

CITY OF SURREY

BY-LAW NO. 17986

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 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 as follows:

i. Renumber the existing Part 17 zones as follows:

"17C" to "17E"

"17D" to "17F"

"17E" to "17G"

"17F" to "17H"

ii. Insert the following immediately after Part "17B":

"17C	RF-10	Single Family Residential (10) Zone	17c.1
17D	RF-10S	Special Single Family Residential (10) Zone	17d.1"

(b) Part 1, Definitions is amended as follows:

i. Amend the definition of "Landscaping" by deleting the words "decorative paving" and replacing the phrase "This shall not include paved parking areas" with "This must not include parking areas"

ii. Insert a new definition immediately following the definition of "Dangerous Goods" as follows:

"Deck

means a platform or floor attached to the principal building which is greater than 0.6 metre [2 ft.] above *finished grade* (on a single family or duplex lot) or *existing grade* (not on a single family or duplex lot)."

iii. Delete the definition of "Sun Deck" in its entirety.

iv. Replace all occurrences of the words "Sun Deck" in Part 1 with the word "deck"

(c) Part 3 Zones, Section A, is amended as follows:

i. Insert the following after "RF-12C Single Family Residential Coach House Zone":

"RF-10 Single Family Residential (10) Zone
RF-10S Special Single Family Residential (10) Zone"

ii. replace the phrase "Single Family Residential Coach House" with "Single Family Residential (12) Coach House"

- (d) Part 4 General Provisions is amended as follows:
 - i. Sub-section E.15 is amended by replacing the phrase "RF-9, RF-9C, RF-12, RF-12C and RF-SD" with " RF-9, RF-9C, RF-9S, RF-10, RF-10S, RF-12, RF-12C and RF-SD "
 - ii. Sub-section F.1 is amended by replacing the phrase "RF-9, RF-9C, RF-12, RF-12C and RF-SD" with " RF-9, RF-9C, RF-9S, RF-10, RF-10S, RF-12, RF-12C and RF-SD"
- (e) Part 5, Parking and Loading/Unloading, Table C.2 is amended by replacing all occurrences of the phrase "*sun deck*" with "*deck*"
- (f) Part 17C, Single Family Residential (9) Zone is to be renamed "Part 17E, Single Family Residential (9) Zone" and all headers and footers of the section updated accordingly.
- (g) Part 17D, Single Family Residential (9) Coach House Zone is to be renamed "Part 17F, Single Family Residential (9) Coach House Zone" and all headers and footers of the section updated accordingly.
- (h) Part 17E, Special Single Family Residential (9) Zone is to be renamed "Part 17G, Special Single Family Residential (9) Zone" and all headers and footers of the section updated accordingly.
- (i) Part 17F, Semi-Detached Residential Zone is to be renamed "Part 17H, Semi-Detached Residential Zone" and all headers and footers of the section updated accordingly.
- (j) Immediately following Part 17B, insert new "Part 17C Single Family Residential (10) Zone" and new "Part 17D Special Single Family Residential (10) Zone" attached hereto as Schedules A and B and forming part of this By-law.
- (k) Part 28A, Special Care Housing 1A Zone, Section F is amended by replacing the phrase "*sun deck*" with "*deck*"

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2013, No. 17986"

PASSED FIRST READING on the 8th day of July, 2013.

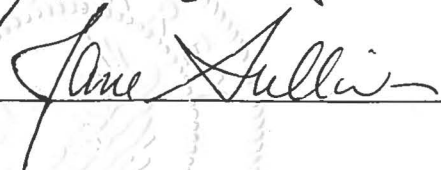
PASSED SECOND READING on the 8th day of July, 2013.

PUBLIC HEARING HELD thereon on the 22nd day of July, 2013.

PASSED THIRD READING, AS AMENDED on the 29th day of July, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of July, 2013.


 _____ MAYOR


 _____ CLERK

Single Family Residential (10) Zone

Part 17C - RF-10, Single Family Residential (10) Zone

Part 17C

RF-10

A. Intent

This Zone is intended for *single family dwellings* on small narrow *urban lots*, primarily with rear lanes.

