



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

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 deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
 - I. the **floor area ratio** of 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; or
 - II. if the **lot area** is:
 - i. less than 0.2 hectares, 500 m²; or
 - ii. 0.2 hectares or greater, 1,000 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.

FIRST READING



PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 24 2017

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER