

CITY OF SURREY

BY-LAW NO. 13774

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) Part 1 Definitions is amended by adding the definitions "Bicycle Space" and "Bicycle Storage" immediately after the definition of "Bed and Breakfast" as follows:

Bicycle Space means a space for the parking of one bicycle either outside or inside a *structure*.

Bicycle Storage means the placement of bicycles inside a room or locker, or in a vertical or horizontal position against a wall or other structural feature to which the bicycle can be locked.

(2) Part 1 Definitions is amended by adding the definition "City Centre" immediately after the definition "City" as follows:

City Centre for the purpose of Part 5, Off-Street Parking and Loading/Unloading, City Centre means the area as shown in Schedule D.1.

(3) Part 1 Definitions is amended by deleting the definition "Gross Floor Area " and replacing it with the following:

Gross Floor Area means all the area of the floor enclosed by the outside edge of the exterior walls of a *building*, including without limitation stairways, elevator shafts, storage rooms and mechanical rooms. For the purpose of Part 5, Off-Street Parking and Loading/Unloading only, *gross floor area* shall exclude *vehicle* parking and loading areas within the *building*, stairways and mechanical rooms.

(4) Part 1 Definitions is amended by adding the definition "Outdoor Display Area" immediately after the definition "Open Space" as follows:

Outdoor Display Area means the unheated area, outside a *building*, used for display of retail merchandise, excluding parking area, where the public is admitted.

- (5) Part 1 Definitions is amended in the definition of "Parking - Underground" by deleting the words "Parking - Underground" and inserting the words "Parking Facility-Underground" in their place.
- (6) Part 1 Definitions is amended by inserting the definitions "Parking Lot - At Grade" and "Parking Space" immediately after the definition "Parking Facility - Underground" as follows:

Parking Lot - At Grade means a *parking facility* at *finished grade*.

Parking Space means a space for the parking of a *vehicle* either inside or outside a *building* or *structure*, but does not include manoeuvring aisles and other areas providing access to the space.

- (7) Part 1 Definitions is amended by adding the definition "Tandem Parking" immediately after the definition "Sun Deck" as follows:

Tandem Parking means the placement of one *parking space* behind another parking space, such that only one *parking space* has unobstructed access to a drive aisle, driveway, or *highway*.

- (8) Part 1 Definitions is amended by deleting the definition "Downtown" in its entirety.
- (9) Part 1 Definitions is amended by deleting the definition "Senior Citizens' Housing Development" in its entirety.
- (10) The Index is amended by deleting the words "Part 5 Off-Street Parking 5.1" and replacing them with the words "Part 5 Off-Street Parking and Loading/Unloading 5.1".
- (11) The Index is amended by deleting the words "Schedule D Downtown Area D.1" and replacing them with the words "Schedule D Maps of the City Centre and Town Centres D.1".
- (12) Part 4 General Provisions is amended in Section E. Regulations Applicable to All Zones by deleting Subsection 16 and inserting the following in its place:

"16. Off-Street Parking and Loading/Unloading:

All Zones shall be subject to Part 5 Off-Street Parking and Loading/Unloading Regulations."

- (13) Part 5 Off-Street Parking is deleted in its entirety and is replaced with new Part 5 Off-Street Parking and Loading/Unloading, attached hereto and forming a part of this By-law as Schedule A.

- (14) Part 10 General Agriculture Zone (A-1) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (15) Part 10 General Agriculture Zone (A-1) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.1 of Part 5, Off-Street Parking and Loading/Unloading, of this By-law."
- (16) Part 10 General Agriculture Zone (A-1) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5, Off-Street Parking and Loading/Unloading, of this By-law."
- (17) Part 11 Intensive Agriculture Zone (A-2) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (18) Part 11 Intensive Agriculture Zone (A-2) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.1 of Part 5, Off-Street Parking and Loading/Unloading of this By-law."
- (19) Part 11 Intensive Agriculture Zone (A-2) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5, Off-Street Parking and Loading/Unloading of this By-law."
- (20) Part 12 One-Acre Residential Zone (RA) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (21) Part 12 One-Acre Residential Zone (RA) is amended in Section H by deleting Subsections 1 and 2 and replacing them with the following:
- "1. For *lots* larger than 900 square metres [9,685 sq. ft.] parking requirements in Table C.6 Part 5, Off-Street Parking and Loading/Unloading of this By-law shall apply.
2. Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less, the requirements in Section H Off-Street Parking and Loading/Unloading of Part 16 Single Family Residential Zone RF shall apply."
- (22) Part 12 One-Acre Residential Zone (RA) is amended in Section L by deleting Subsection 3 and replacing it with the following:

- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5, Off-Street Parking and Loading/Unloading of this By-law."
- (23) Part 13 Acreage Residential Gross Density Zone (RA-G) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (24) Part 13 Acreage Residential Gross Density Zone (RA-G) is amended in Section H by deleting Subsections 1 and 2 and replacing them with the following:
- "1. Resident *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading, of this By-law."
- (25) Part 13 Acreage Residential Gross Density Zone (RA-G) is amended in Section H. by renumbering Subsection 3. as Subsection 2.
- (26) Part 13 Acreage Residential Gross Density Zone (RA-G) is amended in Section L. by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5, Off-Street Parking and Loading/Unloading of this By-law."
- (27) Part 14 Half-Acre Residential Zone (RH) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (28) Part 14 Half-Acre Residential Zone (RH) is amended in Section H by deleting Subsections 1 and 2 and replacing them with the following:
- "1. Resident *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (29) Part 14 Half-Acre Residential Zone (RH) is amended in Section H. by renumbering Subsection 3 as Subsection 2
- (30) Part 14 Half-Acre Residential Zone (RH) is amended in Section H. by deleting Subsection 4 and replacing it with the following:
- "3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (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 1 *house trailer* or 1 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 [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking

requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading, of this By-law."

- (31) Part 14 Half-Acre Residential Zone (RH) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (32) Part 15 Half-Acre Residential Gross Density Zone (RH-G) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (33) Part 15 Half-Acre Residential Gross Density Zone (RH-G) is amended in Section H by deleting Subsection 1 and 2 and replacing them with the following:
- "1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (34) Part 15 Half-Acre Residential Gross Density Zone (RH-G) is amended in Section H by renumbering Subsection 3 as Subsection 2.
- (35) Part 15 Half-Acre Residential Gross Density Zone (RH-G) is amended in Section H by deleting Subsection 4 and replacing it with the following:
- "3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (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 1 *house trailer* or 1 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 [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (36) Part 15 Half-Acre Residential Gross Density Zone (RH-G) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (37) Part 15A Cluster Residential Zone (RC) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".

- (38) Part 15A Cluster Residential Zone (RC) is amended in Section H by deleting Subsection 1.(a) and replacing it with the following:
- "(a) Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (39) Part 15A Cluster Residential Zone (RC) is amended in Section H by deleting Subsection 1.(c)i and replacing it with the following:
- "(c) No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling unit*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (i) 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 1 *house trailer* or 1 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 [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (40) Part 15A Cluster Residential Zone (RC) is amended in Section H by deleting Subsection 2 and replacing it with the following:
- "2. *Ground-Oriented Multiple Residential Building*
- "(a) Resident and visitor parking spaces shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law; and
- (b) 50% of required parking spaces shall be provided *underground* or within the *building* envelope;
- (c) Parking within required setbacks is prohibited;
- (d) *Tandem parking* for a *ground-oriented multiple unit residential building* may be permitted as follows:
- i. *Dwelling units* with *tandem parking spaces* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area or if that roadway has been reconstructed to a 5-lane cross-section or if "No Parking" restrictions are installed to preclude parking along the entire frontage of the *lot*;
- ii. *Tandem parking spaces* must be enclosed and attached to each *dwelling unit*;

- iii. Both *parking spaces* must be held by the same owner; and
 - iv. *Tandem parking* is not permitted for *dwelling units* located within 6 metres [20 ft.] from *lot* entrances/exits."
- (41) Part 15A Cluster Residential Zone (RC) is amended in Section K by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of this By-law."
- (42) Part 16 Single Family Residential Zone (RF) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading
- (43) Part 16 Single Family Residential Zone (RF) is amended in Section H by deleting Subsections 1 and 2 and replacing them with the following:
- "1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5, Off-Street Parking and Loading/Unloading of this By-law."
- (44) Part 16 Single Family Residential Zone (RF) is amended in Section H by renumbering Subsection 3 as Subsection 2.
- (45) Part 16 Single Family Residential Zone (RF) is amended in Section H by adding new Subsection 3 as follows:
- "3. *Vehicle* parking may be permitted in the *front yard* subject to the following:
- (a) *Parking spaces* shall be located only on a driveway leading to a garage or on a parking pad. The width of the driveway for a double garage residential *dwelling unit* shall not exceed 6 metres [20 ft.] at the *lot line*.
 - (b) The number of *vehicles* parked in the *front yard* on a driveway shall not exceed 2."
- (46) Part 16 Single Family Residential Zone (RF) is amended in Section H by deleting Subsection 4. (a) and replacing it with the following:
- "4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling unit*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:

- (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 1 *house trailer* or 1 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 [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;"
- (47) Part 16 Single Family Residential Zone (RF) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (48) Part 16A Single Family Residential Secondary Suite Zone (RF-SS) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading"
- (49) Part 16A Single Family Residential Secondary Suite Zone (RF-SS) is amended in Section H by deleting Subsection 1 and 2 and replacing them with the following:
- "1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (50) Part 16A Single Family Residential Secondary Suite Zone (RF-SS) is amended in Section H by renumbering Subsection 3 as Subsection 2.
- (51) Part 16A Single Family Residential Secondary Suite Zone (RF-SS) is amended in Section H by adding new Subsection 3 as follows:
- "3. *Vehicle* parking may be permitted in the *front yard* subject to the following:
- (a) *Parking spaces* shall be located only on a driveway leading to a garage parking pad. The width of the driveway for a double garage *dwelling unit* shall not exceed 6 metres [20 ft.] at the property line.
- (b) The number of *vehicles* parked in the *front yard* on a driveway shall not exceed 2."
- (52) Part 16A Single Family Residential Secondary Suite Zone (RF-SS) is amended in Section H by deleting Subsection 4.(a) and replacing it with the following:
- "4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* or within 1 metre [3 ft.] of the *side lot line*, except as follows:

- (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 1 *house trailer* or 1 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 [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;"
- (53) Part 16A Single Family Residential Secondary Suite Zone (RF-SS) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5, Off-Street Parking and Loading/Unloading of this By-law."
- (54) Part 17 Single Family Residential Gross Density Zone (RF-G)" is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (55) Part 17 Single Family Residential Gross Density Zone (RF-G)" is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (56) Part 17 Single Family Residential Gross Density Zone (RF-G)" is amended in Section H by deleting Subsection 3 and replacing it with the following:
- "3. *Vehicle* parking may be permitted in the *front yard* subject to the following:
- (a) *Parking spaces* shall be located only on a driveway leading to a garage, parking pad or carport. The width of the driveway for a double garage residential *dwelling unit* shall not exceed 6 metres [20 ft.] at the *lot line*.
- (b) The number of *vehicles* parked in the *front yard* on a driveway shall not exceed 2.
4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (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 1 *house trailer* or 1 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 [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking

requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;

- (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*; and
 - (c) Adequate screening, as described in Section I.2 of this Zone is provided."
- (57) Part 17 Single Family Residential Gross Density Zone (RF-G)" is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (58) Part 18 Duplex Residential Zone (RM-D) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (59) Part 18 Duplex Residential Zone (RM-D) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Resident and visitor *parking spaces* shall be provided as stated in Part 5, Off-Street Parking and Loading/Unloading of this By-law."
- (60) Part 18 Duplex Residential Zone (RM-D) is amended in Section H by deleting Subsection 3.(a) and replacing it with the following:
- "3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (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 1 *house trailer* or 1 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 [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (61) Part 18 Duplex Residential Zone (RM-D) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5, Off-Street Parking and Loading/Unloading, of this By-law."

- (62) Part 19 Manufactured Home Residential Zone (RM-M) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (63) Part 19 Manufactured Home Residential Zone (RM-M) is amended in Section H by deleting Subsection 1 and 2 and replacing them with the following:
- "1. Resident and visitor *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (64) Part 19 Manufactured Home Residential Zone (RM-M) is amended in Section H by renumbering Subsection 3 as Subsection 2
- (65) Part 19 Manufactured Home Residential Zone (RM-M) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5, Off-Street Parking and Loading/Unloading of this By-law."
- (66) Part 20 Multiple Residential 10 Zone (RM-10) is amended in Section B by deleting Subsection 2
- (67) Part 20 Multiple Residential 10 Zone (RM-10) is amended in Section B by renumbering Subsection 3 as Subsection 2
- (68) Part 20 Multiple Residential 10 Zone (RM-10) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (69) Part 20 Multiple Residential 10 Zone (RM-10) is amended in Section H by deleting Subsections 1, 2, 3, and 4, and replacing them with the following:
- "1. Resident, visitor and employee *parking spaces* shall be provided as stated in Part 5, Off-Street Parking and Loading/Unloading of this By-law.
2. Fifty per cent (50%) of all required resident parking shall be provided *underground* or *within the building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* may be permitted as specified:
- (a) *Dwelling units* with *tandem parking spaces* are permitted directly adjacent to an arterial roadway only if:
- i. there is an internal access to the parking area or
- ii. that roadway has been reconstructed to a 5-lane cross-section or

- iii. "No Parking" restrictions are installed to preclude parking along the entire frontage of the *lot*.
 - (b) *Tandem parking spaces* must be enclosed and attached to each *dwelling unit*.
 - (a) Both *tandem parking spaces* must be held by the same owner.
 - (b) *Tandem parking* is not permitted for *dwelling units* located within 6 metres [20 ft.] from *lot* entrances/exits."
- (70) Part 20 Multiple Residential 10 Zone (RM-10) is amended in Section L by deleting Subsection 3 and replacing it with the following:
 - "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (71) Part 21 Multiple Residential 15 Zone (RM-15) is amended in Section B by deleting Subsection 2.
- (72) Part 21 Multiple Residential 15 Zone (RM-15) is amended in Section B by renumbering Subsection 3 as Subsection 2.
- (73) Part 21 Multiple Residential 15 Zone (RM-15) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (74) Part 21 Multiple Residential 15 Zone (RM-15) is amended in Section H by deleting Subsections 1, 2, 3, and 4, and replacing them with the following:
 - "1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C. 6, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
 - 2. Fifty per cent (50%) of all required resident parking shall be provided *underground* or within the *building* envelope.
 - 3. Parking within the required *setbacks* is not permitted.
 - 4. *Tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted as follows:
 - (a) *Dwelling units* with *tandem parking spaces* are permitted directly adjacent to an arterial roadway only if:
 - i. there is an internal access to the parking area or
 - ii. that roadway has been reconstructed to a 5-lane cross-section or

- iii. "No Parking" restrictions are installed to preclude parking along the entire frontage of the *lot*.
 - (b) *Tandem parking spaces* must be enclosed and attached to each *dwelling unit* when the *dwelling units* are ground-oriented.
 - (c) Both *tandem parking spaces* must be held by the same owner.
 - (d) *Tandem parking* is not permitted for *dwelling units* located within 6 metres [20 ft.] from *lot* entrances/exits."
- (75) Part 21 Multiple Residential 15 Zone (RM-15) is amended in Section L by deleting Subsection 3 and replacing it with the following:
 - "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5, Off-Street Parking and Loading/Unloading of this By-law."
- (76) Part 22 Multiple Residential 30 Zone (RM-30) is amended in Section B by deleting Subsection 2.
- (77) Part 22 Multiple Residential 30 Zone (RM-30) is amended in Section B by renumbering Subsection 3 as Subsection 2.
- (78) Part 22 Multiple Residential 30 Zone (RM-30) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading"
- (79) Part 22 Multiple Residential 30 Zone (RM-30) is amended in Section H by deleting Subsections 1, 2, 3, and 4, and replacing them with the following:
 - "1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C. 6, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
 - 2. Fifty per cent (50%) of all required resident parking shall be provided *underground* or within the *building* envelope.
 - 3. Parking within the required *setbacks* is not permitted.
 - 4. No parking shall be permitted in front of the main entrance of a non-*ground-oriented multiple unit residential building*, except for the purpose of short term drop-off or pick-up and parking for the disabled.
 - 5. *Tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted as follows:
 - (a) *Dwelling units* with *tandem parking spaces* are permitted directly adjacent to an arterial roadway only if:
 - i. there is an internal access to the parking area or

- ii. that roadway has been reconstructed to a 5-lane cross-section or
 - iii. "No Parking" restrictions are installed to preclude parking along the entire frontage of the *lot*.
 - (b) *Tandem parking spaces* must be enclosed and attached to each *dwelling unit* if the dwelling units are ground-oriented.
 - (a) Both *tandem parking spaces* must be held by the same owner.
 - (b) *Tandem parking* is not permitted for *dwelling units* located within 6 metres [20 ft.] from *lot* entrances/exits."
- (80) Part 22 Multiple Residential 30 Zone (RM-30) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (81) Part 23 Multiple Residential 45 Zone (RM-45) is amended in Section B by deleting Subsection 2.
- (82) Part 23 Multiple Residential 45 Zone (RM-45) is amended in Section B by renumbering Subsection 3 as Subsection 2
- (83) Part 23 Multiple Residential 45 Zone (RM-45) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (84) Part 23 Multiple Residential 45 Zone (RM-45) is amended in Section H by deleting Subsections 1, 2, 3, and 4, and replacing them with the following:
- 1. Resident, visitor and employee *parking spaces* as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
 - 2. Fifty per cent (50%) of all required resident parking shall be provided *underground* or within the *building* envelope.
 - 3. Parking within the required *setbacks* is not permitted.
 - 4. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short term drop-off or pick-up and parking for the disabled.
 - 5. *Tandem parking* for a *ground-oriented multiple unit residential buildings* shall be permitted as follows:
 - (a) *Dwelling units* with *tandem parking spaces* are permitted directly adjacent to an arterial roadway only if:

- i. there is an internal access to the parking area; or
 - ii. that roadway has been reconstructed to a 5-lane cross-section; or
 - iii. "No Parking" restrictions are installed to preclude parking along the entire frontage of the *lot*.
 - (b) *Tandem parking spaces* must be enclosed and attached to each *dwelling unit* when the *dwelling units* are ground-oriented.
 - (c) Both *tandem parking spaces* must be held by the same owner.
 - (d) *Tandem parking* is not permitted for *dwelling units* located within 6 metres [20 ft.] from *lot* entrances/exits."
- (85) Part 23 Multiple Residential 45 Zone (RM-45) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (86) Part 24 Multiple Residential 70 Zone (RM-70) is amended in Section B by deleting Subsection 2.
- (87) Part 24 Multiple Residential 70 Zone (RM-70) is amended in Section B by renumbering Subsection 3 as Subsection 2.
- (88) Part 24 Multiple Residential 70 Zone (RM-70) is amended by renaming Section "H. Off Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (89) Part 24 Multiple Residential 70 Zone (RM-70) is amended in Section H by deleting Subsections 1, 2, 3, and 4, and replacing them with the following:
- "1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
 - 2. Fifty per cent (50%) of all required resident parking shall be provided *underground*."
 - 3. Parking within the required *setbacks* is not permitted.
 - 4. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short term drop-off or pick-up and parking for the disabled.
 - 5. *Tandem parking* for *multiple unit residential buildings* may be permitted as follows:

- (a) *Dwelling units* with *tandem parking spaces* are permitted directly adjacent to an arterial roadway only if:
 - i. there is an internal access to the parking area; or
 - ii. that roadway has been reconstructed to a 5-lane cross-section; or
 - iii. "No Parking" restrictions are installed to preclude parking along the entire frontage of the *lot*.
 - (b) Both *tandem parking spaces* must be held by the same owner.
 - (c) *Tandem parking* is not permitted for *dwelling units* located within 6 metres [20 ft.] from *lot* entrances/exits."
- (90) Part 24 Multiple Residential 70 Zone (RM-70) is amended in Section L by deleting Subsection 3 and replacing it with the following:
 - "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (91) Part 25 Multiple Residential 135 Zone (RM-135) is amended in Section B by deleting Subsection 2.
- (92) Part 25 Multiple Residential 135 Zone (RM-135) is amended in Section B by renumbering Subsection 3 as Subsection 2.
- (93) Part 25 Multiple Residential 135 Zone (RM-135) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (94) Part 25 Multiple Residential 135 Zone (RM-135) is amended in Section H by deleting Subsections 1, 2, 3, and 4, and replacing them with the following:
 - "1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading, of this By-law.
 - 2. Fifty per cent (50%) of all required resident and visitor parking for a residential development shall be provided *underground*.
 - 3. Parking within the required *setbacks* is not permitted.
 - 4. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short term drop-off or pick-up and parking for the disabled.
 - 5. *Tandem parking* for *ground-oriented multiple unit residential buildings* may be permitted as follows:

- (a) *Dwelling units* with *tandem parking spaces* are permitted directly adjacent to an arterial roadway only if:
 - i. there is an internal access to the parking area; or
 - ii. that roadway has been reconstructed to a 5-lane cross-section; or
 - iii. "No Parking" restrictions are installed to preclude parking along the entire frontage of the *lot*.
 - (b) Both *tandem parking spaces* must be held by the same owner.
 - (c) *Tandem parking* is not permitted for *dwelling units* located within 6 metres [20 ft.] from *lot* entrances/exits."
- (95) Part 25 Multiple Residential 135 Zone (RM-135) is amended in Section L by deleting Subsection 3 and replacing it with the following:
 - "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (96) Part 26 Multiple Residential Commercial 135 Zone (RMC-135) is amended in Section B by deleting Subsection 2.
- (97) Part 26 Multiple Residential Commercial 135 Zone (RMC-135) is amended in Section B by renumbering Subsection 3 and 4 as Subsections 2 and 3, respectively.
- (98) Part 26 Multiple Residential Commercial 135 Zone (RMC-135) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (99) Part 26 Multiple Residential Commercial 135 Zone (RMC-135) is amended in Section H by deleting Subsections 1, 2, 3, 4, and 5, and replacing them with the following:
 - "1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C. 6, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
 - 2. Fifty per cent (50%) of all required resident and visitor parking for a residential development outside *Surrey City Centre* shall be provided *underground*."
 - 3. No parking shall be permitted within 7.5 metres [25 ft.] from any *lot line*.
 - 4. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short term drop-off or pick-up and parking for the disabled.

5. *Tandem parking* for multiple unit residential buildings may be permitted as follows:
 - (a) *Dwelling units* with *tandem parking spaces* are permitted directly adjacent to an arterial roadway only if:
 - i. there is an internal access to the parking area; or
 - ii. that roadway has been reconstructed to a 5-lane cross-section; or
 - iii. "No Parking" restrictions are installed to preclude parking along the entire frontage of the *lot*.
 - (b) Both *tandem parking spaces* must be held by the same owner.
 - (c) *Tandem parking* is not permitted for units located within 6 metres [20 ft.] from *lot* entrances/exits.

6. For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."

- (100) Part 26 Multiple Residential Commercial 135 Zone (RMC-135) is amended in Section L by deleting Subsection 3 and replacing it with the following:
 - "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."

- (101) Part 27 Multiple Residential Commercial 150 Zone (RMC-150) is amended in Section B by deleting Subsection 2.

- (102) Part 27 Multiple Residential Commercial 150 Zone (RMC-150) is amended in Section B by renumbering Subsections 3 and 4 as Subsection 2 and 3, respectively.

- (103) Part 27 Multiple Residential Commercial 150 Zone (RMC-150) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".

- (104) Part 27 Multiple Residential Commercial 150 Zone (RMC-150) is amended in Section H by deleting Subsections 1, 2, 3, 4, and 5 and replacing them with the following:
 1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C. 6, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
 2. Fifty per cent (50%) of all required resident parking for a *multiple unit residential building* shall be provided *underground*."

3. No parking shall be permitted within 7.5 metres [25 ft.] from any *lot line*.
 4. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short term drop-off or pick-up and parking for the disabled.
 5. *Tandem parking* for *multiple unit residential buildings* may be permitted as follows:
 - (a) *Dwelling units* with *tandem parking spaces* are permitted directly adjacent to an arterial roadway only if:
 - i. there is an internal access to the parking area; or
 - ii. that roadway has been reconstructed to a 5-lane cross-section; or
 - iii. "No Parking" restrictions are installed to preclude parking along the entire frontage of the *lot*.
 - (b) Both *tandem parking spaces* must be held by the same owner.
 - (c) *Tandem parking* is not permitted for units located within 6 metres [20 ft.] from *lot* entrances/exits.
 6. For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."
- (105) Part 27 Multiple Residential Commercial 150 Zone (RMC-150) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (106) Part 28 Special Care Housing 1 Zone (RMS-1) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading"
- (107) Part 28 Special Care Housing 1 Zone (RMS-1) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.4, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (108) Part 28 Special Care Housing 1 Zone (RMS-1) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."

- (109) Part 29 Special Care Housing 2 Zone (RM-2) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (110) Part 29 Special Care Housing 2 Zone (RM-2) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.4, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (111) Part 29 Special Care Housing 2 Zone (RM-2) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (112) Part 30 Cemetery Zone (PC) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (113) Part 30 Cemetery Zone (PC) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.4, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (114) Part 30 Cemetery Zone (PC) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional Off-Street Parking and Loading/Unloading requirements are as set out in Part 5, Off-Street Parking and Loading/Unloading of this By-law."
- (115) Part 31 Assembly Hall 1 Zone (PA-1) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (116) Part 31 Assembly Hall 1 Zone (PA-1) is amended in Section H by deleting Subsection 1 and 2 and replacing them with the following:
- "1. Refer to Table C.4, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (117) Part 31 Assembly Hall 1 Zone (PA-1) is amended in Section H by renumbering Subsection 3 as Subsection 2.
- (118) Part 31 Assembly Hall 1 Zone (PA-1) is amended in Section L by deleting Subsection 3 and replacing it with the following:

- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (119) Part 32 Assembly Hall 2 Zone (PA-2) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (120) Part 32 Assembly Hall 2 Zone (PA-2) is amended in Section H by deleting Subsection 1 and 2 and replacing them with the following:
- "1. Refer to Table C.4, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (121) Part 32 Assembly Hall 2 Zone (PA-2) is amended in Section H by renumbering Subsection 3 as Subsection 2.
- (122) Part 32 Assembly Hall 2 Zone (PA-2) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (123) Part 33 Institutional Zone (PI) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (124) Part 33 Institutional Zone (PI) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.4, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (125) Part 33 Institutional Zone (PI) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (126) Part 34 Local Commercial Zone (C-4) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (127) Part 34 Local Commercial Zone (C-4) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (128) Part 34 Local Commercial Zone (C-4) is amended in Section H by adding new Subsection 2 as follows:

"2. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."

(129) Part 34 Local Commercial Zone (C-4) is amended in Section L by deleting Subsection 3 and replacing it with the following:

3. Additional Off-Street Parking and Loading/Unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

(130) Part 35 Neighbourhood Commercial Zone (C-5) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".

(131) Part 35 Neighbourhood Commercial Zone (C-5) is amended in Section H by deleting Subsection 1 and replacing it with the following:

"1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."

(132) Part 35 Neighbourhood Commercial Zone (C-5) is amended in Section H by adding new Subsection 2 as follows:

"2. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."

(133) Part 35 Neighbourhood Commercial Zone (C-5) is amended in Section L by deleting Subsection 3 and replacing it with the following:

"3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."

(134) Part 36 Community Commercial Zone (C-8) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".

(135) Part 36 Community Commercial Zone (C-8) is amended in Section H by deleting Subsection 1 and replacing it with the following:

"1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."

(136) Part 36 Community Commercial Zone (C-8) is amended in Section H by adding new Subsection 2 as follows:

"2. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."

(137) Part 36 Community Commercial Zone (C-8) is amended in Section L by deleting Subsection 3 and replacing it with the following:

"3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."

(138) Part 36A Community Commercial A Zone (C-8A) by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".

(139) Part 36A Community Commercial A Zone (C-8A) in Section H by deleting Subsection 1 and replacing it with the following:

"1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."

(140) Part 36A Community Commercial A Zone (C-8A) is amended by adding new Subsection 2 as follows:

"2. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."

(141) Part 36A Community Commercial A Zone (C-8A) is amended in Section L by deleting Subsection 3 and replacing it with the following:

"3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."

(142) Part 36B Community Commercial B Zone (C-8B) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".

(143) Part 36B Community Commercial B Zone (C-8B) is amended in Section H by deleting Subsection 1 and replacing it with the following:

"1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."

(144) Part 36B Community Commercial B Zone (C-8B) is amended in Section H by adding new Subsection 2 as follows:

"2. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."

(145) Part 36B Community Commercial B Zone (C-8B) is amended in Section L by deleting Subsection 3 and replacing it with the following:

"3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."

(146) Part 37 Town Centre Commercial Zone (C-15) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".

(147) Part 37 Town Centre Commercial Zone (C-15) is amended in Section H by deleting Subsection 1 and replacing it with the following:

"1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."

(148) Part 37 Town Centre Commercial Zone (C-15) is amended in Section H by adding new Subsection 3 as follows:

"3. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."

(149) Part 37 Town Centre Commercial Zone (C-15) is amended in Section L by deleting Subsection 3 and replacing it with the following:

"3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."

(150) Part 38 Downtown Commercial Zone (C-35) is amended by deleting Section A and replacing it with the following:

"A. Intent

This Zone is intended to accommodate and regulate the development of comprehensive commercial projects of retail, office, service, recreational and residential uses in *Surrey City Centre*."

- (151) Part 38 Downtown Commercial Zone (C-35) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (152) Part 38 Downtown Commercial Zone (C-35) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (153) Part 38 Downtown Commercial Zone (C-35) is amended in Section H by adding new Subsection 3 as follows:
- "3. *Tandem parking* may be permitted as specified:
- For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."
- (154) Part 38 Downtown Commercial Zone (C-35) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (155) Part 39 Highway Commercial Industrial Zone (CHI) is amended by deleting Section A and replacing it with the following:
- "A. Intent**
- This Zone is intended to accommodate and regulate those commercial and related uses requiring large *lots* and exposure to major *highways*, which generally are not accommodated in *shopping centre, Town Centre* or *Surrey City Centre* as shown in Schedule D.1 developments."
- (156) Part 39 Highway Commercial Industrial Zone (CHI) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (157) Part 39 Highway Commercial Industrial Zone (CHI) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading, of this By-law."
- (158) Part 39 Highway Commercial Industrial Zone (CHI) is amended in Section H by adding new Subsection 2 as follows:

"2. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."

(159) Part 39 Highway Commercial Industrial Zone (CHI) is amended in Section L by deleting Subsection 3 and replacing it with the following:

"3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."

(160) Part 40 Self Service Gasoline Station Zone (CG-1) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading"

(161) Part 40 Self Service Gasoline Station Zone (CG-1) is amended in Section H by deleting Subsection 1 and replacing it with the following:

"1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."

(162) Part 40 Self Service Gasoline Station Zone (CG-1) is amended in Section H by adding new Subsection 2 as follows:

"2. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."

(163) Part 40 Self Service Gasoline Station Zone (CG-1) is amended in Section L by deleting Subsection 3 and replacing it with the following:

"3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."

(164) Part 41 Combined Service Gasoline Station Zone (CG-2) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".

(165) Part 41 Combined Service Gasoline Station Zone (CG-2) is amended in Section H by deleting Subsection 1 and replacing it with the following:

"1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading, of this By-law."

- (166) Part 41 Combined Service Gasoline Station Zone (CG-2) is amended in Section H by adding new Subsection 2 as follows:
- "2. *Tandem parking* may be permitted as specified:
- For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."
- (167) Part 41 Combined Service Gasoline Station Zone (CG-2) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (168) Part 42 Tourist Accommodation Zone (CTA) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (169) Part 42 Tourist Accommodation Zone (CTA) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (170) Part 42 Tourist Accommodation Zone (CTA) is amended in Section H by adding new Subsection 3 as follows:
- "3. *Tandem parking* may be permitted as specified:
- For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."
- (171) Part 42 Tourist Accommodation Zone (CTA) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (172) Part 43 Child Care Zone (CCR) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (173) Part 43 Child Care Zone (CCR) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."

