



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8319**

The Council of the City of Richmond, in open meeting assembled, enacts the following amendments to the Richmond Zoning and Development Bylaw 5300:

1. Division 100 is amended at Section 104 by adding the following definitions:

• **CRAWL SPACE**

“Crawl Space” means an interior **building** space at or below **finished site grade**, between the underside of the floor system next above and the top of the floor slab on the ground surface below, having a vertical clear height less than 1.2 m (4.0 ft.).

• **FLOOD PLAIN CONSTRUCTION LEVEL**

“Flood Plain Construction Level” means the minimum elevation level identified in *Flood Plain Designation and Protection Bylaw No 8204*, as amended.

• **FINISHED SITE GRADE**

“Finished Site Grade” means:

- (i) In Area ‘A’ indicated on Schedule ‘A’ to Division 100 attached to and forming part of this Bylaw the average ground elevation identified on a **lot** grading plan approved by the City. The average ground elevation must not exceed 0.6 m (2 ft.) above the highest elevation of the crown of any **public road** abutting the **lot**;
- (ii) In Area ‘B’ indicated on Schedule ‘A’ to Division 100 attached to and forming part of this Bylaw the average ground elevation identified on a **lot** grading plan approved by the City. The average ground elevation must not exceed:
 - (a) 0.6 m (2 ft.) above the highest elevation of the crown of any **public road** abutting the **lot**; or
 - (b) where the average ground elevation calculated pursuant to (ii)(a) above is more than 1.2 m (4 ft.) below the required **Flood Plain Construction Level** the average ground elevation may be increased to 1.2 m (4 ft.) below the required **Flood Plain Construction Level**;

- **HABITABLE SPACE**

“**Habitable Space**” means any interior **building** space designed or intended to be used for living, sleeping, eating or food preparation, including living room dining room, bedroom and **kitchen**.

2. Division 100 is amended at Section 104 by deleting the definitions of “Building Height”; “Floor Area Ratio”; “Residential Vertical Envelope (Lot Depth)”; “Residential Vertical Envelope (Lot Width)”; and “Storey, Half” and substituting the following:

- **BUILDING HEIGHT**

“**Building Height**” means the vertical distance between **finished site grade** and:

- (i) the highest point of a **building** having a flat roof;
- (ii) the mid-point between the eaves line and ridge of a roof having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, provided that, the ridge of the roof is not more than 1.5 m (5 ft.) above the mid-point;
- (iii) the highest point of a **building** having a roof pitch other than those identified in (ii) above;
- (iv) the greater of the measurements referred to in (i), (ii) and (iii) above in the case of a **building** with more than one type of roof.

- **FLOOR AREA RATIO**

“**Floor Area Ratio**” means the figure obtained when the total area of the floors of the **buildings** on a **lot**, measured to the outer limits of the **building** or **buildings**, is divided by the area of the **lot**. A **crawl space** is not included in the calculation of the **floor area ratio**.

- **RESIDENTIAL VERTICAL ENVELOPE (LOT DEPTH)**

“**Residential Vertical Envelope (Lot Depth)**” means a vertical envelope located at the minimum **front yard** setback requirement for the **lot** in question. It is calculated from the **finished site grade**, and is formed by the plane rising vertically 4 m (13 ft.) 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**.

- **RESIDENTIAL VERTICAL ENVELOPE (LOT WIDTH)**

“**Residential Vertical Envelope (Lot Width)**” means a vertical envelope located parallel to and 1.2 m (4 ft.) from the **side property lines** of the **lot**. It is calculated from the **finished site grade**, and is formed by planes rising vertically 6 m (20 ft.) to a point and then extending inward and upward at an angle of 45° from the horizontal to the point at which the planes intersect.

• **STOREY, HALF**

“Half-Storey” means the uppermost storey of a building meeting the following criteria:

- (i) the **habitable space** is situated wholly under the framing of the roof;
- (ii) the **habitable space** does not exceed 50% of the **storey** situated immediately below;
- (iii) the top of the exterior wall plates is not greater than 0.6 m (2 ft.) above the floor of such **storey** on any two adjacent exterior walls;
- (iv) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m (2 ft.) between the top of the exterior wall plate and the floor of such **storey**.

3. Division 100 is amended by repealing “Schedule A to Division 100” and replacing it with the Schedule A attached to and forming part of this Bylaw.

