



Richmond Zoning Bylaw 8500
Amendment Bylaw 9174 (13-642848)
3011 No. 5 Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 22.35 thereof the following:

“22.35 Car Wash & Service Station (ZC35) - Bridgeport

22.35.1 Purpose

The zone provides for car wash and service station use.

22.35.2 Permitted Uses

- car wash
- service station

22.35.3 Permitted Density

1. The maximum floor area ratio is 0.30.

22.35.4 Permitted Lot Coverage

1. The maximum lot coverage is 20% for buildings.

22.35.5 Yards & Setbacks

1. The minimum front yard (abutting Bridgeport Road) is 0.9 m for buildings.
2. The minimum exterior side yard (abutting No. 5 Road) is 10 m for buildings.
3. The minimum interior side yard and rear yard is 7.9 m for buildings.

22.35.6 Permitted Heights

1. The maximum height for buildings is 9.0 m.
2. Accessory structures are not permitted.

22.35.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum lot width, lot depth or lot area requirements.

22.35.8 Landscaping & Screening

1. Landscaping and screening shall be provided in accordance with the provisions of Section 6.0 except, that the minimum required landscaping is reduced from 3.0 m to:

- a) 0.9 m on the portion of the lot which abuts Bridgeport Road; and
- b) 2.0 m on the portion of the lot which abuts No. 5 Road.

22.35.9 On-Site Parking and Loading

- 1. On-site vehicle and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

22.35.10 Other Regulations

- 1. An automated or semi-automated car wash must be wholly contained in a building and must comply with the City's Noise Regulation Bylaw No. 8856.
 - 2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the 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 **CAR WASH & SERVICE STATION (ZC35) – BRIDGEPORT.**

P.I.D. 007-376-723
 East 150 Feet (Reference Plan 17050) Lot 1
 Except: Firstly; Part On Bylaw Plan 59971,
 Secondly: Part In Plan LMP21779
 Thirdly: Part On Plan LMP39115
 Section 25 Block 5 North Range 6 West New Westminster District Plan 1366

- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9174**".

