

PART XXIII - RT-1 TOWNHOUSE RESIDENTIAL ZONE

A. INTENT

This zone is intended for the development of townhouse structures and related recreational facilities, which are to be developed in accordance with a comprehensive design.

B. PERMITTED USES

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

1. Townhouses

Sec. 3, 4

2. Cluster Housing

Inserted

B/L 9951

3. Senior Citizen Housing

04/10/89

4. Recreational facilities for the use of the residents of the townhouse development.

5. Communal compounds for parking and storage of vehicles, trailer, campers or boats, for the use of the residents of the townhouse development.

Amended

6. Buildings and structures accessory to the above

B/L 8626

listed uses.

06/16/86

7. Day care centres provided that such centres are located

Amended

with access to an open space and recreation area of the

B/L 8940

development and the enclosed portion of such centre shall

03/30/87

not exceed twenty percent (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 RT-1 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto C.1, 2  
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 RT-1 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

#### D. DENSITY

1. Townhouses: The maximum number of townhouse units permitted shall be thirty (30) units per hectare [12 u.p.a.]; provided, however, that this density may be increased as follows: Amended  
B/L 6728
  - (a) Where all of the required off-street parking is 09/21/81  
provided underground or within the building envelope, B/L 9951  
the maximum density may be increased to thirty-eight 04/10/89  
(38) units per hectare [15 u.p.a.];
  - (b) Where a portion of the required off-street parking is provided underground or within the building envelope, the maximum density may be increased by the proportion of the required parking so provided multiplied by eight (8).
2. Cluster Housing: The maximum density for cluster housing shall be twenty (20) units per hectare [8 u.p.a.]
3. Senior Citizens' Housing: The maximum density for senior citizen housing shall be thirty-eight (38) units per hectare [15 u.p.a.]; provided, however, that the maximum

density for senior citizen housing developed in the form of cluster housing shall be twenty (20) units per hectare [8 u.p.a.].

4. In the case where a development consists of a combination of townhouses, senior citizens housing and/or cluster housing, the maximum density allowed for the entire site shall be determined by aggregating the maximum densities permitted for the different uses on the portions of the site to which they are applied.

E. SITE COVERAGE

The maximum site coverage shall be thirty (30) per cent, provided however that this site coverage may be increased as hereinafter setforth:

1. Where all of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by thirty (30) per cent amounting to a total site coverage of sixty (60) per cent.

2. Where a portion of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal three (0.3). 09/21/81

Amended  
B/L 6728

F. SUBDIVISION

1. Lot size: The minimum lot size shall be ten thousand (10,000) square metres [2.5 ac.].

2. Lot depth: The depth of the lot shall not exceed two decimal five (2.5) times the width of the lot.

G. SITE AREA

Amended

The minimum site area shall be one (1) hectare [2.5 ac.).

B/L 7035

02/08/82

H. HEIGHT OF STRUCTURES

1. Principal buildings:

(a) Townhouses: The height of principal buildings shall not exceed three (3) storeys, or eleven

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(11) metres [36 ft.].

04/10/89

- (b) Cluster Housing and Senior Citizens' Housing: 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 four decimal five (4.5) metres [20 ft.].

## I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
2. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 ft.] provided however that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] on the side property line fronting onto a flanking street.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

## J. LANDSCAPING

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

1. Repealed by By-law 8626.
2. Repealed by By-law 8626.
3. All portions of a site not covered by buildings, structures, and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.
4. The natural vegetation consisting of mature trees shall be retained, near the borders of the site.
5. Landscaping shall be reasonably maintained.

**K. AREAS FOR PLAY AND RECREATION**

1. Areas for play and recreation shall be provided as hereinafter set forth:

(a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit [32 sq. ft.].

(b) Indoor recreation areas such as recreation rooms, club houses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit [15 sq. ft.].

2. Areas for play and recreation shall be used for play and recreation only, and shall be exclusive of any areas for maintenance, storage, or office for property management. Amended

B/L 9662

3. Areas for play and recreation and all recreational facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times. 09/19/88

**L. BUILDING EXTERIOR**

1. The maximum length of any unbroken facade of a building shall not exceed the width of a townhouse dwelling unit within a building.

2. Townhouse dwelling units shall have individual entrances, and shall not depend on common entrance lobbies for the purpose of primary pedestrian access.

3. Not more than four (4) townhouse dwelling units shall be contained within a common building or structure.

**M. OFF-STREET PARKING**

Not less than fifty (50) per cent of the required off-street parking shall be provided underground or within a structure.

**N. DOCUMENTATION**

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

