

CITY OF SURREY

BY-LAW NO. 15145

A by-law to amend 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, 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:

"17F RF-SD Semi-Detached Residential Zone 17f.1"

(b) Part 1 Definitions is amended by inserting the following after *secondhand store* and before *senior citizens' housing development*:

"**Semi-Detached Residential Building** means a side by side *duplex* with each *dwelling unit* located on a separate fee simple *lot*."

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

"RF-SD Semi-Detached Residential Zone"

(d) Part 4 General Provisions Section E.15 is amended by deleting the "and" before "RF-12C" and inserting a comma in its place, and inserting ", and RF-SD" immediately after "RF-12C" in the last sentence of this Section.

(e) Part 4 General Provisions Section F.1 is amended by deleting the "and" before RF-12C and inserting a comma in its place, and inserting ", and RF-SD" immediately after "RF-12C" in the first sentence of this Section.

(f) New Part 17F Semi-Detached Residential Zone, which is attached hereto as Schedule A and forms part of this By-law, is inserted immediately before Part 18.

(g) Part 52 Comprehensive Development Zone Section B.3 is amended by inserting "RF-SD," 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. 15145."

READ A FIRST AND SECOND TIME on the 6th day of October, 2003.

PUBLIC HEARING HELD thereon on the 27th day of October, 2003.

READ A THIRD TIME, AS AMENDED ON THE 1st day of December, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 5th day of July, 2004.

_____ MAYOR

_____ CLERK

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Semi-Detached Residential Zone

Part 17F

RF-SD

A. Intent

This Zone is intended to accommodate and regulate *semi-detached residential buildings*.

B. Permitted Uses

Land and *structures* shall be used for only one *dwelling unit* on each *lot* contained within a *semi-detached residential building* and customarily *accessory uses*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For *building* construction within a *lot*:
 - (a) The *floor area ratio* shall not exceed 0.72 ;
 - (b) Notwithstanding the definition of *floor area ratio*, a garage is not included in the *floor area ratio* calculation provided the maximum garage size is in accordance with Section H.3 of this Zone; and
 - (c) Notwithstanding Sub-section D.1(a) of this Zone the maximum floor area of the *principal building*, including garage, carport, and *accessory buildings and structures*, shall be 181 square

metres [1,950 ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 60%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i> Excluding attached garage		3.5 m. ¹ [11 ft.]	6.5 m. [21 ft.]	1.2 m. ⁴ [4 ft.]	2.7 m. ⁶ [9 ft.]
Attached Garage		6.0 m. [20 ft.]	6.5 m. [21 ft.]	3.5 m. ⁴ [11 ft.]	5.9 m. [19 ft.]
<i>Accessory Buildings and Structures</i>		- ²	0.5 m. ³ [1 ft. 6 in.]	0.0 m. ⁵ [0.0 ft.]	5.7 m. [19 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 *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 regardless of the *building height* are not permitted within 6.0 m. [20 ft.] of the *principal building*.
- 4 A *side yard* is not required at the common *side lot line* between two paired *lots* along which the *semi-detached residential building* is located.
- 5 The *side yard setback* of an *accessory building and structure* including a garage or carport shall be increased to a minimum of 3 m. [10 ft.] on the side of the *lot* opposite to the common *side lot line*.
- 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 on 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.

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 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 [16.5 ft.].

H. Off-Street Parking

1. Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the lane.
2. A minimum of 2 off-street *parking spaces* shall be provided for each *dwelling unit*.
3. Where a garage or carport is provided on the *lot*, no more than one off-street *parking space* shall be within the garage or carport, unless the off-street *parking spaces* are enclosed side by side in a detached double garage or carport or the off-street *parking spaces* are provided as *tandem parking*, and in all cases the floor area of the garage or carport shall not exceed a maximum of 37 sq. m. [400 sq. ft.].
4. Where a detached garage or carport is provided on the *lot*, such detached garage or carport shall:
 - (a) Be located at the rear of the *lot*;
 - (b) Be located at a minimum of 6 m. [20 ft.] from the rear face of the *dwelling unit*;
 - (c) Be located at 0.0 m. [0.0 ft.] *side yard setback* along the common *lot line* between the two *lots* on which the *semi-detached residential building* is located; and
 - (d) Have the *driveway* access from a rear lane or side street and the *driveway* width shall not exceed 6 m. [20 ft.].
5. *Driveway* accesses to the *dwelling units* within the same *semi-detached residential building* shall be joined where the said *driveways* are within the required *front yard*, provided that the combined *driveways* shall not be wider than 6 m. [20 ft.].
6. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
7. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
8. No outside parking or *driveway* is permitted on *corner lots* in 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*, non-porous or paved surfaces shall be

landscaped, except as permitted in Section I.2 of this Zone. All *landscaping* shall be maintained.

2. Non-porous or paved surfaces, excluding a *driveway*, shall not cover more than 12 sq. m. [129 sq. ft.] in area.

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 Section K.2 of this Zone.
2. In areas other than the ones 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>
<i>Interior Lot</i>	200 m ² [2,150 sq.ft.]	7.2 m. ¹ [24 ft.]	28 m. [90 ft.]
<i>Corner Lot</i>	226 m ² [2,430 sq.ft.]	8.7 m. ¹ [29 ft.]	28 m. [90 ft.]

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

- ¹ A minimum *lot* width of 9 m. [30 ft.] is required if a double garage or carport is provided on the *lot*.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Definitions are as set out in Part 1 Definitions, of this By-law.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the servicing requirements set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of this By law.

4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of this By-law.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2002, No. 14650, as amended.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

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