

21.7 Water Oriented Mixed Use (ZR7) – Dyke Road (Hamilton Area) [Bylaw 8486, Jul 11/11]

21.7.1 Purpose

The **zone** provides for water oriented mixed **use** industrial, **town housing** residential and **marina** uses.

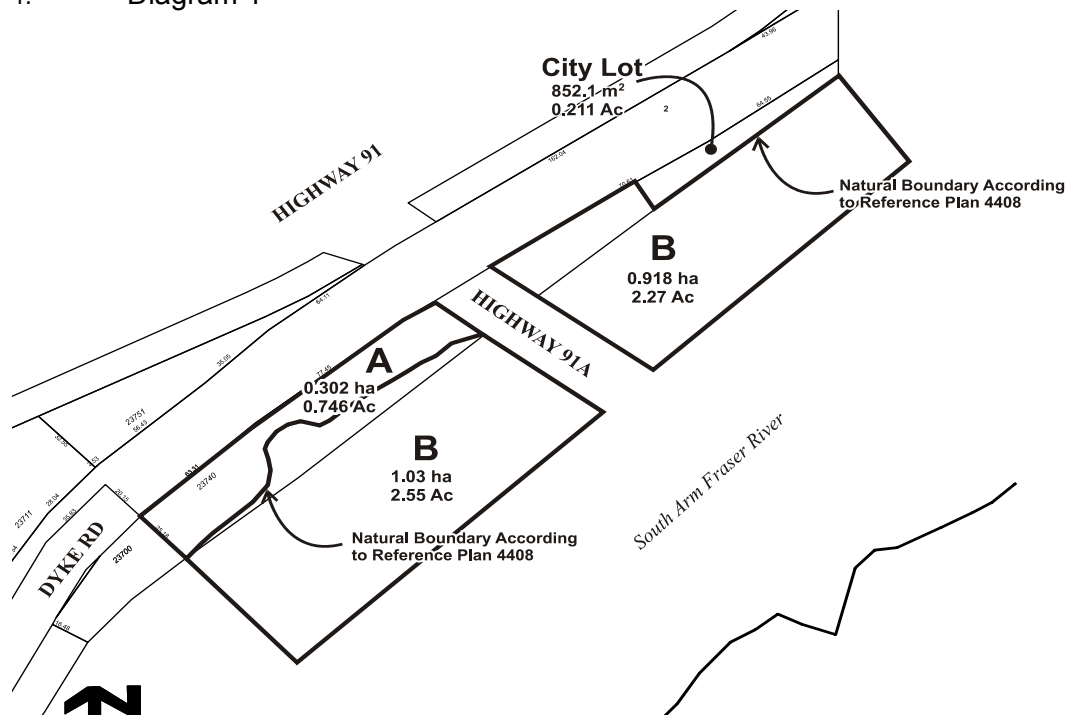
21.7.2 Permitted Uses

- housing, town
- child care
- industrial, general
- marina
- marina sales & rentals

21.7.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

1. Diagram 1



21.7.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.5 for the area identified as “A” in Diagram 1, Section 21.7.2, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 10% of the 0.5 **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.

2. Any portion of **floor area** for the area identified as “A” in Diagram 1, Section 21.7.2 which exceeds 5.0 m in **height**, save and except an area of up to 10.0 m² 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.
3. Despite Section 21.7.4.1, the reference to “0.5” in that section is increased to a higher **density** of “0.72” if the **owner**, at the earliest time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in this zoning district has paid into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. The maximum **floor area ratio** (FAR) is 0.5 for the area identified as “B” in Diagram 1, Section 21.7.2.
5. For the purpose of this Section 21.7.4, **floor area ratio** excludes the **floor area** of those parts of the **building** used for on-site parking and bicycle storage.

21.7.5 Permitted Lot Coverage

1. For the area identified as “A” in Diagram 1, Section 21.7.2, the maximum **lot coverage** is 47% for **buildings**.
2. For the area identified as “B” in Diagram 1, Section 21.7.2, the maximum **lot coverage** is 40% for **buildings**.

21.7.6 Yards & Setbacks

1. For the area identified as “A” in Diagram 1, Section 21.7.2, the minimum **setbacks** are:
 - a) 2.0 m from a public **road**;
 - b) 3.0 m from the **side lot line**; and
 - c) 1.5 m to the top extent of riprap.
2. **Porches** which form part of the **principal building**, are less than 5.0 m in **height**, and are open on those sides which face or are visible from a public **road** may be located within the required **setback**, but shall be no closer to a **lot line** than 1.4 m.
3. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the required **setbacks** for a distance of not more than 0.6 m.
4. For the area identified as “B” in Diagram 1, Section 21.7.2, the minimum **setbacks** are:
 - a) 6.0 m from a public **road**; and
 - b) 3.0 m from the **side lot line**.

21.7.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but not exceeding 3 **storeys**.
2. The maximum **height** for **accessory structures** is 6.0 m.

3. For the purposes of this zoning district, maximum **height** shall be determined on the basis of the vertical distance between the highest point on the **building** and the lowest horizontal floor in the **building**, which will be a concrete floor or the floor of a **crawl space**, whichever is the lowest.

21.7.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 1,000.0 m².

21.7.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

21.7.10 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.

21.7.11 Other Regulations

1. For the area identified as “A” in Diagram 1, Section 21.7.2, signage must be in accordance with the “Residential Zones” in Richmond’s *Sign Bylaw No. 9700*, as may be amended or replaced. [Bylaw 9723, Jul 17/17]
2. For the area identified as “B” in Diagram 1, Section 21.7.2, signage must be in accordance with the “Other Zones” in Richmond *Sign Bylaw No. 9700*, as may be amended or replaced. [Bylaw 9723, Jul 17/17]
3. The following **uses** are permitted only within the area identified as “A” in Diagram 1, Section 21.7.2:
 - a) **boarding and lodging**;
 - b) **community care facility, minor**;
 - c) **home business**; and
 - d) **housing, town**.
4. The following **uses** are permitted only within the area identified as “B” in Diagram 1, Section 21.7.2:
 - a) **child care**;
 - b) **industrial, general**;
 - c) **marina**; and
 - d) **marina sales & rentals**.
5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

