



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8634 (RZ 09-503308)**

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

1. Richmond Zoning Bylaw 8500 is amended by:

i. Repealing the existing text in Section 12.5.1 and replacing it with the following:

"12.5.1 Purpose

The **zone** provides for storage and shipping **uses**. The **zone** is divided into 2 sub-zones: IS for **sites** used for storage, shipping and industrial **uses**; IS1 for **sites** used for **commercial vehicle parking and storage** and **outdoor storage uses only**."

ii. Repealing the existing text in Section 12.5.4 and replacing it with the following:

"12.5.4 Permitted Density

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

- a. 1.0 for **sites** zoned IS;
- b. 0.08 for **sites** zoned IS1."

iii. Repealing the existing text in Section 12.5.5 and replacing it with the following:

"12.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is:

- a. 50 % for buildings on **sites** zoned IS;
- b. 8% for **sites** zoned IS1."

iv. Inserting the following text into the Permitted Heights (Section 12.5.7)

"12.5.7.3 Commercial vehicle parking and storage and outdoor storage uses are not permitted to be stored, stacked or piled in any manner that exceeds 4.5 m in height."

v. Inserting the following text into the Landscaping and Screening (Section 12.5.9)

"12.5.9.2 Landscaping and screening shall consist of a 3.0 m wide landscape **screen** and a **fence** situated along the **road frontage** for **sites** zoned IS1."

vi. Inserting the following text into the Other Regulations (Section 12.5.11)

“12.5.11.2 The following are **permitted uses** for **sites** zoned IS1 subject to the restrictions in Section 12.5.11.3:

- a. **commercial vehicle parking and storage;**
- b. **outdoor storage;**
- c. **residential security/operator unit.**

12.5.11.3 The following are prohibited from occurring on **sites** zoned IS1:

- a. **Outdoor storage** of wrecked or salvaged goods and materials;
- b. **Outdoor storage** of food products;
- c. **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
- d. **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
- e. Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
- f. servicing of **vehicles** or equipment.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8634**”.

FIRST READING

JUN 28 2010

A PUBLIC HEARING WAS HELD ON

JUL 19 2010

SECOND READING

JUL 19 2010

THIRD READING

JUL 19 2010

OTHER CONDITIONS SATISFIED

SEP 22 2010

ADOPTED



MAYOR

CORPORATE OFFICER