



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8404**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by replacing: the intent statement, MIXED COMMERCIAL/RESIDENTIAL USE (PERMITTED USES), and Clause 234.2 (PERMITTED DENSITY) of Section 234 "STEVESTON COMMERCIAL (TWO-STOREY) DISTRICT (C4)" with the following:

"The intent of this medium density zoning district is to support the conservation of the heritage character of Steveston Village, while providing for the shopping, personal service, business, entertainment, mixed commercial/residential and industrial needs of the Steveston area."

"**MIXED COMMERCIAL/RESIDENTIAL USE**; except that: No portion of the first storey of a building within 9 m (29.53 ft.) of the front property line shall be used for residential purposes; despite the exception, an entrance to the residential use or parking area above or behind the commercial space is permitted if the entrance does not exceed 2.0 m (6.56 ft.) in width;"

**"234.2 PERMITTED DENSITY**

**.01 Maximum Floor Area Ratio:**

- (a) For Automobile Parking as a principal use: No maximum limit.
- (b) For all other uses: 1.0 (exclusive of parts of the building which are used for off-street parking purposes, or public pedestrian passage right-of-way)"

2. Richmond Zoning and Development Bylaw 5300 is amended by inserting the following into Section 234 "STEVESTON COMMERCIAL (TWO-STOREY) DISTRICT (C4)":

**"234.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 Road Setbacks: Building front facades facing a public road shall not be set back from the public road property line, except for the following elements:
  - (a) 1.5 m maximum setback of ground floor building face (to underside of floor or roof structure above), accompanied with support posts at the front property line, and at historic lot line locations (see "Steveston Village Historic Lot Line Map" in Steveston Area Plan);
  - (b) Entrance to a ground level public right-of-way maximum 2.4 m wide, but not more than 25% of facade width;
  - (c) Recessed balcony opening(s) maximum 2.4 m wide and total aggregate width maximum 25% of lot width; and

(d) The aggregate area of all recesses and openings in items (a), (b), and (c) to not exceed a maximum of 33% of building facade measured from ground level to parapet cap by the facade width."

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8404".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER