



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9746  
to Establish Zoning for the Property Developed  
under Land Use Contract 064**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

**“22.41 Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre)”**

**22.41.1 Purpose**

The zone provides for **vehicle sale/rental**. This zone is for the property developed under Land Use Contract 064.

**22.41.2 Permitted Uses**

- **Vehicle sale/rental**

**22.41.3 Secondary Uses**

- **n/a**

**22.41.4 Permitted Density**

1. The maximum **floor area ratio** is 2.3.

**22.41.5 Permitted Lot Coverage**

1. There is no maximum **lot coverage** for **buildings**.

**22.41.6 Yards & Setbacks**

1. The minimum **front yard** is 7.6 m.
2. The minimum **setback** to one **interior side lot line** is 3.0 m.
3. There is no minimum **rear yard**.
4. Notwithstanding Section 22.41.6.2, the minimum **interior side yard** on a lot that is adjacent to **single detached housing, agriculture, and two-unit housing zones** shall be:
  - a) 3.0 m for a 1 **storey building**;
  - b) 7.5 m for a **building** containing more than 1 **storey**.

**22.41.7 Permitted Heights**

1. The maximum **height** for **buildings** is 10.7 m, but containing no more than **3 storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

**22.41.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 15.2 m.
2. There is no minimum **lot depth** requirement.
3. The minimum **lot area** is 1,000 m<sup>2</sup>.

**22.41.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**22.41.10 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.

**22.41.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9746” as “**Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre)**”.

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9746".

FIRST READING

SEP 25 2017

A PUBLIC HEARING WAS HELD ON

OCT 16 2017

SECOND READING

OCT 16 2017

THIRD READING

OCT 16 2017

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

NOV 08 2017

ADOPTED



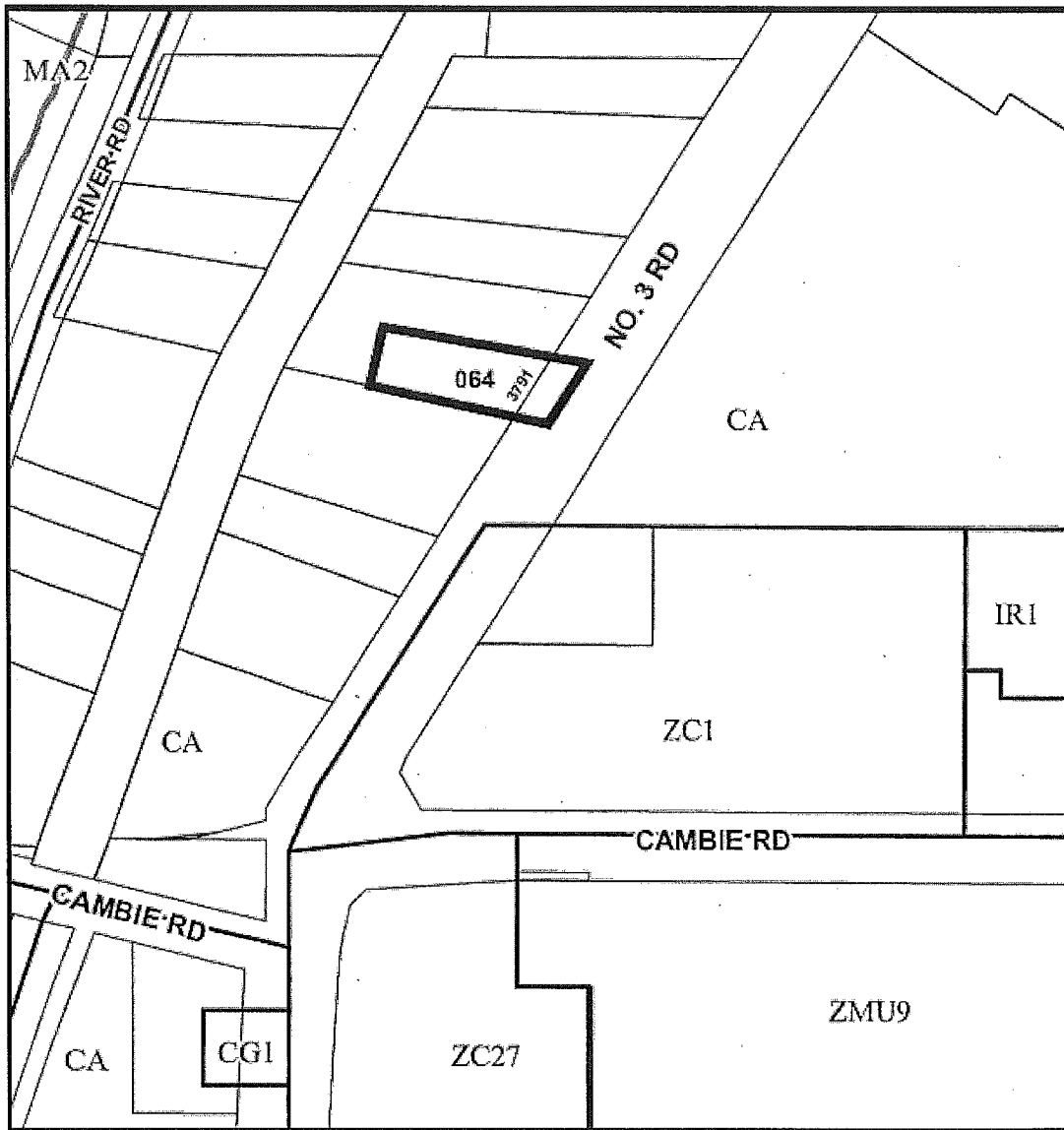
\_\_\_\_\_  
MAYOR

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

Schedule A attached to and forming part of Bylaw 9746.



City of  
Richmond



	<p>Bylaw 9746 Schedule "A"</p>	<p>Original Date: 08/01/17 Revision Date: 09/06/17 Note: Dimensions are in METRES</p>
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