

CITY OF SURREY

BY-LAW NO. 14996

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, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c.323, as amended, as follows:

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

"17D RF-9C Single Family Residential (9) Coach House Zone 17d.1"

(b) Part 3 Zones Section A. is amended by inserting a new line immediately before "RM-D Duplex Residential Zone" as follows:

"RF-9C Single Family Residential (9) Coach House Zone"

(c) Part 4 General Provisions Sub-section E.15 is amended by inserting "RF-9C," immediately before "RF-12" in the last sentence of this Sub-section.

(d) Part 4 General Provisions Sub-section F.1 is amended by inserting "RF-9C," immediately before "RF-12" in the first sentence of this Sub-section.

(e) New Part 17D Single Family Residential (9) Coach House Zone, which is attached hereto as Schedule A and forms part of this By-law, is inserted immediately before Part 18.

(f) Part 52 Comprehensive Development Zone Sub-section B.3 is amended by inserting "RF-9C," immediately 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, 2003, No. 14996."

READ A FIRST AND SECOND TIME on the 14th day of April, 2003.

PUBLIC HEARING HELD thereon on the 28th day of April, 2003.

READ A THIRD TIME ON THE 28th day of April, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 21st day of July, 2003.

MAYOR

CLERK

h:\by-laws\adopted\2003\clk14996.blw.doc
LN1 7/30/03 1:40 PM



Single Family Residential (9) Coach Houses Zone

Part 17D

RF-9C

A. Intent

This Zone is intended for *single family dwellings* on small *urban lots* with a minimum *lot* width of 9.0 m [30 ft.] with rear lanes and to accommodate *secondary suites* and *coach houses*, provided that up to one-third of the total number of *lots* within a subdivision may be reduced to a minimum *lot* width of 7.9 m [26 ft.].

B. Permitted Uses

Land and *structures* shall be used only for the following uses:

1. One *single family dwelling* on each *lot*.
2. The following uses permitted only in combination with one *single family dwelling* on the *lot* where the *lot* is a Type I *lot* pursuant to Section K.2 of this Zone:
 - (a) One *secondary suite*; or
 - (b) One *coach house*.

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 Section K.1 of this Zone. The maximum *unit density* may be increased to 36 *dwelling units* per hectare [14.5 u.p.a.] excluding any *secondary suites* and *coach houses* permitted in accordance with Section B.2 of this Zone, and Section K.2 shall apply if amenities are provided in accordance with Schedule G of this By-law.
 - (b) In areas other than those in Sub-section D.1(a) of this Zone, the maximum *unit density* shall not exceed 36 *dwelling units* per hectare [14.5 u.p.a.] excluding any *secondary suites* and *coach houses* permitted in accordance with Section B.2 of this Zone, and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone.
2. (a) For *building* construction within a *lot*:
 - i. Where the *lot* is a Type I *lot* or Type III *lot* pursuant to Section K.2 of this Zone, the maximum allowable floor area of the *principal building* shall be 173 sq. m. [1,865 sq. ft.], excluding any *coach house*, garage, carport, and *accessory buildings* and *structures*, provided that of 173 sq. m. [1,865 sq. ft.] at least 15 sq. m. [160 sq. ft.] shall be reserved for a combined floor area for an attic and for a utility room provided that the said utility room complies with Section J.2 of this Zone;
 - ii. Where the *lot* is a Type II *lot* pursuant to Section K.2 of this Zone, the maximum allowable floor area of the *principal building* shall be 143 sq. m. [1,540 sq. ft.], excluding any *coach house*, garage, carport, and *accessory buildings* and *structures*, provided that of 143 sq. m. [1,540 sq. ft.] at least 11 sq. m. [118 sq. ft.] shall be reserved for floor area within an attic; and
 - iii. Where a *coach house* is provided the maximum allowable floor area of the *coach house* shall be 40 sq. m. [430 sq. ft.] excluding a garage or carport.

E. Lot Coverage

1. The maximum *lot coverage* shall be:
 - (a) 52% where the *lot* is a Type I *lot* or Type II *lot* pursuant to Section K.2 of this Zone; and
 - (b) 60% where the *lot* is a Type III *lot* pursuant to Section K.2 of this Zone.

