

Schedule 29 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

From: LUC (Land Use Contract)
Sent: Monday, 16 November 2015 10:07
To: 'Betty Boland'
Subject: RE: land use contracts
Attachments: RS1-RS2-RS324187.pdf

Betty,

I have attached the City's regulations for the RS1 zone for your information. The differences between RS1/B and RS1/E has to do with the minimum lot dimensions (lot size, lot width and lot depth). Regulations such as maximum floor area, setbacks, and building height are all the same between RS1/B and RS1/E.

More information on the City's zoning bylaw can be found at:
<http://www.richmond.ca/cityhall/bylaws/zoningbylaw8500.htm>

John

From: Betty Boland [mailto:bboland@shaw.ca]
Sent: Thursday, 12 November 2015 18:27
To: LUC (Land Use Contract)
Subject: land use contracts

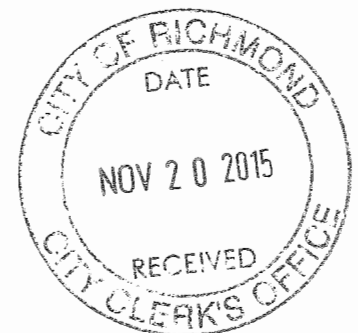
What are the various zoning types such as RS1/B or RS1/E? Are the definitions available on the city website or elsewhere?

Betty Boland
604-271-1632

City Clerk's Office

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LUC Correspondence



8. Residential Zones

8.1 Single Detached (RS1/A-H, J-K; RS2/A-H, J-K) [Bylaw 8672, Jan 24/11]

8.1.1 Purpose

The **zone** provides for **single detached housing** with a range of compatible **secondary uses**. **Subdivision** standards vary by sub-categories (A-H; J-K). The **zone** is divided into sub-zones: RS1 for traditional **single detached housing**; RS2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives [Bylaw 8672, Jan 24/11]

8.1.2 Permitted Uses

- **housing, single detached**

8.1.3 Secondary Uses

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

8.1.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. For **single detached housing** zoned RS1/A-H, J-K [Bylaw 8672, Jan 24/11], the maximum **floor area ratio** is 0.55 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 464.5 m².
3. For **single detached housing** zoned RS2/A-H, J-K, the maximum **floor area ratio** 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 464.5 m².
4. Notwithstanding Section 8.1.4.3, the reference to "0.4" is increased to a higher **density** of "0.55" 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 RS2/A-H, J-K **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
5. Further to Section 8.1.4.4, the reference to "0.4" in Section 8.1.4.3 is increased to a higher **density** of "0.55" 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**.

8.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surface**.

3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
 - a) 20% on **lots** zoned RS1/A or K, RS2/A or K ^[Bylaw 8672, Jan 24/11];
 - b) 25% on **lots** zoned RS1/B, C or J, RS2/B, C or J ^[Bylaw 8672, Jan 24/11]; and
 - c) 30% on **lots** zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H ^[Bylaw 8672, Jan 24/11].

