

CITY OF SURREY

BY-LAW NO. 14549

A by-law to amend the provisions of "Surrey Zoning By-law, 1993, No. 12000," as amended.

.....

NOW, THEREFORE, the Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended.

(a) The Index is amended by inserting a new line immediately following "Page 17.1" and before "Part 18" as follows:

"17A RF-12 Single Family Residential (12) Zone 17a.1"

(b) Part 1 Definitions is amended in Sub-Section (b) of Density - Floor Area Ratio by inserting the words "RF-12" immediately following "RF-G" and before "and RM-D".

(c) Part 3 Zones Section A. is amended by inserting a new line immediately following "RF-G Single Family Residential Gross Density Zone" and before "RM-D Duplex Residential Zone " as follows:

"RF-12 Single Family Residential (12) Zone".

(d) Part 4 General Provisions Sub-Section B.7(c) is amended by inserting "RF-12" immediately following "RF-G" and before "and RM-D".

(e) Part 4 General Provisions Sub-Section E.15 is amended by inserting the following sentence at the end of the first sentence:

"Notwithstanding the foregoing, *single family dwellings* in the RF-12 Zone are excluded from this requirement."

(f) Part 4 General Provisions Sub-Section F.1 is amended by inserting the following at the end of the first sentence:

"except in the RF-12 Zone where the number of *lots* with an identical or similar *single family dwelling* shall be increased to 5 *lots*."

(g) New Part 17A Single Family Residential (12) Zone, which is attached hereto as Schedule A and forms part of this By-law, is inserted immediately following Part 17 and before Part 18.

(h) Part 52 Comprehensive Development Zone Sub-Section B.3 Permitted Uses is amended by inserting the words "RF-12" immediately following "RF-G" and before "RM-D".

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

law, 2001, No. 14549."

READ A FIRST AND SECOND TIME on the 5th day of November, 2001.

PUBLIC HEARING HELD thereon on the 19th day of November, 2001.

READ A THIRD TIME ON THE 19th day of November, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of May, 2002.

MAYOR

CLERK

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Single Family Residential (12) Zone

Part 17A RF-12

A. Intent

This Zone is intended for single family housing on small *urban lots* at least 12.0 m [40 ft.] wide.

B. Permitted Uses

Land and *structures* shall be used only for one *single family dwelling* on each *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision:

(a) In all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Sub-sections K.1(a) of this Zone. The maximum *unit density* may be increased to 25 *dwelling units* per hectare [10 u.p.a.] and Sub-section K.1(b) shall apply if amenities are provided in accordance with Schedule G of this By-law; and

(b) In areas other than those described in Sub-section D.1(a) of this Zone, the maximum *unit density* shall not exceed 25 *dwelling units* per hectare [10 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Sub-section K.2 of this Zone.

2. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and

(b) For *building* construction within a *lot*:

i. The *floor area ratio* shall not exceed 0.70, provided that, of the resulting allowable floor area, 35 m² [380 ft²] shall be reserved for use only as a garage or carport, which may be reduced to 20 m² [215 ft²] for a single attached garage or carport and further provided that the garage meets the dimensional requirements of Sub-section H.5 of this Zone;

ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination thereof; and

iii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *principal building* size, inclusive of a garage or carport, shall be 260 square metres [2,800 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal</i>		6.0 m. ¹	7.5 m. ³	1.2 m.	2.4 m.
<i>Building</i>		[20 ft.]	[25 ft.]	[4 ft.]	[8 ft.]

<i>Accessory</i>	– ²	1.0 m. ⁴	0.0 m.	6.0 m.
<i>Buildings and Structures</i>		[3 ft.]	[0 ft.]	[20 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

¹ The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 m [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 m [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 m [20 ft.]. The minimum 6.0 m [20 ft.] and the permitted 4.0 m [13 ft.] front yard setbacks may be further reduced to a minimum of 4.0 m [13 ft.] and 2.0 m [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.

² *Accessory buildings and structures* are not permitted within the *front yard setback*.

³ The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the width of the rear of the *principal building* for Type II lots permitted by Section K.2 of this Zone. Notwithstanding whether it is a Type I or a Type II lot, when a garage is located at the rear of the lot and attached to the *principal building*, the *rear yard setback* measured to the face of the attached garage may be reduced to a minimum of 1.0 metre [3 ft.], provided that the *rear yard setback* is a minimum of 6.0 m [20 ft.] for up to 50% of the rear of the *principal building* excluding the attached garage and the *rear yard setback* is a minimum of 7.5 m [25 ft.] for the remaining portion of the *principal building* excluding the attached garage.

⁴ *Accessory buildings and structures* exceeding 3.0 m [10 ft.] in *building height*, including any detached garage or carport regardless of the *building height*, are not permitted within 5.0 m [16 ft.] of the *principal building*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*: The *building height* shall not exceed 9.5 m [31 ft.].

2. *Accessory buildings and structures*: The *building height* shall not exceed 3.0 m [10 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5.0 m [16 ft.].

H. Off-Street Parking

1. Where there is a rear lane up to or along the *rear or side lot line* or where a rear lane is required for alternative access in accordance with the Highway and Traffic By-law, 1997, No. 13007, as amended, a

driveway to the *lot* is only permitted from the rear lane. Where there is no rear lane up to or along the *rear* or *side lot line* or where a rear lane is not required for alternative access in accordance with the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* may be permitted from the front or side of the *lot*.

2. A minimum of 2 off-street *parking spaces* shall be provided, 1 of which may be in the *driveway*.
3. The width of a *driveway* on the *lot* shall not exceed 6.0 m [20 ft.].
4. When the *driveway* provides access to a single garage located at the front of the *lot* that accommodates only one *vehicle* and meets the stipulations of Section H.5 of this Zone, the paved portion of the *driveway* shall not exceed 4.5-metres [15 ft.] in width.
5. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading, of this By-law, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:

Single garage that accommodates only one <i>vehicle</i>	The width of a maximum of 4.0 m [13 ft.] measured between the interior faces of the side walls of the garage
Double garage that accommodates two <i>vehicles</i> parked side by side	The width of a maximum of 5.5 m [18 ft.] measured between the interior faces of the side walls of the garage and a garage door opening that accommodates a minimum of a 5.0 m [16 ft.] wide garage door, except that the maximum width of the garage may be increased to 6.0 m [20 ft.] provided that the <i>lot</i> width is a minimum of 14.4 m [47 ft.]

6. A double garage or carport to accommodate two *vehicles* parked side by side shall not be permitted on any *lot* less than 13.4 m [44 ft.] wide or on a Type I *corner lot* pursuant to Section K.2, unless the said garage or carport is located at the rear of the *single family dwelling* on the *lot* and has *vehicle* access from a rear lane or side street.
7. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
8. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
9. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
10. No parking is permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 m [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
3. At least 50% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces, provided that the amount of the required landscaped area may be reduced to a minimum of 30% of the *front yard* for a pie-shaped *lot*.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:
 - (a) where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law; or
 - (b) where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.2 of this Zone.
2. In areas other than those described in Sub-section D.1(a) of this Zone, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Type I</u>			
Interior Lot	320 sq.m. [3,445 sq.ft.]	12 m. [40 ft.]	26 m. [85 ft.]
Corner Lot	375 sq.m. [4,037 sq.ft.]	14 m. [46 ft.]	26 m. [85 ft.]

Type II

Interior Lot 320 sq.m. [3,445 sq.ft.]	13.4 m. [44 ft.]	22 m. [72 ft.]
Corner Lot 375 sq.m. [4,037 sq.ft.]	15.4 m [51 ft.]	22 m [72 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of this By-law.
4. Subdivisions shall be subject to the Surrey Development Cost Charge By-law, 1993, No. 11951, as amended and Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
5. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
6. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. Floodproofing shall be as set out in Part VIII Floodproofing, of Surrey Zoning By-law, 1979, No. 5942, as amended.