

PART XVI - R-H(G) HALF-ACRE RESIDENTIAL - GROSS DENSITY ZONE

A. INTENT

This zone is intended for single family housing on suburban lots, with substantial public open space set aside within the site. This zone shall only be considered if special siting circumstances prevail in the land, such as the presence of mature vegetation, streams, rivers, ravines or other landscape features worthy of preservation.

Amended
B/L 9341
02/01/88

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. A single family dwelling and customary accessory uses.
2. The keeping of not more than two (2) boarders or lodgers in a dwelling unit. Amended Section B.2
B/L 6839
10/26/81
3. Agricultural and horticultural uses, excluding mink or fox farms, piggeries, kennels, mushroom farms, poultry farms, and feedlots, provided that:
 - (a) The minimum site shall be two (2) hectares [5 ac.].
 - (b) A building to shelter livestock or poultry shall be located not less than forty-five (45) metres [150 ft.] from any adjoining residence, street or roadway, and fifteen (15) metres [50 ft.] from any property line.
4. Accessory buildings located in the rear yard of the building to which they are accessory.
5. B.5
Deleted
B/L [11030](#)
08/31/92

6. Buildings and open space area for recreational purposes including:

(a) Buildings and open space for sports and recreation, provided that the enclosed portion of the recreational facility does not exceed twenty (20) per cent of the total open land area provided for recreational purposes.

(b) Equestrian facilities, both open and covered, provided however that the enclosed portion of this facility does not exceed ten (10) per cent of the total open area provided.

(c) Golf courses, including putting greens, pitch and putt and par three golf courses, provided however that the enclosed portion of this facility shall not exceed five (5) per cent of the total open area provided.

7. Day care centres provided that such centres are located in an open space and recreation area of a development and that the enclosed portion of such centre shall not exceed twenty (20) of the total open area provided.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for

the R-H(G) zone in "Surrey Subdivision By-law, 1986, C.1, 2,
No. 8830" and amendments thereto. Amended

B/L [9882](#)

2. All highways abutting and serving the land including 02/20/89
boulevards, street lighting, underground wiring, sidewalks,
transit service facilities shall be provided and constructed

to the standards set out for the R-H(G) zone in "Surrey Subdivision By-law, 1986,
No. 8830" and amendments thereto.

D. DENSITY

Prev. D.4

For the purpose of subdivision, the maximum density shall not exceed three decimal nine five (3.95) dwelling units per gross hectare [1.6 upga] calculated on the basis of the entire site area; provided however that this density may be increased to five (5) dwelling units per gross hectare [2.0 upga] in the event that:

Repealed
B/L 8626
06/16/86

Amended

- 1. Open space in an amount of not less than fifteen (15) percent of the site area is preserved in its natural state or retained for park and recreational purposes;

B/L 9341
02/01/88

2. The said open space shall contain natural features such as a stream, ravine, or other land forms worthy of preservation, and/or contain stands of mature trees capable of being preserved and contributing to the appearance of the community, and/or contribute to the site of a park designated in the Official Community Plan;

3. The said open space shall abut a highway and shall be accessible by the public from the said highway; and

4. The said open space shall be improved with a basic level of landscaping work including brushing and seeding of the ground, limbing of low branches on trees, and providing and constructing paths for public passage, wherever appropriate."

E. SITE COVERAGE

The maximum site coverage shall be twenty-five (25) per cent.

F. SITE AREA

The minimum site area for subdivision shall be not less than one (1) hectare [2.5 ac.].

Amended

B/L 7035
02/08/82

Notwithstanding the aforementioned minimum site area for subdivision and, in the event of previous subdivision under this zone, a remnant lot that does not meet the foregoing site

Para. 2
Inserted

area requirement, it shall, for the purpose of this zone, be treated as conforming to the requirement of this section. B/L 8281
07/15/85

G. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand three hundred (1,300) square metres [14,000 sq. ft.]; provided however that an amount not exceeding thirty (30) per cent of the total amount of lots created in a subdivision may be reduced in area to a lot size of not less than one thousand one hundred and twenty (1,120) square metres [12,000 sq. ft.] and further provided that such reduction shall be subject to the approval of the Approving Officer.

2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres from the front property line shall be not less than thirty (30) metres [100 ft.]; provided however that the lot width may be reduced to twenty-four (24) metres [80 ft.] for up to thirty (30) per cent of the lots, and further provided that this reduction may only apply to lots of less than one thousand three hundred (1,300) square metres [14,000 sq. ft.] in area.

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].

2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

I. YARDS AND SETBACKS

1. Principal buildings shall be situated as hereinafter set forth:

(a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].

(b) Side yard: The minimum side yard shall be three Amended
(3) metres [10 ft.], provided however, that such B/L 10750
side yard shall be increased to not less than seven 1/14/91
decimal five (7.5) metres [25 ft.] if the side
property line fronts onto a flanking street.

(c) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

2. Accessory buildings and structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:

(a) Front setback: The minimum front setback shall be eighteen (18) metres [60 ft.].

(b) Side setback: The minimum side setback shall be one (1) metre [3 ft.] provided however that the side setback shall be increased to seven decimal five (7.5) metres [25 ft.] in the event that the side property line fronts onto a flanking street.

(c) Rear setback: The minimum rear setback shall be one decimal five (1.5) metres [5 ft.].

J. LANDSCAPING

1. Within three (3) metres of the side and rear property lines of a lot, the natural vegetation consisting of mature trees shall be retained.

2. Repealed by By-law 8626. (06/16/86)

3. Repealed by By-law 8626. (06/16/86)

K. DOCUMENTATION

1. Repealed by By-law 8626. (06/16/86)

L. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces Inserted
per dwelling unit shall be provided; B/L [11030](#)
08/31/92

2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided;

3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:

(a) A maximum of two (2) cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;

(b) House trailer, camper or boat, provided that the combined total shall not exceed one (1); and

(c) The total amount permitted under (a) and (b) shall not exceed 3; and

4. Outside Parking and Storage of House Trailer or Boat. Amended

B/L [11931](#)

No outside parking or storage of a house trailer or boat 09/13/93

is permitted between the front property line and the dwelling, nor with in the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

(a) On lots which have no vehicular access to the rear yard or where access is not feasible through modification of landscaping, or fencing or both, either one house trailer or one boat may be parked in the front driveway or to the side of the front driveway or in the side yard, but no closer than 1 metre to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.

(b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.

5. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,

(a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,

(b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,

(c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and

(d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