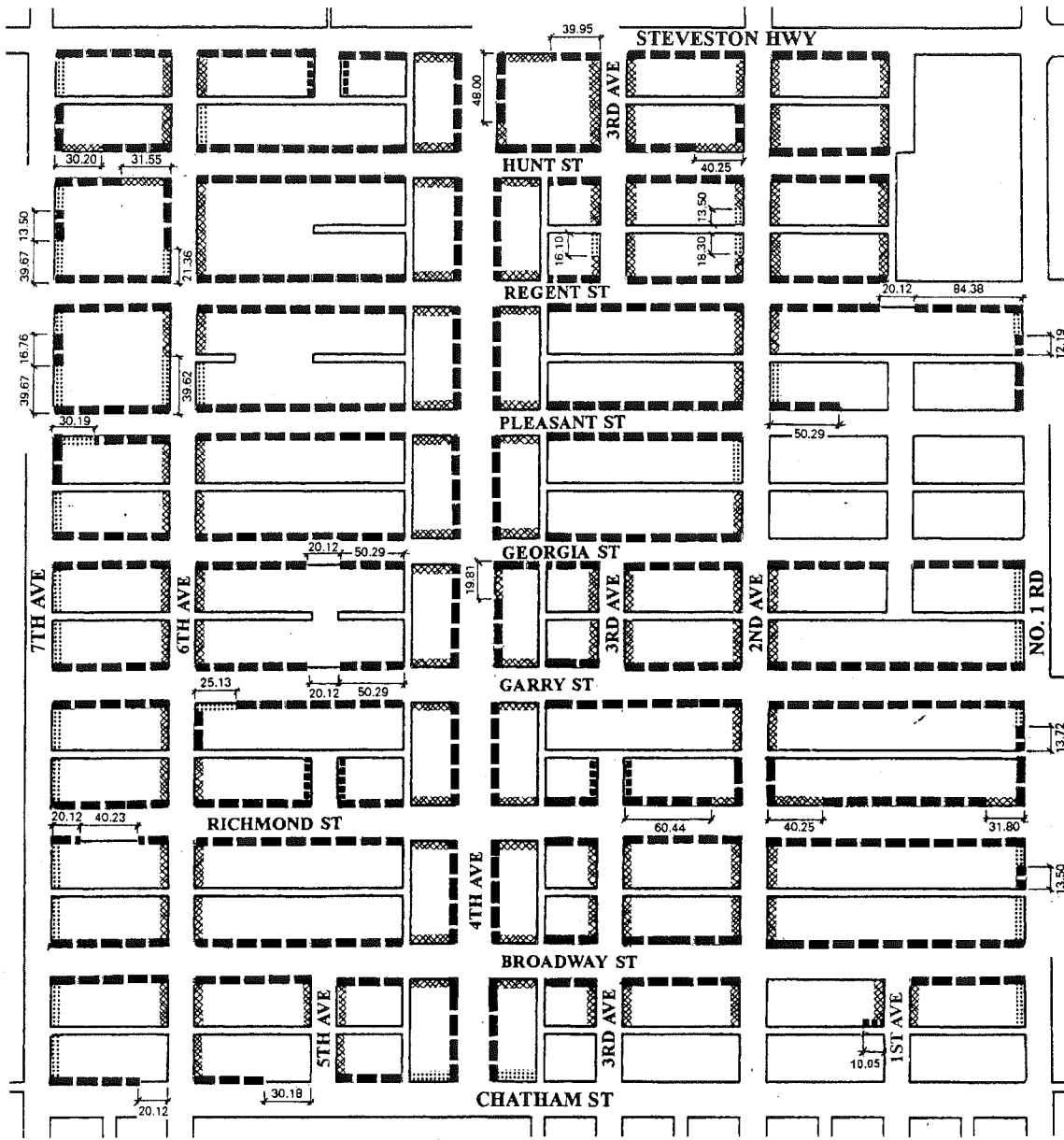
8.1.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except it is 9.0 m where the driveway **access** is on an **arterial road** in the RS1/C, RS1/J, RS2/C, RS2/J ^[Bylaw 8672, Jan 24/11] **zones**, in order to make adequate provision for a driveway with turnaround capability.
2. Notwithstanding the **front yard** limitations imposed in Section 8.1.6.1, the minimum **setback** in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue shall be as shown in Diagram 1 in Section 8.1.6.11.
3. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; or
 - c) 1.2 m for **lots** less than 18.0 m wide.
4. The minimum **exterior side yard** is 3.0 m.
5. Notwithstanding the minimum **exterior side yard** limitations imposed in Section 8.1.6.4, the **setback** in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue shall be as shown in Diagram 1 in Section 8.1.6.11.
6. 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.
7. Notwithstanding the **rear yard** limitation imposed in Section 8.1.6.6, the **setback** in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue shall be as shown in Diagram 1 in Section 8.1.6.11, provided that portions of the **principal building** greater than 5.5 m in **building height** are **setback** a minimum of 6.0 m from the **rear lot line**.
8. A detached **accessory building** of more than 10.0 m² may be located in the **rear yard** in the RS1/A, RS1/K, RS2/A, RS2/K ^[Bylaw 8672, Jan 24/11] **zones**, where there is a rear **lane** and the **garage** or **carport** is **accessed** from the rear **lane**, but no closer than 3.0 m to a **lot line abutting** a public **road** or 1.2 m to any other **lot line**.
9. A detached **accessory building** of more than 10.0 m² located in the **rear yard** in the RS1/A, RS1/K, RS2/A, RS2/K ^[Bylaw 8672, Jan 24/11] **zones**, where there is a rear **lane** and the **garage** or **carport** is **accessed** from the rear **lane** and it is used exclusively for on-site parking purposes, 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.