FIRST READING

SEP 22 2014

PUBLIC HEARING

OCT 20 2014

SECOND READING

OCT 20 2014

THIRD READING

OCT 20 2014

OTHER CONDITIONS SATISFIED

JUL 20 2015

ADOPTED

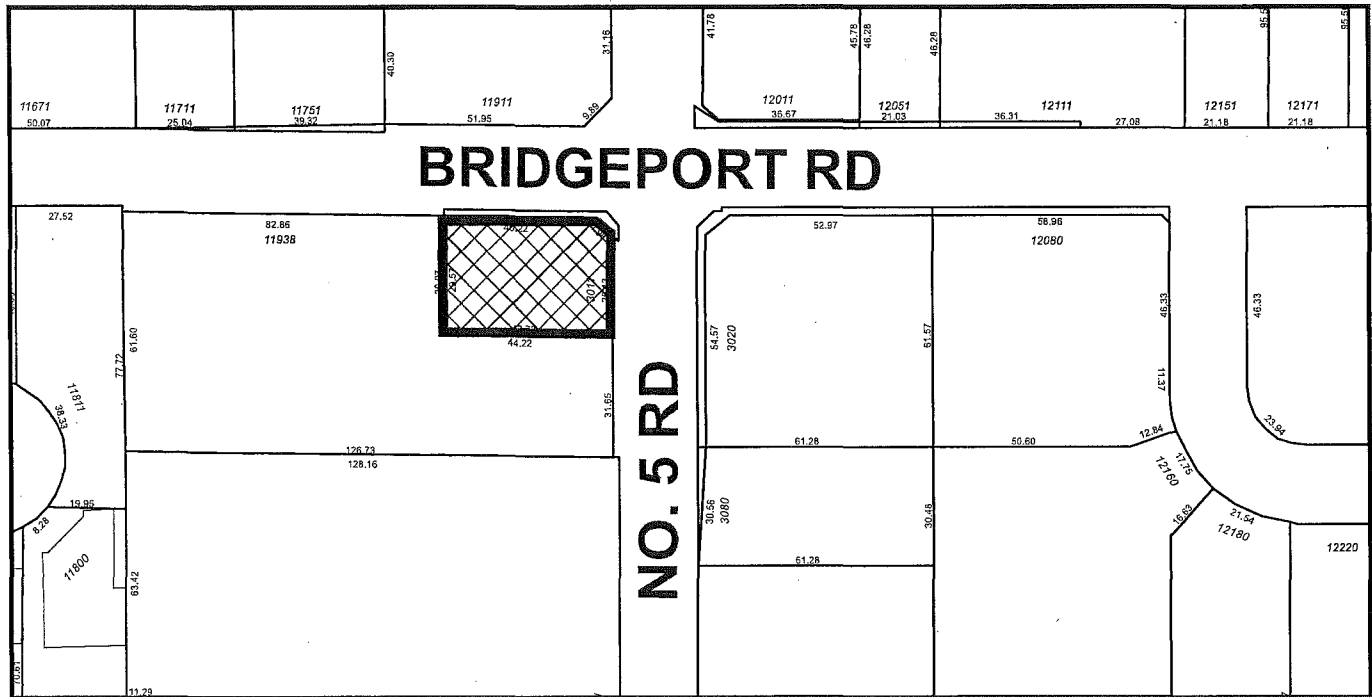
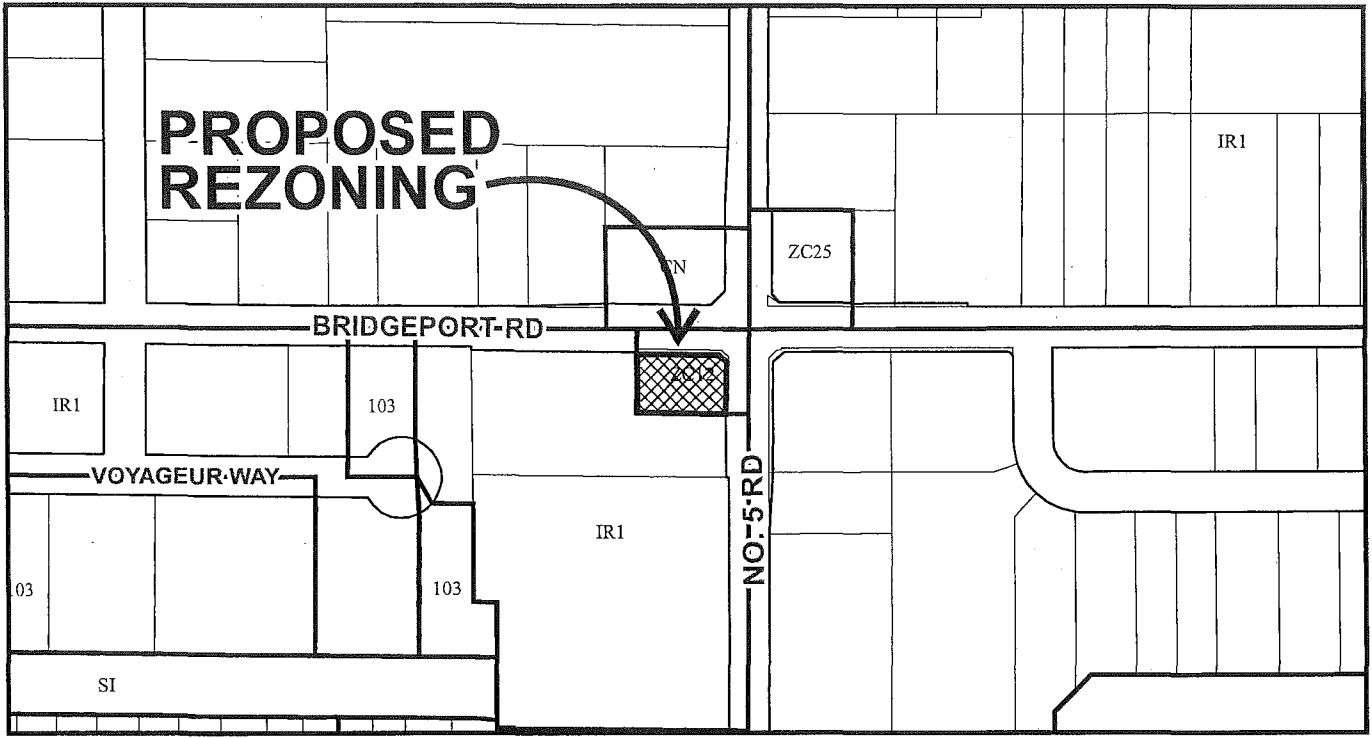


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 13-642848

Original Date: 09/29/14

Revision Date:

Note: Dimensions are in METRES

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