B. Permitted Uses

Land and *structures* must be used only for one *single family dwelling*, which may contain 1 *secondary suite*, 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* is be 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 31 *dwelling units* per hectare [12.6 u.p.a.] and Section K.2 will apply if amenities are provided in accordance with Schedule G of this By-law; and
- (b) In areas other than those in Sub-section D.1(a) of this Zone, the maximum *unit density* must not exceed 31 *dwelling units* per hectare [12.6 u.p.a.] and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.2 of this Zone.

2. (a) For *building* construction within a *lot*, the maximum allowable floor area is 217 square metres [2,335 sq.ft.], provided that 39 square metres [420 sq.ft.] must be reserved for use only as a garage or carport; and

- (b) For the purpose of calculating floor area in this Section, floor area with extended height, including staircases, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 10 square metres [108 sq.ft.].

E. Lot Coverage

The maximum *lot coverage* is 52%.

F. Yards and Setbacks

Buildings and structures must 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 or Flanking Lane
<i>Principal Building</i>		4.0 m. ¹ [13 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	2.7 m. ⁵ [9 ft.]
<i>Accessory Buildings and Structures</i>		— ²	1.2 m. ³ [4 ft.]	3.0 m. ⁴ [9 ft. 10 in.]	3.0 m. ⁶ [9 ft. 10 in.]

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 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* 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 A minimum *separation* of 6.5 m [21 ft.] is required between the *principal building* and *accessory buildings and structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 4.0 metres

[13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.

⁴ One *side yard setback* of an *accessory building* and *structure* including a garage may be reduced to 0 m. [0 ft.].

⁵ The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m. [4 ft.].

⁶ At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m. [1.5 ft.].

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 or Flanking Lane</i>
<i>Principal Building</i>		4.0 m. ¹ [13 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	– ⁵
<i>Accessory Buildings and Structures</i>		– ²	1.2 m. ³ [4 ft.]	0.85 m. ⁴ [2 ft. 10 in.]	– ⁵

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 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* 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 A minimum *separation* of 6.5 m [21 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 4.0 metres [13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
- ⁴ One *side yard setback* of an *accessory building* and *structure* including a garage may be reduced to 0 m. [0 ft.].
- ⁵ 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 or Flanking Lane
<i>Principal Building</i>		4.0 m. ¹ [13 ft.]	7.5 m. ³ [25 ft.]	1.2 m. [4 ft.]	2.7 m. ⁴ [9 ft.]
<i>Accessory Buildings and Structures</i>		– ²	1.2 m. [4 ft.]	0.85 m. [2 ft. 10 in.]	3.0 m. ⁵ [9 ft. 10 in.]

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 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* 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 must be a minimum of 6.0 m. [20 ft.] and the *rear yard setback* of the remaining portion of the *principal building* except the attached garage or carport must be a minimum of 7.5 m. [25 ft.].

⁴ The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m. [4 ft.].

⁵ At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m. [1.5 ft.].

4. On a Type IV 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 or Flanking Lane</i>
<i>Principal Building</i>		4.0 m. ¹ [13 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	2.7 m. ⁵ [9 ft.]
<i>Accessory Buildings and Structures</i>		— ²	6.0 m. ³ [20 ft.]	0.85 m. ⁴ [2 ft. 10 in.]	3.0 m. ⁶ [9 ft. 10 in.]

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 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* 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 A minimum *separation* of 6.5 m [21 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 4.0 metres [13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
- 4 One *side yard setback* of an *accessory building* and *structure* including a garage may be reduced to 0 m. [0 ft.].
- 5 The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m. [4 ft.].
- 6 At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m. [1.5 ft.].

G. Height of Buildings

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

1. *Principal building*: The *building height* must not exceed 9.5 m. [31 ft.].
2. *Accessory buildings and structures*: The *building height* must 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. A *driveway* is permitted only from a rear lane.
2. A minimum of 2 off-street *parking spaces* must be provided for the *principal building* and 1 off-street *parking space* for a *secondary suite*.
3. Where a garage or carport is provided on the *lot*, no more than a total of 2 off-street *parking spaces* may be enclosed in a garage or carport.

6. An attached garage or carport is permitted only where the *lot* is a Type III *lot* pursuant to Section K.2 of this Zone.
7. Outside parking must be limited to a maximum of 2 cars or trucks.
8. Outside parking or storage of *campers*, boats, or *house trailers* is not permitted.