10. The minimum **building separation space** is 3.0 m in the RS1/A, RS1/K, RS2/A, RS2/K ^[Bylaw 8672, Jan 24/11] **zones** only where there is a rear lane and the **garage** or **carport** is **accessed** from the rear lane, except that an enclosed area, as described in Section 8.1.6.9, may be located within the **building separation space**.

11. Diagram 1 – Steveston Residential Village Road Setbacks



LEGEND

- 1.2 metre setback
- 3.0 metre setback
- 1.8 metre setback
- 6.0 metre setback



Note: All dimensions are in metres

8.1.7 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**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m. [Bylaw 9223, Apr 20/15]
2. Repealed. [Bylaw 9280, Sep 14/15]
2. The maximum **height** for **accessory structures** is 9.0 m.
3. For the purposes of the RS1/A, RS1/K, RS2/A, RS2/K [Bylaw 8672, Jan 24/11] **zones**, only where there is a rear lane and the **garage** or **carport** is **accessed** from the rear lane, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
4. The **residential vertical lot depth envelope** in Section 8.1.7.4 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**.

8.1.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Sub-zones	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RS1/A RS2/A <small>[Bylaw 8672, Jan 24/11]</small>	6.0 m	9.0 m	24.0 m	270.0 m ²
RS1/B RS2/B <small>[Bylaw 8672, Jan 24/11]</small>	6.0 m	12.0 m	24.0 m	360.0 m ²
RS1/C RS2/C <small>[Bylaw 8672, Jan 24/11]</small>	13.5 m	13.5 m	24.0 m	360.0 m ²
RS1/D RS2/D <small>[Bylaw 8672, Jan 24/11]</small>	7.5 m	15.0 m	24.0 m	450.0 m ²
RS1/E RS2/E <small>[Bylaw 8672, Jan 24/11]</small>	7.5 m	18.0 m	24.0 m	550.0 m ²

Sub-zones	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RS1/F RS2/F <i>[Bylaw 8672, Jan 24/11]</i>	7.5 m	18.0 m	45.0 m	828.0 m ²
RS1/G RS2/G <i>[Bylaw 8672, Jan 24/11]</i>	10.0 m	20.0 m	45.0 m	2,000.0 m ²
RS1/H RS2/H <i>[Bylaw 8672, Jan 24/11]</i>	7.5 m	16.5 m	24.0 m	550.0 m ²
RS1/J RS2/J <i>[Bylaw 8672, Jan 24/11]</i>	13.4 m	13.4 m	24.0 m	360.0 m ²
RS1/K RS2/K <i>[Bylaw 8672, Jan 24/11]</i>	6.0 m	10.0 m	24.0 m	315.0 m ²

8.1.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0, except that in the RS1/A, RS1/K, RS2/A, RS2/K *[Bylaw 8672, Jan 24/11]* **zones**, only where there is a rear lane and the **garage or carport is accessed from the rear lane**:
 - a) **fences**, when located within 3.0 m of a **side lot line abutting a public road** or 6.0 m of a **front lot line abutting a public road**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, 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** in the RS1/A, RS1/K, RS2/A, RS2/K *[Bylaw 8672, Jan 24/11]* **zones** only where there is a rear lane and the **garage or carport is accessed from the rear lane**, 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.

8.1.10 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 6.0m on **lots** in the RS1/A, RS1/K, RS2/A, RS2/K *[Bylaw 8672, Jan 24/11]* **zones** only where there is rear lane and the **garage or carport is accessed from the rear lane**.

2. For the purpose of the **zones** in Section 8.1.10.1 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**.

8.1.11 Other Regulations

[Bylaw 8672, Jan 24/11]

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.