4. Division 200 is amended at Section 202(A) [*Single-Family Housing District (R1-0.6)*] by deleting the following paragraph of Subsection 202 (A).2.02:

Crawl spaces to a maximum height of 0.914 m (3 ft) are exempt from **floor area ratio** calculations. Crawl spaces over 0.914 m (3 ft.) in height are calculated as **floor area ratio**.

5. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8319**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

JUL 28 2008

SEP 03 2008

SEP 03 2008

SEP 03 2008

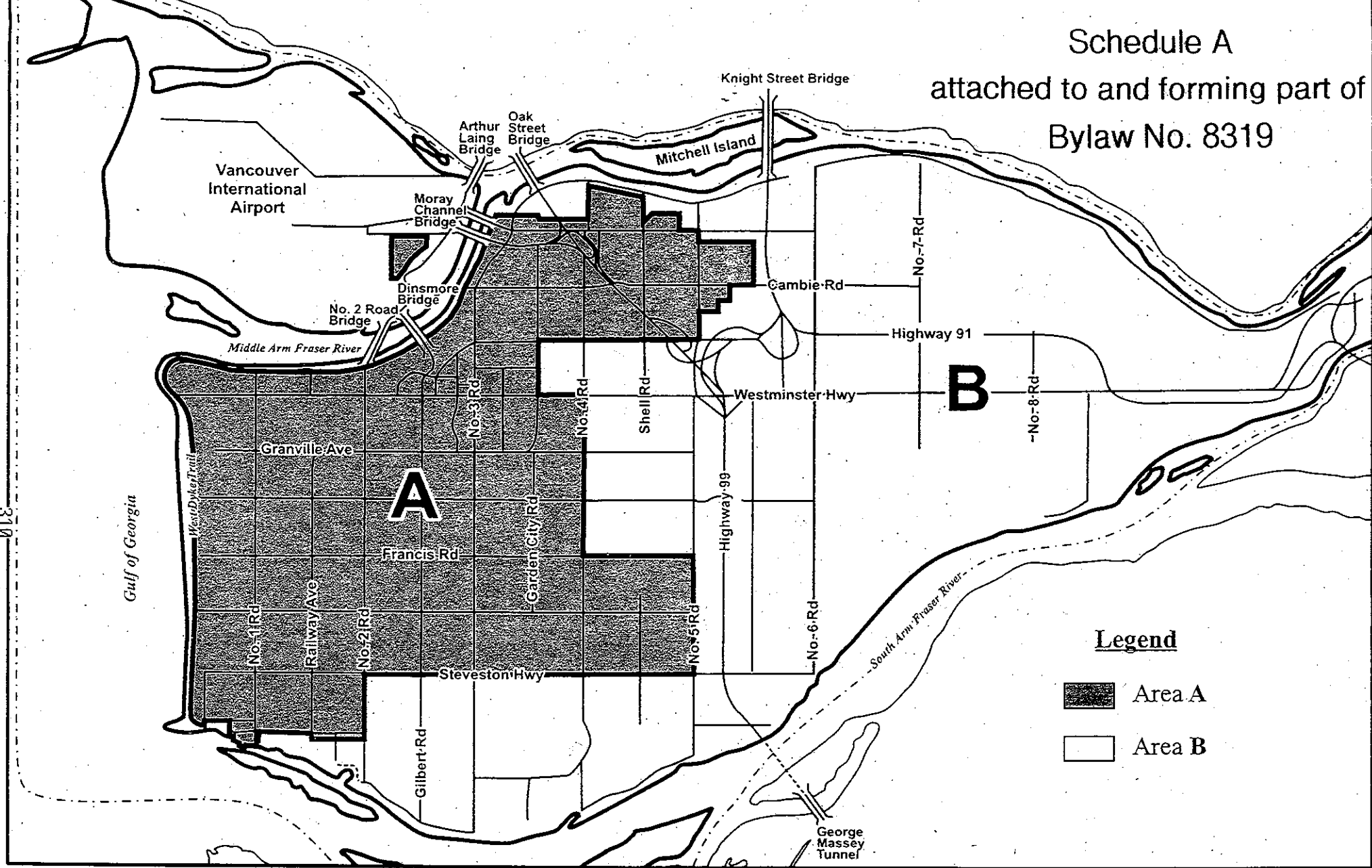


MAYOR



CORPORATE OFFICER

Schedule A

attached to and forming part of
Bylaw No. 8319



Legend

-  Area A
-  Area B

Schedule A to Division 100 of
Zoning & Development Bylaw No. 5300.

Original Date: 03/19/08

Revision Date: 03/26/08