I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures* or paved surfaces must be landscaped. All *landscaping* must be maintained.
2. A minimum of 30% of the *lot* must be covered by porous surfaces, provided that:
 - (a) A minimum of 70% of the area of the required *front yard* must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law; and
 - (b) A minimum of 32 square metres [340 sq. ft.] of the area between the *principal building* and the *rear lot line* must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law. This landscaped area must have a minimum width and depth of 4 metres [13 ft.], except at any corner cut at the intersection of two roads.

J. Special Regulations

1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 5 square metres [140 sq.ft.], in addition to the stairs.
2. A *secondary suite* must:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *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 must 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 must conform to the minimum standards prescribed in Section K.2 of this Zone.

2. In areas other than those described in Section D.1(a) of this Zone, the *lots* created through subdivision in this Zone must 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>	291 sq. m. [3,130 sq. ft.]	9.7 m. [32 ft.]	30 m. [98 ft.]
<i>Corner Lot</i> or <i>Lot on a Flanking Lane</i>	369 sq. m. [3,970 sq. ft.]	12.8 m. [42 ft.]	30 m. [98 ft.]
<u>Type II</u> (A maximum of 25% of the total RF-10 <i>lots</i> in a subdivision)			
<i>Interior Lot</i>	237 sq. m. [2,550 sq. ft.]	7.9 m. [26 ft.]	30 m. [98 ft.]
<i>Corner Lot</i> or <i>Lot on a Flanking Lane</i>	Type II <i>corner lots</i> are not permitted.		
<u>Type III</u>			
<i>Interior Lot</i>	270 sq. m. [2,905 sq. ft.]	12.3 m. [40 ft.]	22 m. [72 ft.]
<i>Corner Lot</i> or <i>Lot on a Flanking Lane</i>	293 sq. m. [3,150 sq. ft.]	14.0 m. [46 ft.]	22 m. [72 ft.]

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Type IV</u>			
Interior <i>Lot</i>	324 sq. m. [3,490 sq. ft.]	9 m. [30 ft.]	36 m. [118 ft.]
<i>Corner Lot</i> or <i>Lot on a Flanking Lane</i>	363 sq. m. [3,910 sq. ft.]	10.5 m. [34 ft.]	36 m. [118 ft.]

Dimensions to 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. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
5. Subdivisions must be subject to the Surrey Development Cost Charge By-law, 2013, No. 17856, as amended and Surrey Tree Preservation By-law, 2006, No. 16100, as amended.
6. *Building* permits must be subject to the Surrey Building By-law, 2012, No.17850, as amended.
7. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
8. Floodproofing must be as set out in Part VIII Floodproofing of Surrey Zoning By-law, 1979, No. 5942, as amended.

Special Single Family Residential (10) Zone

Part 17D - RF-10S, Special Single Family Residential (10) Zone

Part 17D

RF-10S

A. Intent

This Zone is intended for *single family dwellings* on small narrow *urban lots*, primarily with rear lanes, and optional limited impact retail, office, *eating establishments* or service uses.

B. Permitted Uses

Land and *structures* must be used only for the following use and customarily *accessory uses* only:

1. One *single family dwelling*, which may contain 1 *secondary suite*, on each *lot*;
2. The following uses may be permitted only in association with the use permitted in Section B.1, provided that the floor area occupied by such uses does not exceed 30% of the floor area of the *principal building* including *basement* and garage or carport, and further provided that such uses must not be a singular use on the *lot* and must be operated by the occupant of the *dwelling unit*:
 - (a) *Personal service uses* excluding *body rub parlours*;
 - (b) Office uses excluding the following:
 - i. *social escort services*; and
 - ii. *methadone clinics*;
 - (c) *General service uses* excluding the following:
 - i. funeral parlours;
 - ii. banks and *drive-through banks*;
 - iii. veterinary clinics; and
 - iv. *adult educational institutions*;
 - (d) *Retail stores* excluding the following:

- i. *adult entertainment stores;*
 - ii. *secondhand stores and pawnshops;*
 - iii. *convenience stores;*
 - iv. *retail warehouses; and*
 - v. *flea markets; and*
- (e) *Eating establishments* excluding the following:
- i. *Drive-through restaurant; and*
 - ii. *Eating establishment* licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.