F. Yards and Setbacks

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

1. On a Type I *lot*, pursuant to Section K.2 of this Zone:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		3.5 m. ¹ [11 ft. 6 in.]	6.5 m.	1.2 m.	2.7 m. ⁶ [9 ft.]
<i>Coach House</i>		— ²	0.5 m. ³ [1 ft. 6 in.]	0.0 m. ⁴ [0.0 ft.]	1.2 m. ⁷ [4 ft.]
<i>Other Accessory Buildings and Structures</i>		— ²	0.5 m. ³ [1 ft. 6 in.]	0.0 m. ⁵ [0.0 ft.]	1.2 m. ⁷ [4 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 2.0 m. [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*.
- 2 *Coach house* and other *accessory buildings* and *structures* are not permitted within the *front yard setback* of the *principal building*.
- 3 *Coach house* and other *accessory buildings* and *structures* exceeding 2.4 m. [8 ft.] in *building height* and any detached garage or carport, as defined in Section J.2 of this Zone, regardless of the *building height* are not permitted within 6.0 m. [20 ft.] of the *principal building*, except that where a utility room is used to connect the garage or carport and the *principal building* pursuant to Section J.2 of this Zone, the said utility room is excluded from this requirement.
- 4 The *side yard setback* on the opposite side of the *lot* shall be increased to a minimum of 2.4 m. [8 ft.].
- 5 The *side yard setback* of an *accessory building* and *structure* including a garage shall be increased to a minimum of 2.8 m [9 ft.] on the opposite side of the *lot* and where a utility room is used to connect the garage or carport and the *principal building* pursuant to Section J.2 of this Zone, the *side yard setback* of the said utility room shall be a minimum of 1.2 m. [4.0 ft.].
- 6 The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 1.2 m [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a

porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the said *side yard setback* on a *flanking street* of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the *principal building* other than a veranda.

- 7 At any corner cut at the intersection of a road and a rear lane, the *side yard setback* on a *flanking street* may be reduced to a minimum of 0.5 m. [1 ft. 6 in.] and where a utility room is used to connect the garage or carport and the *principal building* pursuant to Section J.2 of this Zone, the *side yard setback* on a *flanking street* for the said utility room shall be a minimum of 2.7 m. [8 ft. 10 in.].

2. On a Type II Lot, pursuant to Section K.2 of this Zone:

Use	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		3.5 m. 1 [11 ft. 6 in.]	6.5 m. [21 ft.]	1.2 m. [4 ft.]	- ⁴
<i>Accessory Buildings and Structures</i>		- ²	0.5 m. ³ [1 ft. 6 in.]	0.0 m. [0.0 ft.]	- ⁴

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 2.0 m [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, 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* of the *principal building*.
- 3 ***Accessory buildings* and *structures* exceeding 2.4 m. [8 ft.] in **building height** and any detached garage or carport, as defined in Section J.2 of this Zone, regardless of the **building height** are not permitted within 6.0 m. [20 ft.] of the **principal building**.**
- 4 Type II **corner lots** are not permitted.

3. On a Type III lot, pursuant to Section K.2 of this Zone:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		3.5 m. 1	6.5 m. 3	1.2 m. 4	2.7 m. 5
		[11 ft. 6 in.]	[21 ft.]	[4 ft.]	[9 ft.]
<i>Accessory Buildings and Structures</i>		- 2	0.5 m. [1 ft. 6 in.]	0.0 m. [0.0 ft.]	1.2 m. [4 ft.] 6

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 2.0 m. [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, 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* of the *principal building*.
- 3 The *rear yard setback* measured to the face of an attached garage or carport, as defined in Section J.1 of this Zone, shall be a minimum of 0.5 m. [1 ft. 6 in.] and the *rear yard setback* of the remaining portion of the *principal building* except the attached garage or carport shall be a minimum of 6.5 m. [21 ft.].
- 4 The portion of the ***principal building*** except an attached garage or carport, as defined in Section J.1 of this Zone, shall be located at the minimum ***side yard setback*** of 1.2 m. [4 ft.] and the ***side yard setback*** of the attached garage or carport portion of the ***principal building*** shall be no more than 0.0 m. [0.0 ft.] on one side of the ***lot***, provided that this may be increased to 1.2 m. [4 ft.] where the ***lot*** is a ***corner lot***.
- 5 The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 1.2 m [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the said *side yard setback* on a *flanking street* of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the *principal building* other than a veranda.

