



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7641
(RZ 03-241131)**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 203 (C) thereof the following:

"203(C) TOWNHOUSE DISTRICT (R2 - 0.7)"

The intent of this zoning district is to accommodate townhouses with a floor area ratio of 0.7.

203(C).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(C).2 PERMITTED DENSITY

Maximum Floor Area Ratio: 0.7; PLUS

an additional 50 m² (538.21 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) for use as **accessory buildings** and off-street parking;

an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**;

10% of the 0.7 **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 (16.404 ft.) in height, save and except an area of up to 10 m² (107.64 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.

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

203(C).4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard:** 6.0 m (19.685 ft.);

EXCEPT THAT portions of the principal **building** which are less than 5 m (16.404 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 (4.921 ft.) and bay windows may project into the required **front yard** setback for a distance of not more than 0.6 m (1.969 ft.);

- .02 **Side & Rear Yards:** 3 m (9.843 ft.); or in the case where a property line abuts a **public road**: 6 m (19.685 ft.); EXCEPT THAT 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 (1.969 ft.) and the rear yard for a distance of not more than 1.8 m (5.906 ft.).

AND FURTHER EXCEPT THAT from a Public Lane the setback shall be 1.2m (3.937 ft). For the purpose of this bylaw a Public Lane shall mean a lane in public ownership or secured for public use for access and transportation purposes and having a minimum width of 6m (19.685 ft) but not being a **public road**.

203(C).5 MAXIMUM HEIGHTS

- .01 **Buildings & Structures:** Three storeys but not to exceed 11 m (36.089 ft.)
- .02 **Accessory Buildings:** 5 m (16.404 ft.).

203(C).6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** having a width of less than 30 m (98.425 ft.) or a depth of less than 35 m (114.829 ft.).

203(C).7 OFF STREET PARKING

- .01 Off-street parking for the use of residents shall be provided at the rate of 1.5 spaces per dwelling unit;
- .02 Off-street parking for the use of visitors shall be provided at the rate of 0.2 spaces per dwelling unit."

2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7641".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

JAN 26 2004

FEB 16 2004

FEB 16 2004

FEB 16 2004

AUG 25 2004

CITY CLERK

CITY OF RICHMOND
APPROVED for content by originating dept. HB
APPROVED for legality by Solicitor 