

CITY OF SURREY

BY-LAW NO. 15166

A by-law to amend 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 after Part "21" as follows:

"21A RM-23 Multiple Residential 23 Zone 21a.1"

(b) Part 1 Definitions is amended by:

i. inserting the following after the definition of "*building - principal*" and before "*camper*":

Building – Row Housing see "Row Housing Building"

ii. inserting the following after the definition of "*cooking equipment*" and before "*corner lot*":

Corner Dwelling Unit see "Dwelling Unit - Corner"

iii. inserting the following after the definition of "*dwelling unit*" and before "*eating establishment*":

Dwelling Unit – Corner means an *end dwelling unit* contained within a *row housing building* located on a *corner lot*

Dwelling Unit – End means a *dwelling unit* other than an *internal dwelling unit* contained within a *row housing building*

Dwelling Unit – Internal means a *dwelling unit* contained within a *row housing building* and attached to two other *dwelling units* on opposite sides within the same *row housing building*

iv. inserting the following after the definition of "*eating establishment*" and before "*entertainment uses*":

End Dwelling Unit see "Dwelling Unit – End"

End Lot means a *lot* that is other than a *corner lot* which contains an *end dwelling unit* in a *row housing building*.

v. inserting the following after the definition of "*intensive agriculture*" and before "*kennel - commercial*":

Internal Dwelling Unit see "Dwelling Unit - Internal"

vi. inserting the following after the definition of "*lot coverage*" and before "*lot line*":

Lot - Internal means a *lot* that is other than a *corner lot* or *end lot* and which contains an *internal dwelling unit* in a *row housing building*.

vii inserting the following after the definition of "*retail warehouse uses*" and before "*salvage industry*":

Row Housing Building means a *multiple unit residential building* formed by a minimum of three side by side *dwelling units* attached to each other in a row with each *dwelling unit* located on its own *lot*.

(c) Part 3 Zones Section A. is amended by inserting a new line immediately before "RM-30 Multiple Residential 30 Zone" as follows:

"RM-23 Multiple Residential 23 Zone"

(d) New Part 21A Multiple Residential 23 Zone, which is attached hereto as Schedule A and forms part of this By-law, is inserted immediately before Part 22.

(e) Part 52 Comprehensive Development Zone Section B.3 is amended by inserting "RM-23," immediately before "RM-30".

2. This By law shall be cited for all purposes as "Surrey Zoning By law, 1993, No. 12000, Text Amendment By law, 2003, No. 15166."

READ A FIRST AND SECOND TIME on the 27th day of October, 2003.

PUBLIC HEARING HELD thereon on the 17th day of November, 2003 .

READ A THIRD TIME on the 17th day of November, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 1st day of November, 2004.

_____ MAYOR

_____ CLERK

h:\by-laws\adopted\2004\clk15166.blw.doc
LN 11/5/04 12:15 PM

October 22, 2003



Multiple Residential 23 Zone

Part 21A

RM-23

A. Intent

This Zone is intended to accommodate and regulate attached *dwelling units* on *lots* contained in a *row housing building*.

B. Permitted Uses

Land and *structures* shall be used for only one *dwelling unit* on each *lot* contained within a *row housing building* and customarily *accessory uses*.

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-section K.1(a) of this Zone. The maximum *unit density* may be increased to 57 *dwelling units* per hectare [23 u.p.a.] and Section K.2 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 57 *dwelling units* per hectare [23 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone.

2. For *building* construction within a *lot* the maximum allowable floor area of the *dwelling unit* shall be 169 sq. m. [1,820 sq. ft.], excluding any *basement*, garage, carport, or *accessory buildings* and *structures*, provided that of the 169 sq. m. [1,820 sq. ft.] at least 25 sq. m. [269 sq. ft.] shall be reserved for floor area within an attic.

E. Lot Coverage

The maximum *lot coverage* shall be:

- 1. 60% where the *lot* is an *internal lot* pursuant to Section K.2 of the Zone.
- 2. 50% where the *lot* is an *end lot* or a *corner lot* pursuant to Section K.2 of the Zone.

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>Internal Dwelling Unit</i>		3.5 m. ¹ [11 ft. 5 in.]	12.5 m. [41 ft.]	0.0 m. [0 ft.]	–
<i>End</i>		3.5 m. ¹	12.5 m.	1.2 m.	–

<i>Dwelling Unit</i>	[11 ft. 5 in.]	[41 ft.]	⁴ [4 ft.]	
<i>Corner Dwelling Unit</i>	3.5 m. ¹ [11 ft. 5 in.]	12.5 m. [41 ft.]	0.0 m. [0 ft.]	2.7 m. ⁶ [9 ft.]
<i>Accessory Buildings and Structures</i>	- ²	0.5 m. ³ [1 ft. 6 in.]	0.0 m. ⁵ [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 *Accessory buildings and structures* shall not be located in 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 setback* is not required at the common *side lot line* between two *lots* along which the same *row housing building* is located.
- 5 The *side yard setback* of an *accessory building and structure* including a garage shall be increased to a minimum of 2.7 m. [9 ft.] on the opposite side of the *lot*.
- 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 *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.].

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. A *driveway* to the *lot* shall be permitted only from a rear lane.
2. A minimum of 2 off-street *parking spaces* shall be provided for each *dwelling unit* at the rear of the *lot*.
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.
4. The floor area of the garage or carport shall not exceed a maximum of 22 sq. m. [240 sq. ft.].
5. Where a detached garage or carport is provided on the *lot*, such detached garage or carport shall:
 - (a) Be located at a minimum of 6 m [20 ft.] from the rear face of the *dwelling unit*; and
 - (b) The *driveway* width shall not exceed 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

No more than six *dwelling units* shall be attached in a row to one another within each *row housing building*.

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 these 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>Internal Lot</i>	165 sq. m. [1,776 sq. ft.]	6.0 m. [20 ft.]	28 m. [90 ft.]
<i>End Lot</i>	200 sq. m.	7.2 m.	28 m.

	[2,150 sq. ft.]	[24 ft.]	[90 ft.]
<i>Corner Lot</i>	226 sq. m. [2,430 sq. ft.]	8.7 m. [29 ft.]	28 m. [90 ft.]

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

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 Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended 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 Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
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 Surrey Zoning By-law, 1993, No. 12000, as amended.
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 *Official Community Plan*.