

CITY OF SURREY

BY-LAW NO. 13093

A by-law to amend the provisions of
"Surrey Zoning By-law, 1993, No.
12000," as amended.

.....

NOW, THEREFORE, the Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended as follows:

(1) Part 1 Definitions is amended by deleting the definition of "Setback" in its entirety and inserting a new definition in its place as follows:

"**Setback** means the least horizontal distance from the *lot line* to the *building*, excluding eaves, chimneys, hutches, balconies or *sundecks* and bay or boxed windows which may encroach on each storey into the required *setbacks*, to a maximum of 0.6 metre [2 ft.], provided that said hutches and bay or boxed windows shall not exceed a total of 2.4 metres [8 ft.] in horizontal length along any exterior wall."

(2) Part 4 General Provisions is amended by deleting Section E. 17 in its entirety and inserting a new Section E. 17 in its place as follows:

"17. Setbacks:

(a) Where more than 1 *setback* can be applied on a *lot*, the greatest *setback* shall be required;

(b) Stairs may encroach into the *building setback* area, provided they consist of three (3) risers or less, as measured from *finished grade*;

(c) *Structures* less than 0.6 metre [2 ft.] in *height*, as measured from *finished grade*, may encroach into the *building setback* area; and

(d) All Zones shall be subject to Part 7 Special Building Setback, of this By-law."

(3) Part 4 General Provisions is amended in Section F. 1. by deleting the words "In all *residential Zones*, the exterior design of a *single family dwelling* or *duplex* to be erected on a *lot* shall not be identical or similar to that of an existing or proposed *dwelling* on a *lot* on the same side of the fronting *highway* with 54 metres [180 ft.] measured from the closest *lot lines*." and inserting in their place the following words:

"In all *residential* Zones, the exterior design of a *single family dwelling* or *duplex* to be erected on a *lot* shall not be identical or similar to that of an existing or proposed *dwelling* on a *lot* on the same side of the fronting *highway* within 4 *lots* measured from the closest *lot lines*."

(4) Part 14 RH Half-Acre Residential Zone is amended by deleting Section D. 1. (b) in its entirety and inserting new Section D. 1. (b) as follows:

"(b) For *building* construction within a *lot*:

i. The *floor area ratio* (FAR) shall not exceed 0.25, provided that, of the resulting allowable floor area, 67 square metres [720 sq.ft.] shall be reserved for use only as a garage or carport, and 28 square metres [300 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*; and

ii. Notwithstanding Sub-section D.1(b)(i), where the *lot* is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply."

(5) Part 14 RH Half -Acre Residential Zone is amended in Section E. by deleting the sentence "The maximum lot coverage shall be 25%" and inserting in its place the following sentence:

"The maximum *lot coverage* shall be 25%, except where the *lot* is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply."

(6) Part 14 RH Half-Acre Residential Zone is amended in the Yards and Setbacks table of Section F. by inserting a double asterisk "***" after the table heading of *Setback* and inserting after the first footnote the following:

"** Where the *lot* is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section F. Yards and Setbacks of Part 16 Single Family Residential Zone RF shall apply."

(7) Part 16 RF Single Family Residential Zone is amended by deleting Section D. 2. (b) iii in its entirety and inserting new Section D. 2. (b) iii in its place as follows:

"iii. notwithstanding the above, the maximum allowable floor area shall be as follows:

(a) 270 square metres [2,900 sq.ft.] for *lots* of 560 square metres [6,000 sq.ft.] or less; and

(b) 330 square metres [3,550 sq.ft.] for *lots* in excess of 560 square metres [6,000 sq.ft]."

(8) Part 17 RF-G Single Family Residential Gross Density Zone is amended by deleting Section D. 1. in its entirety and inserting new Section D. 1 in its place as follows:

"1. (a) For the purpose of subdivision, the maximum *density* shall not exceed 14.75 *dwelling units*

per hectare [6 u.p.a.] calculated on the basis of the entire *lot*.

(b) The maximum *density* prescribed in Sub-section D.1(a) may be increased to 18.5 *dwelling units* per gross hectare [7.5 u.p.g.a.] in the event that:

i. *Open space* in an amount of not less than 15% of the *lot* area is preserved in its natural state or retained for park and recreational purposes;

ii. The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or contribute to a park designated in the *Official Community Plan*; and

iii. The said *open space* shall be accessible by the public from a *highway*."

(9) Part 17 RF-G Single Family Residential Gross Density Zone is amended in Section D. 2. by deleting the words "Sub-section D.1(a)" and inserting the words "Sub-section D.1(b)" in their place.

(10) Part 17 RF-G Single Family Residential Gross Density Zone is amended in Section I. 3. by deleting the words "Section D.1" and inserting the words "Section D.1(b)" in their place.

(11) Part 17 RF-G Single Family Residential Gross Density Zone is amended in Section K. by deleting the words "Section D.1" wherever they occur and inserting the words "Section D.1(b)" in their place.

(12) Section F. of Part 12 RA One-Acre Residential Zone; Part 13 RA-G Acreage Residential Gross Density Zone; Part 14 RH Half-Acre Residential Zone; Part 15 RH-G Half-Acre Residential Gross Density Zone; Part 16 RF Single Family Residential Zone; Part 16A RF-SS Single Family Residential Secondary Suite Zone; Part 17 RF-G Single Family Residential Gross Density Zone; and Part 18 RM-D Duplex Residential Zone is amended in the Yards and Setbacks table by deleting the yards and setbacks for *Accessory Buildings* and *Structures* in their entirety and inserting new yards and setbacks for *Accessory Buildings* and *Structures* in their place as follows:

" <i>Accessory Buildings</i> and <i>Structures</i> Greater Than 10 square metres [105 sq.ft.] in Size	18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
Other <i>Accessory Buildings</i> and <i>Structures</i>	18.0 m. [60 ft.]	0.0 m.	0.0 m.	7.5 m. [25 ft.] "

(13) Section H. 4. (c) of Part 14 RH Half-Acre Residential Zone; Part 15 RH-G Half-Acre Residential Gross Density Zone; Part 16 RF Single Family Residential Zone; and Part 16A RF-SS Single Family Residential Secondary Suite Zone, is amended by deleting the words "Section I.1" and inserting the words "Section I.2" in their place.

(14) Part 17 RF-G Single Family Residential Gross Density Zone is amended in Section H. 3. (c) by deleting the words "Section I.1" and inserting the words "Section I.2" in their place.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1997, No. 13093."

PASSED FIRST AND SECOND READING on the 14th day of April, 1997.

PUBLIC HEARING HELD thereon on the 12th day of May, 1997.

PASSED THIRD READING on the 12th day of May, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 12th day of May, 1997.

_____MAYOR

_____CLERK