

CITY OF SURREY

BY-LAW NO. 12239

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 under the definition for **Density - Floor Area Ratio** by deleting Sections (a) and (b) in their entirety and replacing them with the following:

"(a) The floor area of the *building* shall be measured to the outside edge of the exterior walls, excluding *basements*, crawl spaces less than or equal to 1.5 metres [5 ft.] clear height, *balconies*, canopies, terraces and sundecks.

(b) *Undevelopable areas* are excluded, except in RA, RA-G, RH, RH-G, RF, RF-SS, RF-G and RM-D Zones, where a *lot size* after the reduction of the *undevelopable area* is less than the minimum *lot size* permitted in Section K, the minimum *lot size* shall be used in calculating the *floor area ratio* (FAR)."

(2) **Part 12 - One-Acre Residential Zone (RA);**

Part 13 - Acreage Residential Gross Density Zone (RA-G);

Part 14 - Half-Acre Residential Zone (RH);

Part 15 - Half-Acre Residential Gross Density Zone (RH-G);

Part 16 - Single Family Residential Zone (RF);

Part 16A - Single Family Residential Secondary Suite Zone (RF-SS);

Part 17 - Single Family Residential Gross Density Zone (RF-G); and

Part 18 - Duplex Residential Zone (RM-D)

are hereby amended in **Section G. Height of Buildings**, Subsection 2, by adding the following after the words "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.]."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1994, No. 12239."

READ A FIRST AND SECOND TIME on the 21st day of March 1994.

PUBLIC HEARING HELD thereon on the 11th day of April, 1994.

READ A THIRD TIME on the 18th day of April, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 18th day of April, 1994.

"R. J. BOSE" MAYOR

"D. B. KENNY" CLERK