

CITY OF SURREY

BY-LAW NO. 13474B

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

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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) The Index is amended by inserting the words "28A RMS-1A Special Care Housing 1A Zone 28a.1" immediately following the words "28 RMS-1 Special Care Housing 1 Zone 28.1"

(2) Part 3 Zones is amended by inserting the words "RMS-1A Special Care Housing 1A Zone" immediately following the words "RMS-1 Special Care Housing 1 Zone"

(3) Part 5 Off-Street Parking is amended in Subsection B.7. by deleting the heading "***Care Facility:***" and substituting therefor the heading "***Care Facility and Alcohol and Drug Recovery House:***".

(4) New zone "Part 28A Special Care Housing 1A Zone RMS-1A", attached hereto and forming a part of this By-law as Schedule A, is inserted immediately following the zone "Part 28 Special Care Housing 1 Zone RMS-1".

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1998, No. 13474B."

PASSED FIRST AND SECOND READING on the 29th day of June, 1998.

PUBLIC HEARING HELD thereon on the 20th day of July, 1998, and on the 15th day of February, 1999.

PASSED THIRD READING on the 22nd day of November, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 12th day of June, 2000.

_____MAYOR

_____CLERK

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Special Care Housing 1A Zone**Part 28A****RMS-1A**

A. Intent

This Zone is intended to accommodate and regulate *alcohol and drug recovery houses* and *single family dwellings*

B. Permitted Uses

Land and structures shall be used for one of the following uses only:

1. *Alcohol and drug recovery house* accommodating a maximum of 12 persons.
2. *One single family dwelling*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* (FAR) in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of FAR; and

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

i. The *floor area ratio* (FAR) shall not exceed 0.52 for *lots* of 560 square metres [6,000 sq. ft.] or less and 0.48 for *lots* in excess of 560 square metres [6,000 sq. ft.] provided that of the resulting allowable floor area, 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 10 square metres [105 sq. ft.] in size that the area in excess of 10 square metres [105 sq. ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*;

ii. The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof; and

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 [3,500 sq. ft.] for lots in excess of 560 square metres [6,000 sq. ft.].

E. Lot Coverage

The maximum lot coverage shall be 40%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Setback	<i>Front</i>	<i>Rear</i>	<i>Side</i>	<i>Side Yard on</i>
	<i>Yard*</i>	<i>Yard***</i>	<i>Yard</i>	<i>Flanking Street</i>
<i>Use</i>				
<i>Principal Building</i>	7.5 m [25 ft.]	7.5 m [25 ft.]	1.8 m** [6 ft.]	3.6 m [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq. ft.] in size</i>	18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>	18.0 m. [60 ft.]	0.0 m.	0.0 m. [25 ft.]	7.5 m.

Measurements to be determined as per Part 1 Definitions, of this By-law.

* The front yard setback may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the dwelling for all portions of the dwelling excluding the garage. If 50% of the building face is set back 9 metres [30 ft.] from the front lot line, the setback to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 metres [22.0 ft.], except that the setbacks for a garage whose main access doors face a side yard may be relaxed to 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a *side yard*, an attached garage to the *principal building* shall not extend towards the *highway* for more than half the depth of the said garage, measured from the exterior front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metre [3 ft.] from the front of the said garage.

** The *side yard* may be reduced to not less than 1.2 metres [4 ft.] provided that the opposite *side yard* on the lot is at least 2.4 metres [8 ft.].

*** 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot* line provided the remainder of the *building* face, not including *sun decks* is *setback* at least 8.5 metres [28 ft.] from the *rear lot* line.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building:

- (a) The *height* shall not exceed 9 metres [30 ft.]
- (b) The *height* of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. Accessory buildings and structures: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

- 1. Refer to Part 5 Off-Street Parking and Loading/Unloading, of this By-law.

I. Landscaping

- 1. All developed portions of the lot not covered by *buildings*, *structures*, or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

- 1. For *lots* within designated floodplain in the Bridgeview area as referred to in Part 8 Floodproofing, of this By-law, the uses listed in Section B of this Zone shall be permitted only if the *lot* has a *frontage* of not less than 15 metres [50 ft.] and an area of not less than 464 square metres [5,000 sq. ft.].

K. Subdivision

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Subdivision	560 sq. m. [6,000 sq. ft.]	15 metres [50 ft.]	28 metres [90 ft.]
<i>Lot Consolidation in</i> Bridgeview's Designated Floodplain Areas	464 sq. m. [5,000 sq. ft.]	15 metres [50 ft.]	no minimum

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. *Building* permits shall be subject to the "Surrey Building By-law".
6. *Sign* regulations are as set out in Part 6 Signs, of this By-law.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. Floodproofing shall be set out in Part 8 Floodproofing, of this By-law.
9. Development permits may be required in accordance with the *Official Community Plan*.

10. *Alcohol and drug recovery houses* shall be subject to the "Surrey Business License By-law".