

PART XXI - R-F(C) COMPACT FAMILY RESIDENTIAL ZONE

A. INTENT

Amended

This zone is intended for single family housing on compact urban 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.

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.

Amended

B/L 9850

05/23/89

B/L [10876](#)

07/15/91

Deleted

B/L [11030](#)

08/31/92

3. 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.

4. 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) per cent 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 buildings 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-F(C) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto C.1, 2,
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 constructed to the
standards set out for the R-F(C) zone in "Surrey
Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

Amended

For the purpose of subdivision, the maximum density shall B/L 9341
not exceed eleven (11) dwelling units per gross hectare 02/01/88
[4.5 upga] calculated on the basis of the entire site area;
provided however that this density may be increased to thirteen

decimal six (13.6) dwelling units per gross hectare [5.5 upga]

in the event that:

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;
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."

For the purpose of building construction on a lot created by a subdivision under Section G, Subdivision, hereinafter provided, the maximum density shall not exceed a floor area ratio of zero decimal five (0.5)."

E. SITE COVERAGE

The maximum site coverage shall be forty-five (45) per cent.

F. SITE AREA

Amended

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

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 area requirement, it shall, for the purpose of this zone, be treated as conforming to the requirement of this section.

Para. 2

Inserted

B/L 8281

07/15/85

G. SUBDIVISION

1. Lot size: The minimum lot size shall be four hundred and sixty-five (465) square metres [5,000 sq. ft.].

2. Lot width: The minimum lot width shall be thirteen decimal seven (13.7) metres [45 feet].

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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. Minimum yard requirements for principal buildings shall be as follows:

- a. Front yard: seven decimal five (7.5) metres [25 ft.], provided that the minimum front yard setback of a garage or a carport forming part of a principal building may be reduced to five decimal five (5.5) metres [18 ft.], as long as at least 50% of the front yard setback of the principal building remains 7.5 metres [25 ft.] or more.

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B/L [11467](#)

01/11/93

- b. Rear yard: seven decimal five (7.5) metres [25 ft.]
- c. Side yard: one decimal four (1.4) metres [4.5 ft.]
- d. Side yard on a flanking street: three decimal six (3.6) metres [12 ft.]

2. Minimum yard requirements for accessory building or structure shall be as follows:

- a. Setback from the front street: eighteen (18) metres [60 ft.]
- b. From any flanking street: seven decimal five (7.5) metres [25 ft.]
- c. Side yard: one (1) metre [3 ft.]

- d. Rear yard: one decimal eight (1.8) metres [6 ft.]

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Within one decimal five (1.5) 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 per dwelling unit shall be provided; Inserted
B/L [11030](#)
08/31/92

2. 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 one (1) car or truck not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
- (b) A 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 two (2); and

3. 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 within 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.

4. 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.