



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw No. 8387 (RZ 08-404404)
10671, 10691, 10711 NO. 5 ROAD**

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

1. Richmond Zoning and Development Bylaw No. 5300, as amended, is further amended by inserting Section 203(DB) thereof the following:

"203(DB) TOWNHOUSE DISTRICT (R2 – 0.6D)

The intent of this zoning district is to accommodate townhouses where lots front a section line road and to provide for a density increase.

203(DB).1 PERMITTED USES

RESIDENTIAL, limited to **Townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, but excluding **secondary suites**.

203(DB).2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio: 0.4; PLUS

- i. an additional 50 m² (538 ft²) per **dwelling unit** (for the exclusive use of individual units) for use as **accessory buildings** and off-street parking;
- ii. an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**;
- iii. an additional 10% of the 0.4 **Floor Area Ratio** 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;

PROVIDED THAT any portion of floor area which exceeds 5 m (16 ft.) in height, save and except an area of up to 10 m² (108 ft²) per **dwelling unit** which is to be **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

- .02 Despite Section 203(DB).2.01, the references to “0.4” in that Section are increased to a higher density of “0.6” if the owner, at the earliest of the time the Council adopts a zoning amendment bylaw to include the owner’s **lot** in this zoning district has paid into the **affordable housing reserve** the sum of \$2.00 per buildable square foot of the permitted principal **building(s)**.

203(DB).3 MAXIMUM LOT COVERAGE: 40%

203(DB).4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard:** 6.0 m (20 ft.); EXCEPT THAT
- i. portions of the principal **building** which are less than 5 m (16 ft.) in height and are open on those sides which face a **public road** may project into the **front yard** setback for a distance of not more than 1.5 m (5 ft.) and bay windows may project into the required **front yard** setback for a distance of not more than 0.6 m (2 ft.).
- .02 **Side & Rear Yards:** 3 m (10 ft.); or in the case where a property line abuts a **public road:** 6 m (20 ft.); EXCEPT THAT:
- i. balconies, bay windows, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m (2 ft.) and the **rear yard** for a distance of not more than 1.8 m (6 ft.);
 - ii. portions of the principal **building** which are less than 5 m (16 ft.) in height and are open on those sides which face a **public road** may project into the **side yard** setback for a distance of not more than 1.5 m (5 ft.).

203(DB).5 MAXIMUM HEIGHTS

- .01 **Buildings & Structures:** Three storeys but not to exceed 11 m (36 ft.).
- .02 **Accessory Buildings & Structures:** 5 m (16 ft.).

203(DB).6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** having a width of less than 30 m (98 ft.) or a depth of less than 35 m (115 ft.).

203(DB).7 OFF-STREET PARKING

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

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 8387**".

FIRST READING

JUN 23 2008

A PUBLIC HEARING WAS HELD ON

JUL 21 2008

SECOND READING

JUL 21 2008

THIRD READING

JUL 21 2008

OTHER REQUIREMENTS SATISFIED

JUN 17 2009

ADOPTED



MAYOR

CORPORATE OFFICER