- (174) Part 43 Child Care Zone (CCR) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (175) Part 44 Commercial Recreation Zone (CPR) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (176) Part 44 Commercial Recreation Zone (CPR) is amended in Section H by deleting Subsections 1 and 2 and replacing them with the following:
- "1. Refer to Table C.5, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
2. *Tandem parking* may be permitted as specified:
- For company fleet *vehicles* in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."
- (177) Part 44 Commercial Recreation Zone (CPR) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (178) Part 45 Golf Course Zone (CPG) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (179) Part 45 Golf Course Zone (CPG) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (180) Part 45 Golf Course Zone (CPG) is amended in Section H by adding new Subsection 3 as follows:
- "3. *Tandem parking* may be permitted as specified:
- For company fleet *vehicles* in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."
- (181) Part 45 Golf Course Zone (CPG) is amended in Section L by deleting Subsection 3 and replacing it with the following:

- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (182) Part 46 Marina Zone (CPM) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (183) Part 46 Marina Zone (CPM) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (184) Part 46 Marina Zone (CPM) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (185) Part 47 Business Park Zone (IB) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (186) Part 47 Business Park Zone (IB) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading, of this By-law."
- (187) Part 47 Business Park Zone (IB) is amended in Section H by adding new Subsection 2 as follows:
- "2. *Tandem parking* may be permitted as specified:
- For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."
- (188) Part 47 Business Park Zone (IB) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (189) Part 48 Light Impact Industrial Zone (IL) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (190) Part 48 Light Impact Industrial Zone (IL) is amended in Section H by deleting Subsection 1 and replacing it with the following:

- "1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (191) Part 48 Light Impact Industrial Zone (IL) is amended in Section H by adding new Subsection 2 as follows:
- "2. *Tandem parking* may be permitted as specified:
- For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."
- (192) Part 48 Light Impact Industrial Zone (IL) is amended in Section L by deleting Subsection 3. and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (193) Part 49 High Impact Industrial Zone (IH) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (194) Part 49 High Impact Industrial Zone (IH) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading, of this By-law."
- (195) Part 49 High Impact Industrial Zone (IH) is amended in Section H by adding new Subsection 2 as follows:
- "2. *Tandem parking* may be permitted as specified:
- For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."
- (196) Part 49 High Impact Industrial Zone (IH) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (197) Part 50 Salvage Industrial Zone (IS) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (198) Part 50 Salvage Industrial Zone (IS) is amended in Section in Section H by deleting Subsection 1 and replacing it with the following:

- "1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (199) Part 50 Salvage Industrial Zone (IS) is amended in Section H by adding new Subsection 2 as follows:
- "2. *Tandem parking* may be permitted as specified:
- For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."
- (200) Part 50 Salvage Industrial Zone (IS) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (201) Part 51 Agro-Industrial Zone (IA) is amended by renaming Section "H. Off-Street Parking" as Section "H. Off-Street Parking and Loading/Unloading".
- (202) Part 51 Agro-Industrial Zone (IA) is amended in Section H by deleting Subsection 1 and replacing it with the following:
- "1. Refer to Part 5 Off-Street Parking and Loading/Unloading of this By-law."
- (203) Part 51 Agro-Industrial Zone (IA) is amended in Section H by adding new Subsection 2 as follows:
- "2. *Tandem parking* may be permitted as specified:
- For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*."
- (204) Part 51 Agro-Industrial Zone (IA) is amended in Section L by deleting Subsection 3 and replacing it with the following:
- "3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law."
- (205) Schedule D Downtown Area is deleted and new Schedule D: Map D.1 - Surrey City Centre, Map D.2 - Guildford Town Centre Area, Map D.3 - Newton Town Centre Area, Map D.4 - Fleetwood Town Centre Area, Map D.5 - Cloverdale Town Centre, and Map D.6 - Semiahmoo Town Centre Area, attached hereto and forming a part of this By-law, are added immediately after Schedule C - Height of Free-Standing Sign Map.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1999, No. 13774."

PASSED FIRST AND SECOND READING on the 5th day of July, 1999.

PUBLIC HEARING HELD thereon on the 19th day of July, 1999.

PASSED THIRD READING on the 19th day of July, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of July, 1999.

_____ MAYOR

_____ CLERK



Off-Street Parking and Loading/Unloading

Part 5

Parking and Loading/Unloading

A. General Requirements

1. Applicability:

The Off-Street Parking and Loading/Unloading regulations apply when there is:

- (a) A proposed *building* or *structure*;
- (b) A *building* or *structure* being erected, enlarged or increased in capacity; or
- (c) A proposed change in use.

2. Location:

All required *parking spaces* shall exclude any *parking space* located on a *highway* and shall be located:

- (a) On the same *lot* as the uses they serve or on a *lot* within 200 metres [655 ft.] of the uses they serve except for residential uses;
- (b) In the case of commercial uses in the Cloverdale Town Centre, on a City owned parking facility when cash-in-lieu is provided in accordance with Off-Street Parking Facilities By-law, 1971, No. 3470; or
- (c) Notwithstanding Sub-section E.17.(c) of Part 4 General Provisions of this By-law, no *underground parking facility* shall be located within 2.0 metres [6.6 ft.] of the *front lot line*.

3. Compliance with Parking Requirements:

The owner or operator shall be responsible for the provision of the required *parking spaces*.

4. Counting Rules - Single and Multiple Uses and *Bicycle Spaces*:

- (a) The total parking requirements on the *lot* shall be the sum of all the parking requirements for the individual uses on the *lot* except as permitted in Sub-section A.4(b);

- (b) Shared *parking facilities* for two or more establishments may be permitted when the maximum demand of such *parking facilities* by the individual establishments occurs at different periods of the day. The *parking spaces* so provided shall be not less than 75% of the total required by the individual uses;
- (c) Within *dwelling units* in *multiple unit residential buildings*, where rooms are identified as dens, studies, libraries, sewing rooms or other rooms of like character or kind which are a minimum of 9 square metres [97 sq.ft.] in *gross floor area*, such rooms shall be considered bedrooms for the purpose of determining off-street parking requirements;
- (d) For the purpose of determining the number of required *parking spaces*:
 - i. Any fraction less than one-half (0.5) shall be disregarded; and
 - ii. Any fraction one-half (0.5) or greater shall be considered equivalent to one (1); and
- (e) Where the term "parking of *campers*, boats and *vehicles* including cars, trucks and *house trailers*" is used in this By-law, this shall be interpreted to include storage of said *campers*, boats, *vehicles*, cars trucks and *house trailers*.

5. Paving, Parking Space Identification and Storm Water Drainage:

- (a) All parking areas, excluding those listed under Sub-section A.5(b), shall be surfaced with an asphalt, concrete or similar pavement, so as to provide a surface that is dust free and shall be so graded and drained as to properly dispose of all surface water;
- (b) Unless otherwise required within Surrey Zoning By-law, all off-street parking areas shall be paved as set out in A.5(a) with the exception of the following:
 - i. *Single family dwellings* and *duplexes*;
 - ii. Municipal playgrounds and recreation areas;
 - iii. *Golf courses* and driving ranges; and
 - iv. Areas of adverse soil conditions as determined by the Chief Inspector;
- (c) *Parking spaces* which are paved shall be identified by painted boundaries.

6. Visitor Parking:

Visitor parking location in any zones permitting *multiple unit residential buildings* shall be as follows:

- (a) On-street parking for visitors only may be provided in the bulb of a cul-de-sac or in off-set parking bays, in accordance with Schedule B of the Surrey Subdivision and Development By-law, 1986, No. 8830 as amended. This parking may not be included in the amounts required under this Part;
 - (b) In no case shall the front door of any *dwelling unit* in a *ground-oriented multiple unit residential building* or the main entry door of a *multiple unit residential building*, be more than 100 metres [330 ft.] from a visitor *parking space*;
 - (c) Visitor parking areas, or signs giving directions to them, shall be visible upon entry to the *lot*;
 - (d) All visitor *parking spaces* shall clearly marked "Visitor Parking Only", by using signs described above or located at the end of the *parking spaces*, or by painting markings on the pavement;
 - (e) Access to all visitor parking may not be blocked by security gates;
 - (f) Security gates located at the entry to the *lot* shall be set back sufficiently from the *lot line* to provide at least one visitor *parking space* outside and adjacent to the gates, to permit *vehicle* drivers to pull off the road to make enquiries at the gate; and
 - (g) All *parking spaces* shall be located completely clear of travel lanes on internal roads.
7. No off-street *parking spaces* shall be permitted to overhang any public sidewalk. Where a sidewalk is required along a *highway*, the minimum distance between the off-street parking and the curb or shoulder shall be 3 metres [10 ft.].

B. Parking Dimensions and Configuration

1. Off-street *parking spaces* and manoeuvring aisles required under this By-law shall be designed in accordance with the following minimum standards:

Parking Angle in Degrees	Width of Parking Space ¹		Length of Parking Space ²		Width of Aisle ¹		Traffic Direction
	Metres	Feet	Metres	Feet	Metres	Feet	
90	2.90	9.5	5.5	18.0	6.1	20.00	Two-way
90	2.75	9.0	5.5	18.0	6.7	22.00	Two-way
90	2.60	8.5	5.5	18.0	7.0	23.00	Two-way
60	2.75	9.0	5.5	18.0	5.5	18.00	One-way
45	2.75	9.0	5.5	18.0	3.9	12.75	One-way
30	2.75	9.0	5.5	18.0	3.3	11.00	One-way
Parallel	2.60	8.5	6.7	22.0	3.6	12.00	One-way
Parallel	2.60	8.5	6.7	22.0	6.0	19.75	Two-way
<i>Tandem parking</i> ³	2.60	8.5	12.2 ⁴	40 ⁴	N.A	N.A	N.A
					Width of Cross Aisle		
					4.30	14.00	One-way
					7.30	24.00	Two-way

¹ Add 0.6 metre [2 ft.] per wall to the width if the *parking space* or aisle abuts a wall, fence or similar feature. Encroachment of a column into a *parking space* is not allowed.

² Except for parallel parking, the length of a *parking space* may be reduced to minimum 4.9 metres [16 feet] for a maximum 25% of the required *parking spaces*, provided that each *parking space* with the reduced length is clearly identified with the words "Small Car Only".

³ In a *tandem parking* arrangement where the second car is parked outside a garage in the driveway a minimum parking length of 6.0 metres [19.7 ft.] shall be provided for each *parking space*.

⁴ This is the combined length of the two *parking spaces*.

C. Required Off-Street *Parking Spaces*

1. The minimum number of off-street *parking spaces* required for land uses permitted under this By-law shall be provided in accordance with Tables C.1 to C.6.

Table C.1: Parking Requirements for *General Agriculture and Intensive Agriculture* Uses

Use	Required <i>Parking Spaces</i>
<i>Dwelling units on lot.</i>	<i>2 parking spaces</i> for each <i>dwelling unit</i> .
Bed and Breakfast Accommodation (where provided)	2 parking spaces for every dwelling unit and 1 parking space for each bedroom available for overnight accommodation.
Retail of Farm Products	<ul style="list-style-type: none"> <li data-bbox="800 701 1550 810">i. <i>2.5 parking spaces</i> for every 100 square metres [1075 sq. ft.] of gross display and retail floor area; but <li data-bbox="800 812 1550 846">ii. A minimum of <i>4 parking spaces</i>.

Table C.2: Parking Requirements for Commercial Uses

Use	Required <i>Parking Spaces</i>
<i>Assembly Hall</i> excluding <i>Churches</i>	10 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> .
Auction House	See Retail Uses for applicable requirement.
Automobile Painting and Body Work	3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> .
Automotive Sales ($\leq 5,000$ kg. G.V.W.)	(a) Office Component <ol style="list-style-type: none"> <li data-bbox="889 741 1546 825">i. 3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of office space; and <li data-bbox="889 825 1546 888">ii. 1 <i>parking space</i> for every vehicle owned, leased or operated by the business. (b) Vehicle Sales and rentals ($\leq 5,000$ kg. G.V.W.) <ol style="list-style-type: none"> <li data-bbox="889 1003 1546 1108">i. 1 <i>parking space</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>, with a minimum of 3 <i>parking spaces</i>; and <li data-bbox="889 1108 1546 1161">ii. 3 <i>parking spaces</i> per vehicle service bay.
<i>Automotive Service Uses</i> excluding Car Wash	2 <i>parking spaces</i> for each <i>vehicle</i> servicing bay.
<i>Beverage Container Return Centres</i>	<ol style="list-style-type: none"> <li data-bbox="834 1308 1546 1381">i. 2 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; and <li data-bbox="834 1381 1546 1423">ii. 3 <i>parking spaces</i> for short term parking.
Building Supply Stores	See Retail Uses.
Car Wash - Self and Full Service	1 <i>parking space</i> for each wash bay.
<i>Child Care Centres</i>	<ol style="list-style-type: none"> <li data-bbox="834 1602 1546 1728">i. 1 <i>parking space</i> per employee [as required in <u>Community Care Facility Act</u>, R.S.B.C. 1996, C.60]; and <li data-bbox="834 1728 1546 1801">ii. An equal number of <i>parking spaces</i> as i. for drop-off, with a minimum of 2 <i>parking spaces</i>.

Use	Required <i>Parking Spaces</i>
<i>Churches</i>	<ul style="list-style-type: none"> i. 10 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; and ii. Parking requirement reduced by 20% in Surrey <i>City Centre</i>.
<i>Cinemas and Theatres</i>	<ul style="list-style-type: none"> i. 1 <i>parking space</i> for every 5 seats; and ii. Parking requirement reduced by 20% in Surrey <i>City Centre</i>.
<i>Convenience Stores</i>	See Retail Uses.
<i>Eating Establishments, Excluding drive-through restaurants</i>	<ul style="list-style-type: none"> i. 10 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> for restaurants greater than 150 square metres [1,615 sq.ft.] <i>gross floor area</i>; ii. Minimum of 3 <i>parking spaces</i> for restaurants less than 150 square metres [1,615 sq.ft.] <i>gross floor area</i>; and iii. Parking requirement reduced by 20% in Surrey <i>City Centre</i>; or
<i>Drive-through Restaurants</i>	<ul style="list-style-type: none"> i. 10 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> for restaurants greater than 150 square metres [1,615 sq.ft.] <i>gross floor area</i>; and ii. Minimum of 3 <i>parking spaces</i> for restaurants less than 150 square metres [1,615 sq.ft.] <i>gross floor area</i>; and iii. Minimum of 8 <i>vehicle</i> queuing area in advance of the drive-through pick-up window; iv. Parking requirement reduced by 20% in Surrey <i>City Centre</i>.
<i>Entertainment Uses</i>	<ul style="list-style-type: none"> i. 10 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; and ii. Parking requirement reduced by 20% in Surrey <i>City Centre</i>.
<i>Furniture Stores</i>	See Retail Uses.
<i>Garden Supply Stores</i>	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; and ii. 1 <i>parking space</i> for every 100 square metres [1,075 sq.ft.] of <i>outdoor display area</i>.

Use	Required <i>Parking Spaces</i>
<i>Gasoline Service Stations</i>	<ul style="list-style-type: none"> i. 2 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; and ii. 1 <i>parking space</i> for every car wash bay if applicable; and iii. 3 <i>parking spaces</i> for every <i>vehicle</i> service bay where such services are provided.
<i>General Service Uses</i>	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; and ii. Parking requirement reduced by 20% in Surrey City Centre.
<i>Golf Courses</i>	<ul style="list-style-type: none"> i. 3 parking spaces for each proposed par-3 fairway; and ii. 6 parking spaces for every par-4 or par-5 fairway; and iii. 10% of the requirements under (i.) and (ii.) and iv. parking requirements for all accessory uses.
<i>Marinas</i>	<ul style="list-style-type: none"> i. 1 parking space for every 2 rental boats; and ii. 1 parking space for each boat docking berth; and iii. 25% of (i.) and (ii) above; and iv. Parking requirements for all accessory uses.
<i>Medical Clinics</i>	<ul style="list-style-type: none"> i. 4 <i>parking spaces</i> for every 100 square metres [1,075 sq. ft.] of <i>gross floor area</i>; and ii. Parking requirement reduced by 20% in Surrey City Centre.
<i>Neighbourhood Pubs</i>	<ul style="list-style-type: none"> i. 10 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; and ii. Parking requirement reduced by 20% in Surrey City Centre.

Use	Required <i>Parking Spaces</i>
Offices Uses in Commercial Areas excluding Medical Clinics	<p>Within Surrey <i>City Centre</i> 1.4 <i>parking space</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> of all floors.</p> <p>All Other Areas</p> <ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> of the ground floor and below; and ii. 2 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> of the floors above ground.
<i>Personal Service Uses</i>	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every 100 square metres [1,075 sq. ft.] of <i>gross floor area</i>; and ii. Parking requirement reduced by 20% in Surrey <i>City Centre</i>.
<i>Recreational Uses</i>	See Table C.5.
<i>Restaurants</i>	See Eating Establishments.
Retail Uses	<ul style="list-style-type: none"> i. <u>Category 1</u>: ≤ 372 square metres [4,000 sq.ft.] <i>gross floor area</i> 2.75 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; ii. <u>Category 2</u>: 373 sq.m.- 4,645 sq.m. [4,001 sq.ft.- 50,000 sq.ft.] <i>gross floor area</i> 3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; iii. <u>Category 3</u>: $> 4,645$ sq.m. [$> 50,000$ sq.ft.] <i>gross floor area</i> 2.5 <i>parking spaces</i>/100 square metres [1,075 sq.ft.] of <i>gross floor area</i> with a minimum of 139 <i>parking spaces</i>; and iv. Parking requirement reduced by 20% in Surrey <i>City Centre</i>.

Use	Required <i>Parking Spaces</i>
<i>Retail Warehouse Uses</i>	See Retail Uses.
Shopping Centres	See Retail Uses.
<i>Theatres</i>	See Cinemas.
<i>Tourist Accommodation - Hotels and Motels</i>	<ul style="list-style-type: none"> i. If <i>floor area ratio</i> is ≤ 0.5: 1 <i>parking space</i> per sleeping unit; ii. If <i>floor area ratio</i> is > 0.5: 0.5 <i>parking space</i> per sleeping unit; and iii. Parking requirements for <i>accessory uses</i>; and iv. Parking requirement is reduced by 20% in Surrey City Centre.
<i>Tourist Trailer Parks & Camp-Sites</i>	Parking requirements for all <i>accessory uses</i> .
<i>Warehouse Uses</i>	See Retail Uses.

Table C.3: Parking Requirements for *Industrial Uses*

Use	Required <i>Parking Spaces</i>
Automobile Painting and Body Work	3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> .
<i>Automotive Service Uses</i> excluding Car Wash	2 <i>parking spaces</i> for each <i>vehicle</i> servicing bay.
<i>Dwelling unit(s)</i> on lot.	2 <i>parking spaces</i> for each <i>dwelling unit</i> .
<i>General Service Uses</i>	See Table C.2.
Light Impact Industrial Uses (excluding the Light Impact Industrial Uses for which parking requirements are specified)	<ul style="list-style-type: none"> i. 1 <i>parking space</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> excluding retail area (including ancillary office use); and ii. Retail Uses required parking.
<i>Recreational Facilities</i>	Refer to Table C.5.
<i>Recycling Depots</i> (excludes <i>Beverage Container Return Centres</i>)	5 <i>parking spaces</i> .
<i>Recycling Plants</i>	1 <i>parking space</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> .
<i>Retail Warehouse Uses</i>	See Retail Uses.
<i>Salvage Industries</i>	<ul style="list-style-type: none"> i. 0.25 <i>parking space</i> for every 100 square metres [1,075 sq.ft.] of salvage yard up to 4,047 square metres [43,563 sq.ft.] in area; and ii. an additional 0.1 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of the portion of the salvage yard in excess of 4,047 square metres [43,563 sq.ft.].
<i>Transportation Industries</i>	<ul style="list-style-type: none"> (a) Office Component <ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of office space; and ii. 1 <i>parking space</i> for every <i>vehicle</i> owned, leased or operated by the business. (b) <i>Vehicle Sales</i> (>5,000 kg. G.V.W.) <ul style="list-style-type: none"> i. 1 <i>parking space</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>, with a minimum of 3 <i>parking spaces</i>; and ii. 3 <i>parking spaces</i> per <i>vehicle</i> service bay.

Table C.4: Parking Requirements for Institutional Uses

Use	Required <i>Parking Spaces</i>
Assembly Halls	<ul style="list-style-type: none"> i. 10 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; and ii. Parking requirement reduced by 20% in Surrey City Centre.
Care Facilities	<ul style="list-style-type: none"> i. 1 <i>parking space</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> for employee parking excluding doctors; and ii. 1 <i>parking space</i> for each 2 doctors; and iii. 1 <i>parking space</i> for each 5 beds for visitor parking; and iv. 2 <i>parking spaces</i> for drop off.
Child Care Centres	<ul style="list-style-type: none"> i. 1 <i>parking space</i> for every employee as required in <u>Community Care Facility Act, R.S.B.C., 1996, C.60</u> as amended; and ii. An equal number of <i>parking spaces</i> for drop-off, with a minimum of 2 <i>parking spaces</i>.
Churches	<ul style="list-style-type: none"> i. 10 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; and ii. Parking requirement is reduced by 20% in Surrey City Centre.
Cinemas and Theatres	<ul style="list-style-type: none"> i. 1 <i>parking space</i> for every 5 seats; and ii. Parking requirement reduced by 20% in Surrey City Centre.
Community Service Uses	See Office Uses.
Cultural Uses (Museums & Galleries)	3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> .
Funeral Parlours and Memorial Service Facilities	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; or ii. Parking requirement i. is waived when memorial service facilities are located in a cemetery and the internal cemetery roads are paved.
General Service Uses excluding Funeral Parlours and Memorial Service Facilities	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; and ii. Parking requirement is reduced by 20% in Surrey City Centre.

Use	Required <i>Parking Spaces</i>
<i>Hospitals</i>	1 <i>parking space</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> .
Libraries	5 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] used or intended to be used by visitors or patrons.
Medical Clinics	<ul style="list-style-type: none"> i. 4 <i>parking spaces</i> for every 100 square metres [1,075 sq. ft.] of <i>gross floor area</i>; and ii. Parking requirement is reduced by 20% in Surrey <i>City Centre</i>.
<i>Public and Private Schools</i>	
Elementary	<ul style="list-style-type: none"> i. 1 <i>parking space</i> for every classroom; and ii. 9 <i>parking spaces</i> for drop-off; iii. 11 <i>parking spaces</i> for every 100 square metres [1,075 sq. ft.] of <i>gross floor area</i> for associated <i>assembly hall/gymnasium</i>; and iv. 2 <i>parking spaces</i> for loading/unloading of buses (<i>private schools</i> only).
Secondary	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every classroom; and ii. 11 <i>parking spaces</i> for every 100 square metres [1,075 sq. ft.] of <i>gross floor area</i> for associated <i>assembly hall/gymnasium</i>; and iii. 2 <i>parking spaces</i> for loading/unloading of buses.
<i>Theatres</i> and Cinemas	See Cinemas and <i>Theatres</i> .
Universities and Colleges	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every 100 square metres [1,075 sq. ft.] of <i>gross floor area</i>; ii. 11 <i>parking spaces</i> for every 100 square metres [1,075 sq. ft.] of <i>gross floor area</i> for associated <i>assembly hall/gymnasium</i>.

Table C.5: Parking Requirements for *Recreational Facilities*

Use	Required <i>Parking Spaces</i>
Arenas (Ice)	<ul style="list-style-type: none"> i. 2.5 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> ice arena area and associated change rooms; and ii. 5 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> for balance of <i>gross floor area</i>.
<i>Bingo Halls</i>	<ul style="list-style-type: none"> i. 11 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; ii. Parking requirement reduced by 20% in <i>Surrey City Centre</i>; and iii. Parking requirement for all <i>accessory uses</i>.
Bowling Alleys	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every lane; and ii. Parking requirement reduced by 20% in <i>Surrey City Centre</i>.
Bowling Greens	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every green or rink; and ii. Parking requirement reduced by 20% in <i>Surrey City Centre</i>.
Curling Rinks	<ul style="list-style-type: none"> i. 4 <i>parking spaces</i> per sheet of ice; and ii. Parking requirements for all <i>accessory uses</i>; and iii. Parking requirement reduced by 20% in <i>Surrey City Centre</i>.
<i>Golf Courses</i>	See Table C.2.
Gymnasium	11 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> .
<i>Marinas</i>	See Table C.2.
Mini-Golf	1 <i>parking space</i> for every 2 golfing holes.
Pool and Billiard Halls	<ul style="list-style-type: none"> i. 2 <i>parking spaces</i> for every table; and ii. Parking requirements for all <i>accessory uses</i>.

Use	Required <i>Parking Spaces</i>
Racquet Courts including All Other Racquet Sports (Tennis, Squash, etc.)	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every court; and ii. Parking requirements for all <i>accessory uses</i>; and iii. Parking requirement reduced by 20% in <i>Surrey City Centre</i>.
Rifle Ranges	<ul style="list-style-type: none"> i. 2 <i>parking spaces</i> for every firing position; and ii. Parking requirements for all <i>accessory uses</i>.
Roller Skating Rinks	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; ii. Parking requirements for all <i>accessory uses</i>; iii. Parking requirement reduced by 20% in <i>Surrey City Centre</i>.
Skating Rinks	See Arenas.
Water Slides	<ul style="list-style-type: none"> i. 40 <i>parking spaces</i> for every slide; and ii. Parking requirements for associated <i>accessory uses</i> where applicable.
Other Indoor <i>Recreational Facilities</i>	<ul style="list-style-type: none"> i. 3 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>. ii. Parking requirement for all <i>accessory uses</i>.

Table C.6: Parking Requirements for *Residential Uses*

Use	Required <i>Parking Spaces</i>
<i>Single Family Dwellings and Duplexes</i>	i. 2 <i>parking spaces</i> for every <i>dwelling unit</i> ; and ii. 1 additional <i>parking space</i> where the <i>dwelling unit</i> contains a <i>secondary suite</i> ; and <i>Bed and Breakfast Accommodation</i> (where applicable and provided): 2 <i>parking spaces</i> for every <i>dwelling unit</i> and 1 <i>parking space</i> for each <i>bedroom</i> available for overnight accommodation.
<i>Manufactured Home Parks</i>	i. 1 <i>parking space</i> per <i>dwelling unit</i> ; and ii. 0.25 <i>parking space</i> per <i>dwelling unit</i> for visitors.
<i>Ground-Oriented Multiple Unit Residential Buildings</i>	i. 2 <i>parking spaces</i> per <i>dwelling unit</i> ; and ii. 0.2 <i>parking space</i> per <i>dwelling unit</i> for visitors; and iii. <i>Parking requirement reduced by 20% in Surrey City Centre.</i>
<i>Non-Ground-Oriented Multiple Unit Residential Buildings (Apartments)</i>	i. 1.3 <i>parking spaces</i> for every 1 or less <i>bedroom dwelling unit</i> ; ii. 1.5 <i>parking spaces</i> for every 2 or more <i>bedrooms dwelling unit</i> ; and iii. 0.2 <i>parking space</i> for every <i>dwelling unit</i> for visitors; and iv. <i>Parking requirement reduced by 20% in Surrey City Centre.</i>
<i>Care facility</i>	i. 1 <i>parking space</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> ; and ii. 1 <i>parking space</i> for each 2 <i>doctors</i> ; and iii. 1 <i>parking space</i> for each 5 <i>beds</i> for <i>visitor parking</i> ; and iv. 2 <i>parking spaces</i> for <i>drop off</i> .
<i>Child Care</i> (where applicable)	i. 1 <i>parking space</i> for every <i>employee</i> as required in <u>Community Care Facility Act, R.S.B.C., 1996, C.60</u> as amended; and ii. An equal number of <i>parking spaces</i> as calculated in i. for <i>drop-off</i> , with a minimum of 2 <i>parking spaces</i> .
<i>Community Services</i>	See Office Uses.

D. Additional Parking Requirements1. Parking for Persons with Disabilities:

- (a) Where residential parking is provided, with the exception of single family developments, one *parking space* for persons with disabilities shall be provided for each *sleeping unit* designed to be used by persons with disabilities and; for each viewing position designated for use by persons with disabilities (theatres, studios and opera houses) parking provisions shall be required to conform to British Columbia Building Code 1998, as amended, and shall:
- i. be at least 3.7m. [12 ft.] wide;
 - ii. have a firm, slip resistant and level surface;
 - iii. be located close, and be accessible, to an entrance conforming to British Columbia Building Code 1998 as amended; and
 - iv. be clearly identified as being solely for the use of persons with disabilities; and
- (b) In all other occupancies, where more than 50 *parking spaces* are provided, *parking spaces* for persons with disabilities shall be provided in the ratio of 1 for every 100 or part thereof.

2. Bicycle Spaces and Bicycle Storage Facilities:

- (a) Where 30 or more *parking spaces* for *vehicles* are required, *bicycle spaces* and *bicycle storage* shall be provided for new non-residential developments and for *multiple unit residential buildings* as follows:

Use	Required Bicycle Parking
<i>Adult Education Institutions, Banks, Eating Establishments, and Offices</i>	<i>Surrey City Centre and Town Centres</i> 0.12 <i>bicycle space</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> within <i>Surrey City Centre</i> or <i>Town Centres</i> .
	<i>Other Areas</i> 0.06 <i>bicycle space</i> for every 100 square metres [1,075 sq.ft.] of the <i>gross floor area</i> .
<i>Hospitals</i>	<ol style="list-style-type: none"> i. 0.1 <i>bicycle space</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i>; and ii. 6 <i>bicycle spaces</i> for short-term use.

Use	Required Bicycle Parking
<i>Multiple Unit Residential Buildings</i> excluding <i>ground-oriented multiple unit residential buildings</i>	1.2 <i>bicycle spaces</i> for every <i>dwelling unit</i> .
<i>Multiple Unit Residential Buildings</i>	6 <i>bicycle spaces</i> for visitors for each <i>multiple unit residential building</i> .
<i>Retail uses (Category 3 only)</i>	0.1 <i>bicycle space</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> .
Schools	Elementary 4 <i>bicycle spaces</i> for every classroom. Colleges, Secondary Schools, and Universities 8 <i>bicycle spaces</i> for every classroom.
<i>Tourist Accommodation</i>	1 <i>bicycle space</i> for every 30 rooms.

(b) At grade *bicycle storage* must be located close to *building* entrances and *bicycle storage* must be secured within *buildings*. *Bicycle storage* must be located within a *parking facility* close to elevators.

(c) Minimum dimensions for *bicycle spaces* and *bicycle storage* shall be provided as follows:

<i>Bicycle Parking & Storage</i>	Access Aisle	Width	Length	Vertical Clearance
Vertical Positioning	1.2 metres [4 ft.]	0.6 metre [2 ft.]	1.0 metres [3 ft.]	1.9 metres [6.25 ft.]
Horizontal Positioning	1.2 metres [4 ft.]	0.6 metre [2 ft.]	1.8 metres [6 ft.]	1.9 metres [6.25 ft.]

Bicycle Lockers Dimensions	Width- Door End	Width - Other End	Length	Height
Inside Dimensions	0.6 metre [2 ft.]	0.22 metre [0.75 ft.]	1.8 metres [6 ft.]	1.2 metres [4 ft.]

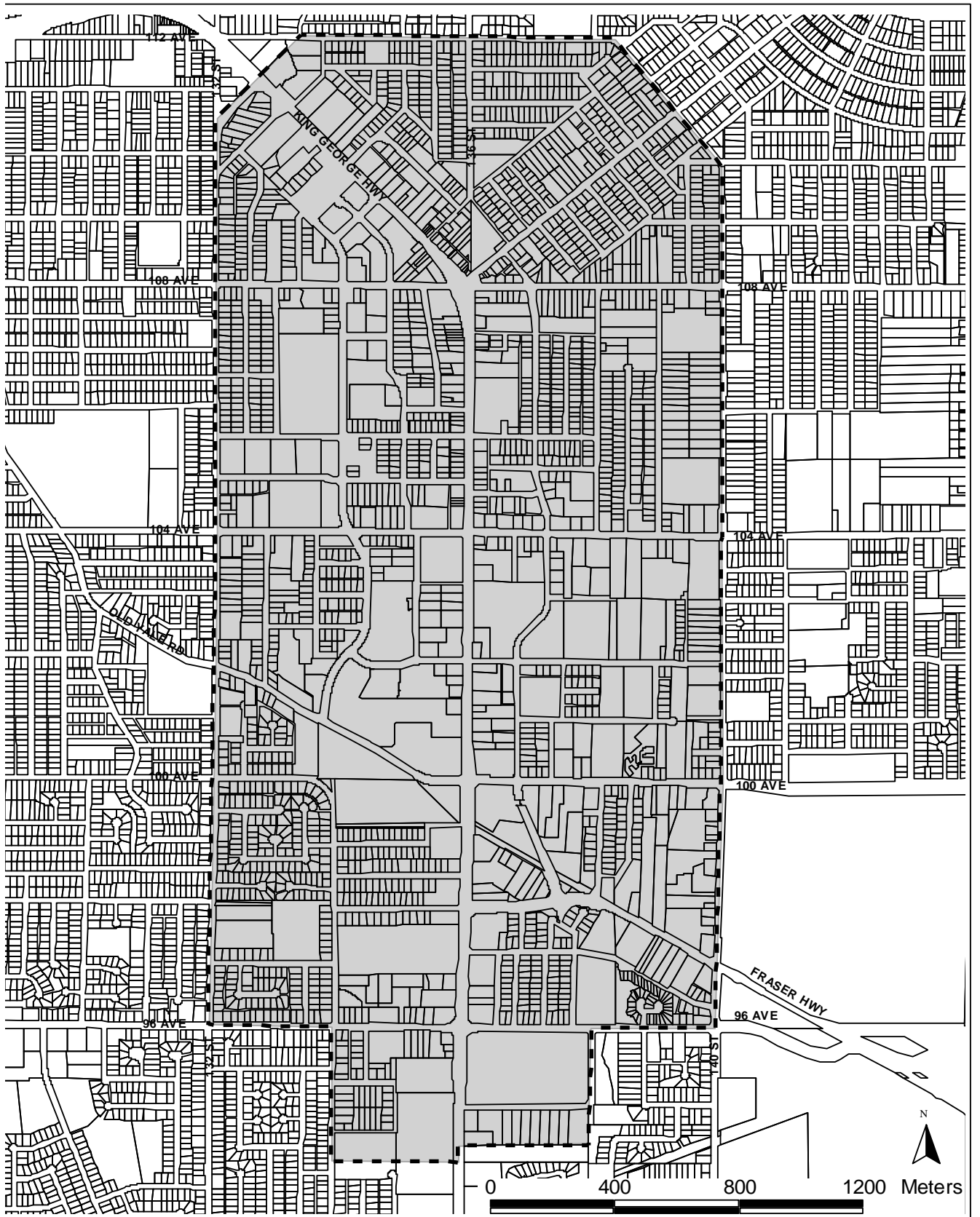
- (d) *Bicycle space* shall be:
 - i. Clearly identified as being for the purpose of parking bicycles only;
 - ii. Provided close to the main entrance of the *building* for which the *bicycle spaces* are intended, or close to the main elevator lobby where they are located in a *parking facility*;
 - iii. Provided in clusters; and
- (e) Where bicycle parking requires a secure room located within a *multiple unit residential building*, *bicycle spaces* must be provided:
 - i. Within the *parking spaces* for individual *dwelling units* provided the length of the *parking space* is increased by an amount equal to one half the width of the *parking space*;
 - ii. Within secure bicycle lockers; and
- (f) At least 50% of the area allocated for a bicycle room or lockers shall be located no lower than one level below *finished grade* with convenient access to the outside.

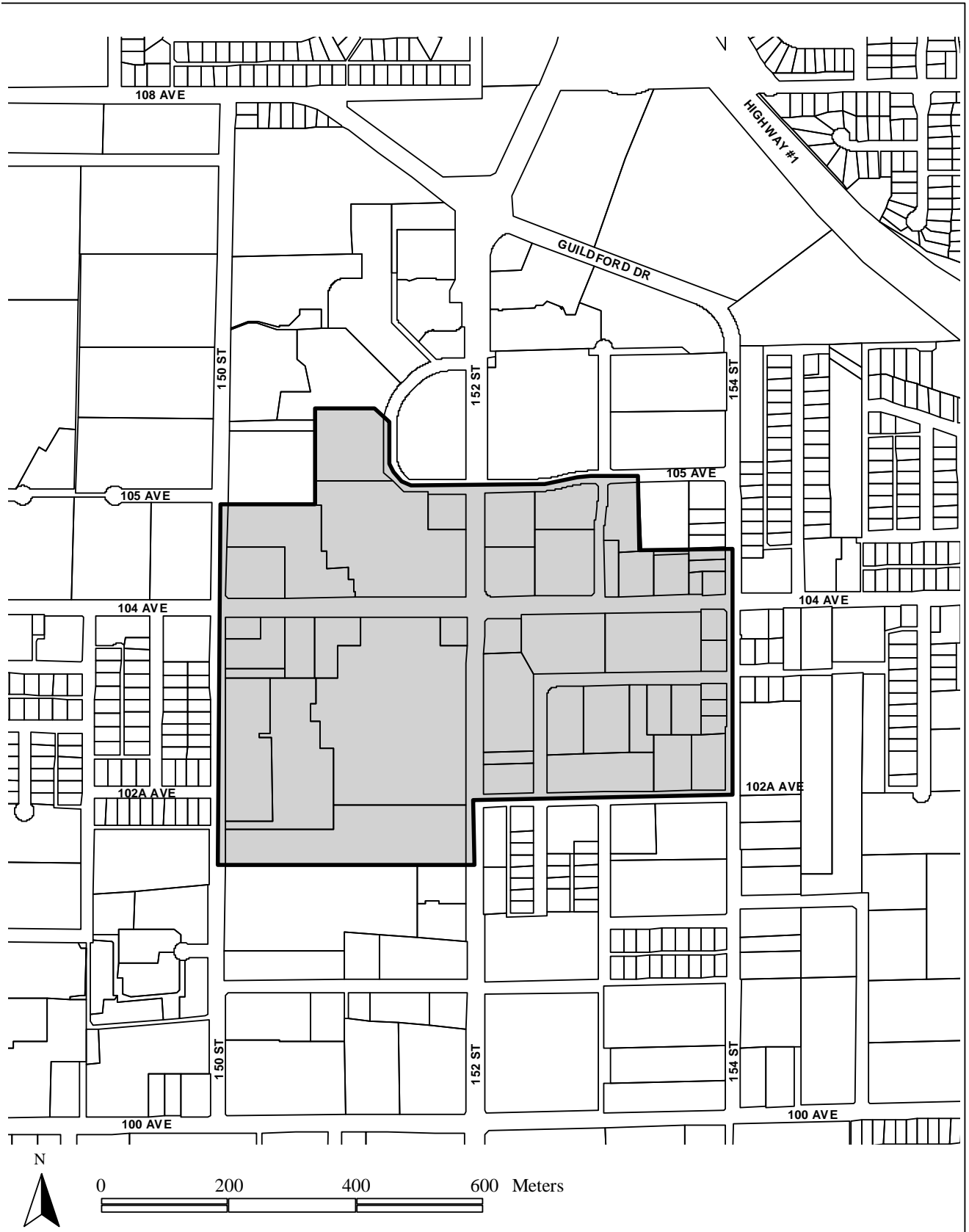
3. Off-Street Loading/Unloading for Goods Delivery and Distribution:

- (a) Required Off-Street Loading Spaces:
 - i. All industrial *buildings* shall provide an off-street loading bay adjacent to each overhead loading door of the *building*. Where no overhead loading door is provided, at least one loading space shall be provided in a location adjacent to the shipping and receiving doors or main entry doors of the *building*;
 - ii. All off-street loading spaces shall be provided on the same site and entirely outside of the *building* which they are intended to serve; and
 - iii. Each loading space must be clearly marked for the exclusive use of loading *vehicles*.
- (b) Each loading/unloading space shall be of sufficient dimensions necessary to accommodate a commercial *vehicle* used for the transportation of goods to and from the subject *lot* without conflicting with any driveway, parking or *highway*. The minimum dimensions for loading/unloading spaces and manoeuvring aisles are as follows:

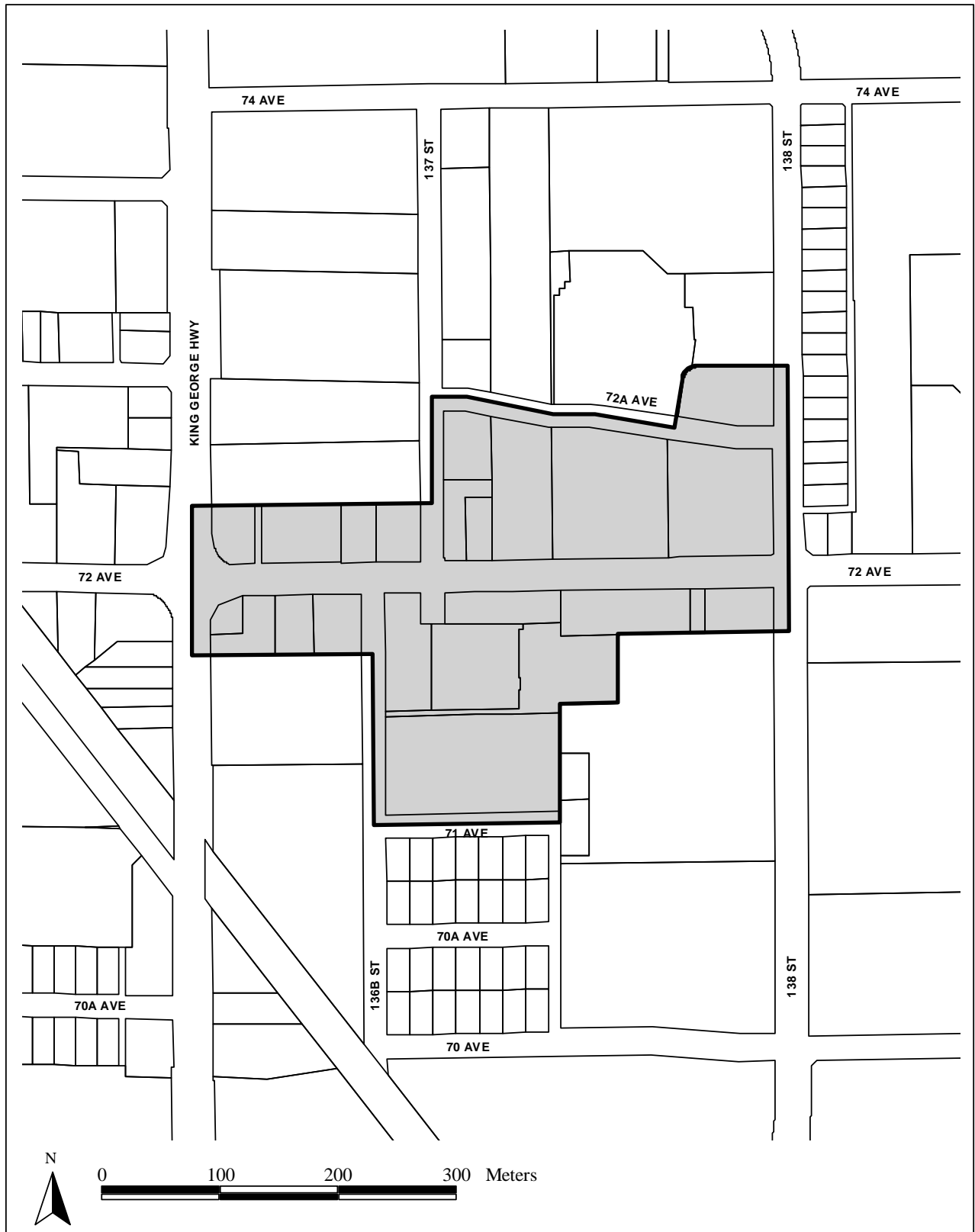
	Width	Length	Vertical Clearance
Loading/unloading space	4.0 metres [13 ft.]	9.2 metres [30 ft.]	4.5 metres [15 ft.]
Manoeuvring aisle	7.5 metres [25 ft.]	Not Applicable	4.5 metres [15 ft.]
Loading/unloading space or manoeuvring aisle located next to a wall, fence or similar vertical feature	Add 0.75 metre [2.5 ft.] to above dimensions	Not Applicable	4.5 metres [15 ft.]

- (c) Off-street loading spaces shall not be considered as off-street *parking spaces* for the purpose of calculating the *parking spaces* required under this By-law;
- (d) The layout of loading areas and service bays shall not result in *vehicles* backing out onto a *highway*;
- (e) All loading areas shall be graded and designed to ensure that the loading *vehicles* will remain entirely within the loading/unloading space. Any fence, wall or *structure* required for loading shall be protected from damage by *vehicles* with curbs, bollards or other similar devices;
- (f) Any lighting used to illuminate the loading area shall be directed to this area only and not to any adjoining premises or *lots*; and
- (g) All loading areas shall be designed to ensure that fire fighter access is kept clear.

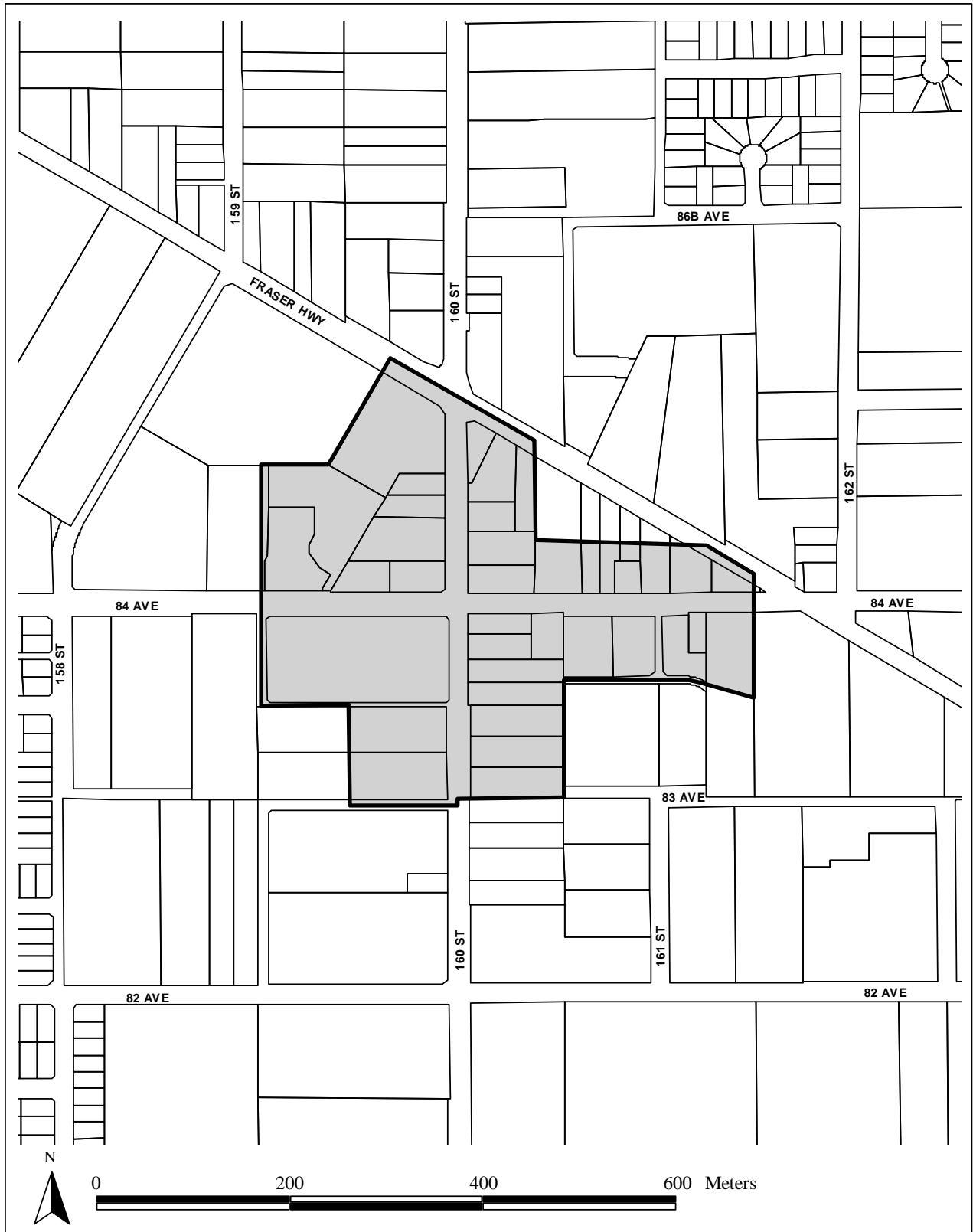




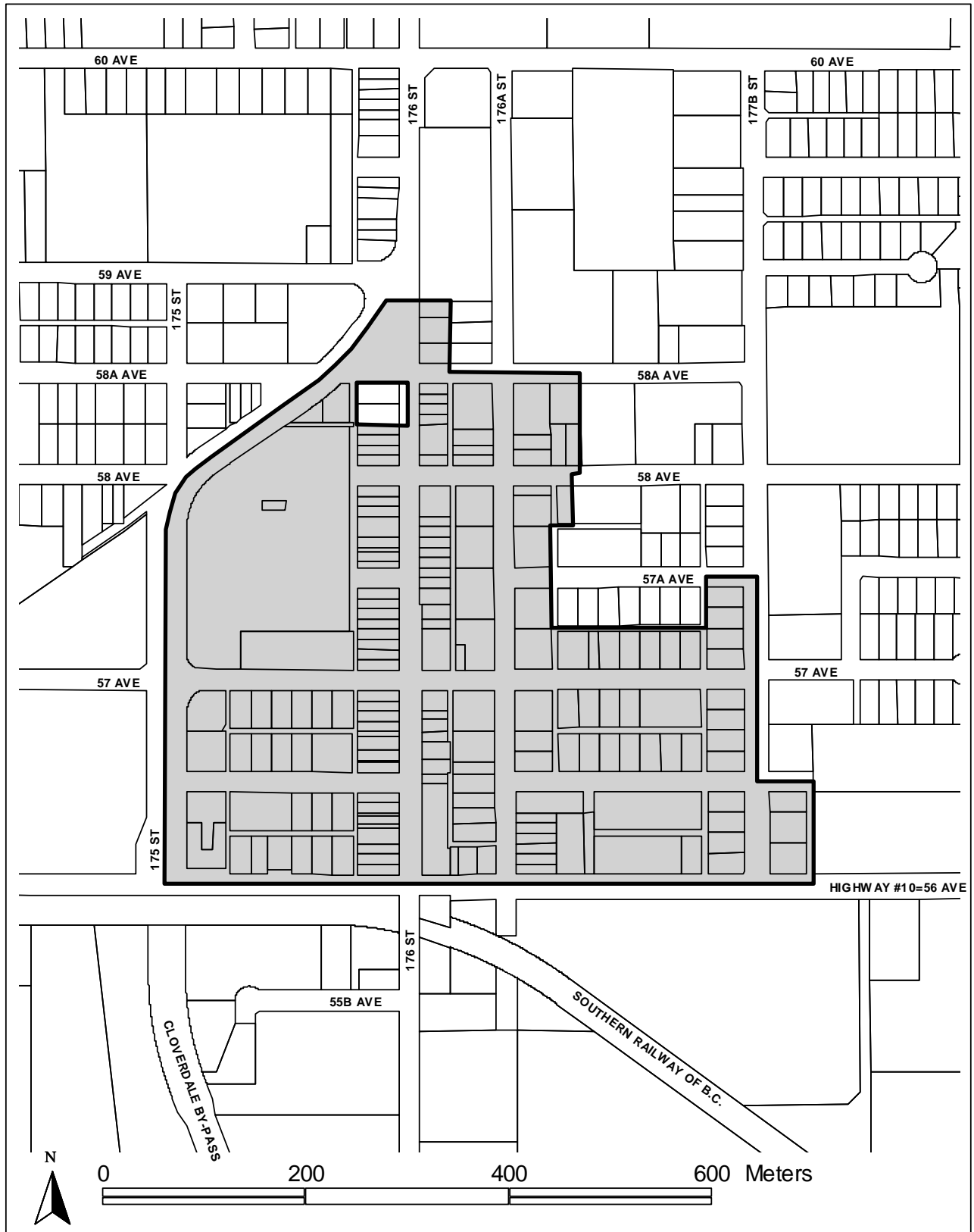
Map D.3 - Newton Town Centre Area



Map D.4 - Fleetwood Town Centre Area



Map D.5 - Cloverdale Town Centre



Map D.6 - Semiahmoo Town Centre Area

