



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9737 (Single Family Building Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500 is amended by Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

(a) inserting the following definition in the correct alphabetic location:

“Continuous wall means an exterior wall on a **single-family dwelling**, which does not include an inward articulation of 2.4 m or more, with a minimum horizontal measurement of 2.4 m.”

(b) Deleting the definition of **Grade, finished site** in its entirety and replacing it with the following:

“Grade, finished site means in Area ‘A’, the average ground elevation identified on a **lot** grading plan approved by the **City**, not exceeding 0.3 m above the highest elevation of the crown of any public **road abutting the lot**, and

means in Area ‘B’, the average ground elevation identified on a **lot** grading plan approved by the **City**, not exceeding the following specifications unless approved by the **City**:

- a) 0.6 m above the highest elevation of the crown of any public **road abutting the lot**; or
- b) where the average ground elevation calculated pursuant to a) is more than 1.2 m below the required **flood plain construction level**, the average ground elevation may be increased to 1.2 m below the required **flood plain construction level.**”

- (c) Deleting the definition of **non-porous surfaces** in its entirety and substituting the following:

“**Non-porous surfaces** means any constructed surface on, above or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil. Surfacing materials considered as non-porous are concrete, asphalt, and grouted brick or stone.”

2. Section 4.7.1 is deleted in its entirety and replaced with the following:

“4.7.1 a) The following projections shall be permitted in the **residential zones** and **site specific zones** that permit **single detached housing**. These projections apply to the **single detached housing only**, not other **uses** such as **town housing**, and are subject to the *Building Code*.

b) Notwithstanding a provision for a projection into a **side yard**, the maximum number of projections is one, limited to one side wall of **single detached dwelling unit**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly.”

3. Section 4.7.2 is deleted in its entirety and replaced with the following:

“4.7.2 **Bay windows** and **hutches** which form part of the **principal building** may project for a distance of:

- a) 1.0 m into the **front yard**; and
- b) 0.6 m into the **rear yard**.”

4. Section 4.7.3(b) is deleted in its entirety and replaced with the following:

“(b) 0.6 m into the **side yard**, limited to one exterior wall of the **single detached dwelling unit**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly.”

5. Section 4.7.7(f) is deleted in its entirety and replaced with the following:

“(f) i) for detached **accessory buildings** with a maximum wall length of 6 m or less, which is oriented to the **rear lot line**, or **side lot line**, not **abutting** a public **road** the minimum **setback** from the **rear lot line**, and **side lot line**, not **abutting** a public **road** is 1.2 m; and

ii) for detached **accessory buildings** with a maximum wall length greater than 6 m, which is oriented to the **rear lot line**, or **side lot line**, not **abutting** a public road the minimum **setback** from the **rear lot line**, **rear** and **side lot line**, not **abutting** a public road is 2.4 m.”

6. The following is inserted as Section 4.7.11:

“4.7.11 No attached **garage** can project more than 9.1 m from the front wall of a **single detached dwelling**.”

7. Part 6 – Landscaping and Screening is amended by inserting the following as a new Section 6.2.9:

“6.2.9 For a **lot** fronting onto a local **arterial road** or a major **arterial road**, a solid masonry or brick **fence** up to a maximum **fence height** of 1.2 m is permitted within the required **front yard setback** area, but any mechanical or manual gate must be located at least 6.0 m from the front **lot line**.”

8. Part 6 – Landscaping and Screening is amended by deleting Section 6.4 in its entirety and replacing it with the following:

“6.4. Landscape Requirements in Residential Zones

6.4.1. In the **residential zones** and **site specific zones** that govern **single detached housing**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping**, in the **front yard** as follows:

- a) for a **lot** with a **lot width** less than or equal to 15 m, live **landscaping** is to be provided covering a minimum of 50% of the required **front yard**;
- b) for a **lot** with a **lot width** greater than 15 m, live **landscaping** is to be provided covering a minimum of 55% of the required **front yard**; and
- c) for an irregular-shaped **lot**, the **City** shall determine the minimum area required for live **landscaping**, having regard to the area required for a paved driveway or walkway, to provide access to garage or house, and shall be located so as to maximize its functionality by ensuring its proper location in relation to **buildings**, sunlight, parking and other **site** factors.

6.4.2. The **owner** shall plant and maintain within 3.0 m of the **front lot line** one new or replacement tree of a minimum size of 6.0 cm on every **lot** that is:

- a) regulated by the **residential zones** or **site specific zones** that govern **single detached housing subdivisions**;
- b) on a **lot** that is being **subdivided** into two or more **lots** on a single **subdivision** plan.

- 6.4.3. In the case of a **corner lot**, an additional new or replacement tree shall be planted within 3.0 m of the **side lot line** which **abuts a road**.
- 6.4.4 On a **lot** that is subject to a building permit application for **single detached housing** which contains no existing trees at the time of building permit application, a minimum of two (2) trees – one (1) in the required **front yard** and one (1) in the required **rear yard**– must be planted as part of a building permit.
- 6.4.5. In the **residential zones** and **site specific zones** that govern residential **uses**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping, screening** and **fences** on the **site** for all **yards** visible from a **road**. The **owner** of the property shall also ensure that the portion of the **lot** not occupied by **non-porous surfaces**, including **buildings**, is planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
- 6.4.6. Private outdoor open space shall be located so as to maximize its functionality by ensuring its proper location in relation to **buildings**, sunlight, parking and other **site** factors.”
9. Section 8.1.5.3 is amended by inserting the following as a new subsection 8.1.5.3(d):
- “(d) any **side yard** area is excluded from the calculation of percentages of the **lot area** **which** is restricted to **landscaping** with live plant material.”
10. Section 8.1.6.6 is deleted in its entirety and replaced with the following:
- “6. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.”
11. Inserting the following as Section 8.1.6.7 and renumbering the remaining sections accordingly:
- “7. Notwithstanding Section 8.1.6.6 above:
- (a) The minimum **rear yard** is 6.0 m for:
- (i) a **lot** with a **lot area** less than 372 m²; or
 - (ii) a **lot** with a **lot depth** less than 28 m; or
 - (iii) a **lot** located on an **arterial road** where a **zone** requires a minimum **front yard** of 9.0 m; or
 - (iv) a **lot** containing a **single detached dwelling** of one **storey** only.

(b) For a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m."

- 12. Section 8.1.11 is amended by inserting the following as a new Section 8.1.11.1 and renumbering the remaining sections accordingly:

"1. No **single detached housing dwelling unit** shall have an exterior wall oriented to an **interior side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**."

- 13. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9737**".

FIRST READING

JUN 26 2017

PUBLIC HEARING

JUL 17 2017

SECOND READING

JUL 17 2017

THIRD READING

JUL 17 2017

ADOPTED



MAYOR

CORPORATE OFFICER