.**

FIRST READING

SEP 09 2013

A PUBLIC HEARING WAS HELD ON

OCT 21 2013

SECOND READING

OCT 21 2013

THIRD READING

OCT 21 2013

OTHER REQUIREMENTS SATISFIED

SEP 02 2014

ADOPTED

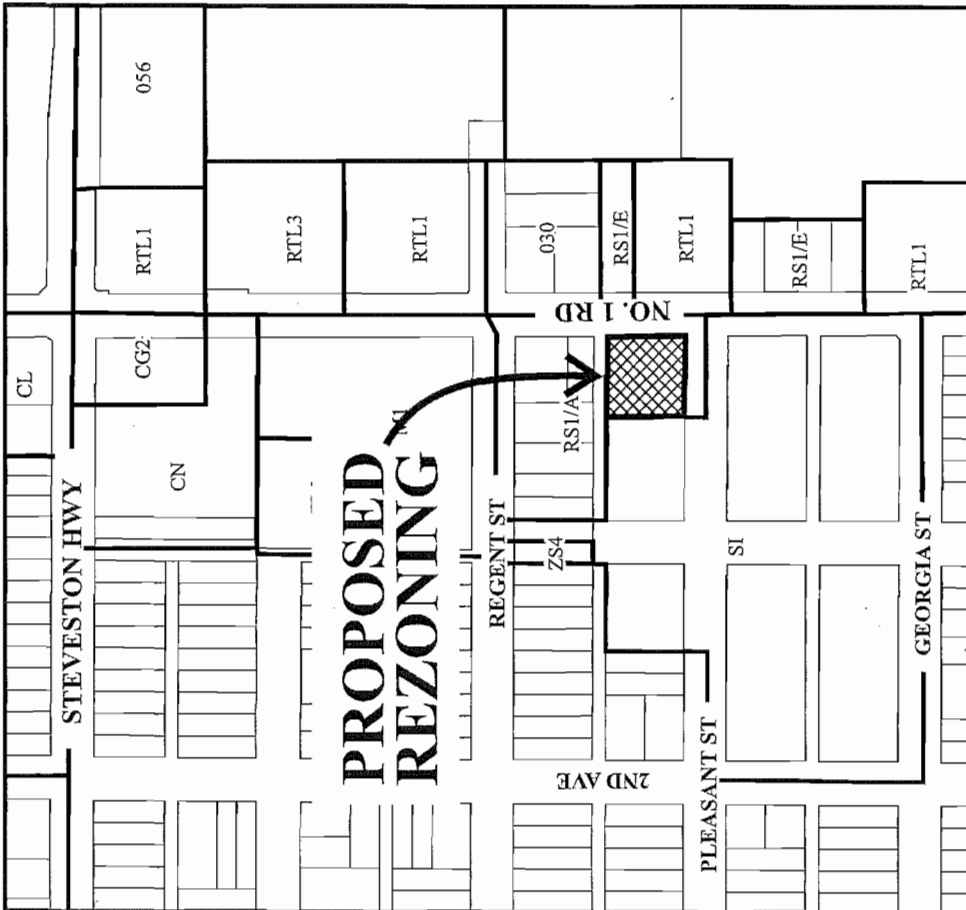


MAYOR

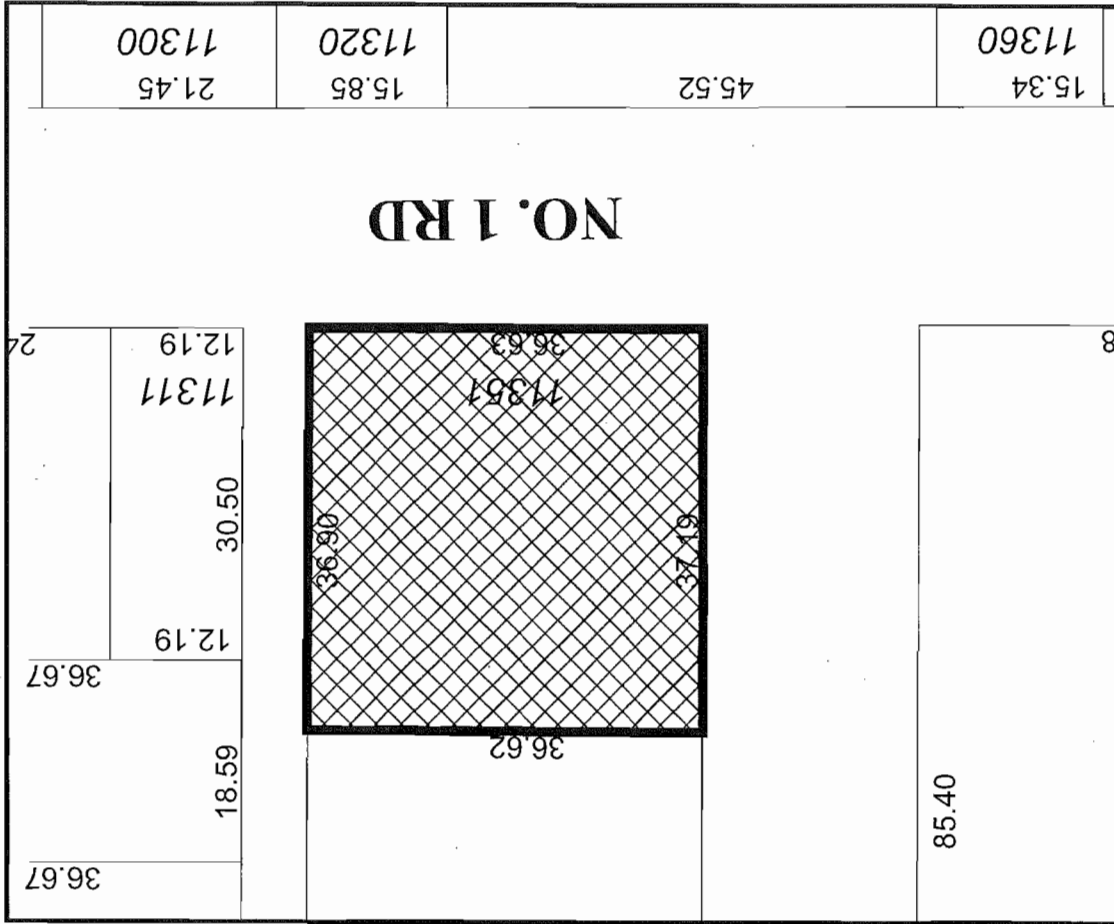
CORPORATE OFFICER



City of Richmond



PROPOSED REZONING



RZ 12-624849

Original Date: 11/30/12

Revision Date:

Note: Dimensions are in METRES