- 6 At any corner cut at the intersection of a road and a rear lane, the *side yard setback* on a *flanking street* may be reduced to a minimum of 0.5 m. [1 ft. 6 in.].

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.].
3. *Accessory buildings and structures*: The *building height* shall not exceed 3.0 m. [10 ft.] except that:
 - (a) 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.]; or
 - (b) Where a *coach house* is constructed and the roof pitch is a minimum of 10:12, the combined *building height* of the *coach house* and the garage or carport below may be increased to 6.5 m. [21 ft.].

H. Off-Street Parking

1. Notwithstanding any provision in the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* to the *lot* is permitted only from a rear lane regardless of whether the *lot* fronts an arterial *highway* or not.
2. A minimum of 2 off-street *parking spaces* shall be provided per *dwelling unit*, both of which may be enclosed in a garage or carport, or provided outside on a parking pad on the *lot*.
3. *Tandem parking*, either in a garage, carport or outside on a parking pad, shall not be permitted on the *lot*.
4. Where a garage or carport is provided on the *lot*, no more than a total of 2 off-street *parking spaces* shall be enclosed in a garage or carport and the floor area of the garage or carport shall not exceed a maximum of 37 sq. m. [400 sq. ft.].
5. Where a *secondary suite* or *coach house* is constructed one additional *parking space* shall be provided for the *secondary suite* or *coach house*. The said additional *parking space* may be provided either outside on a parking pad on the *lot* or enclosed in a garage or carport, provided that the garage or carport is constructed in accordance with Section H.4 of this Zone.

6. Notwithstanding the width of the ***parking space*** required for a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading, of this By-law, for the purpose of this Zone, the width of a double garage to accommodate two ***vehicles*** parked side by side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for ***vehicle*** access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.

7. An attached garage or carport, as defined in Section J.1 of this Zone, is permitted only where the **lot** is a Type III **lot** pursuant to Section K.2 of this Zone.
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.

I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures*, non-porous or paved surfaces shall be landscaped, provided that notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law, *landscaping* shall not include any non-porous or paved surfaces except as permitted in Section I.2 of this Zone. All *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 building* and *accessory buildings* or *structures*.
3. At least 75% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces, notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law except as permitted in Section I.2 of this Zone.

J. Special Regulations

1. For the purpose of this Zone, an attached garage or carport shall be permitted as follows:

(a) Double Garage:

Where the garage or carport is constructed to accommodate a maximum of two *vehicles* parked side by side, a minimum of 75% of the length of the rear wall of the garage or rear side of the carport shall be either in common with the rear wall of the remaining portion of the *principal building* or located within the remaining portion of the *principal building*; or

(b) Single Garage:

Where the garage is constructed to accommodate a maximum of one *vehicle*, a minimum of 65% of the length of the rear wall of the garage or rear side of the carport shall be either in common with the rear wall of the remaining portion of the *principal building* or located within the remaining portion of the *principal building*.

2. For the purpose of this Zone, a detached garage or carport shall be permitted a minimum of 6.0 m [20 ft.] from the *principal building*, except that where the *lot* is a Type I *lot* pursuant to Section K.2 of this Zone, the said garage or carport may be attached to the *principal building* at the first storey by a utility room, provided that the utility room:
 - (a) Is of a maximum width of 1.8 m [6 ft.] measured to the inside faces of and along the entire length of the side walls of the said utility room; and
 - (b) Does not exceed the *building height* of the garage or carport.

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 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 Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Type I</u>			
<i>Interior Lot</i>	250 sq. m. [2,690 sq. ft.]	9 m. [30 ft.]	28 m. [90 ft.]
<i>Corner Lot</i>	275 sq. m. [2,960 sq. ft.]	10.5 m. [35 ft.]	28 m. [90 ft.]
<u>Type II</u>			
(A maximum of 33% the total lots in a subdivision)			
<i>Interior Lot</i>	220 sq. m. [2,368 sq. ft.]	7.9 m. [26 ft.]	28 m. [90 ft.]
<i>Corner Lot</i>	Type II <i>corner lots</i> are not permitted.		
<u>Type III</u>			

<i>Interior Lot</i>	270	12.3	22 m.
	sq. m.	m.	
	[2,905	[41	[72
	sq.	ft.]	ft.]
	ft.]		
<i>Corner lot</i>	285	13.8	22 m.
	sq. m.	m.	
	[3,068	[45	[72
	sq.	ft.]	ft.]
	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.