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* is 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 31 *dwelling units* per hectare [12.6 u.p.a.] and Section K.2 will apply if amenities are provided in accordance with Schedule G of this By-law; and
 - (b) In areas other than those in Sub-section D.1(a) of this Zone, the maximum *unit density* must not exceed 31 *dwelling units* per hectare [12.6 u.p.a.] and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.2 of this Zone.
2. (a) For *building* construction within a *lot*, the maximum allowable floor area is 217 square metres [2,335 sq.ft.], provided that 39 square metres [420 sq.ft.] must be reserved for use only as a garage or carport; and

- (b) For the purpose of calculating floor area in this Section, floor area with extended height, including staircases, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 10 square metres [108 sq.ft.].

E. Lot Coverage

The maximum *lot coverage* is 52%.

F. Yards and Setbacks

Buildings and structures must 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 or Flanking Lane
<i>Principal Building</i>		4.0 m. ¹ [13 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	2.7 m. ⁵ [9 ft.]
<i>Accessory Buildings and Structures</i>		— ²	1.2 m. ³ [4 ft.]	3.0 m. ⁴ [9 ft. 10 in.]	3.0 m. ⁶ [9 ft. 10 in.]

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 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* 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 A minimum *separation* of 6.5 m [21 ft.] is required between the *principal building* and *accessory buildings and structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 4.0 metres

[13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.

⁴ One *side yard setback* of an *accessory building* and *structure* including a garage may be reduced to 0 m. [0 ft.].

⁵ The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m. [4 ft.].

⁶ At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m. [1.5 ft.].

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
<i>Principal Building</i>		4.0 m. ¹ [13 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	2.7 m. ⁵ [9 ft.]
<i>Accessory Buildings and Structures</i>		– ²	6.0 m. ³ [20 ft.]	0.85 m. ⁴ [2 ft. 10 in.]	3.0 m. ⁶ [9 ft. 10 in.]

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 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* 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 A minimum *separation* of 6.5 m [21 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 4.0 metres [13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
- ⁴ One *side yard setback* of an *accessory building* and *structure* including a garage may be reduced to 0 m. [0 ft.].
- ⁵ The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m. [4 ft.].
- ⁶ At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m. [1.5 ft.].

G. Height of Buildings

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

1. *Principal building*: The *building height* must not exceed 9.5 m. [31 ft.].
2. *Accessory buildings and structures*: The *building height* must 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. A *driveway* is permitted only from a rear lane.
2. A minimum of 2 off-street *parking spaces* must be provided for the *principal building* and 1 off-street *parking space* for a *secondary suite*.

3. Where a garage or carport is provided on the *lot*, no more than a total of 2 off-street *parking spaces* may be enclosed in a garage or carport.
4. Outside parking must be limited to a maximum of 2 cars or trucks.
5. Outside parking or storage of *campers*, boats, or *house trailers* is not be permitted.

I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures* or paved surfaces must be landscaped. All *landscaping* must be maintained.
2. A minimum of 30% of the *lot* must be covered by porous surfaces, provided that:
 - (b) A minimum of 70% of the area of the required *front yard* must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law; and
 - (c) A minimum of 32 square metres [340 sq. ft.] of the area between the *principal building* and the *rear lot line* must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law. This landscaped area must have a minimum width and depth of 4 metres [13 ft.], except at any corner cut at the intersection of two roads.

J. Special Regulations

1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 5 square metres [140 sq.ft.], in addition to the stairs.
2. A *secondary suite* must:
 - (d) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *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 must 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 must 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 must conform to the following minimum standards:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Type I</u>			
Interior <i>Lot</i>	291 sq. m. [3,130 sq. ft.]	9.7 m. [32 ft.]	30 m. [98 ft.]
<i>Corner Lot</i> or <i>Lot on a Flanking Lane</i>	369 sq. m. [3,970 sq. ft.]	12.8 m. [42 ft.]	30 m. [98 ft.]
<u>Type II</u>			
Interior <i>Lot</i>	324 sq. m. [3,490 sq. ft.]	9 m. [30 ft.]	36 m. [118 ft.]
<i>Corner Lot</i> or <i>Lot on a Flanking Lane</i>	363 sq. m. [3,910 sq. ft.]	10.5 m. [34 ft.]	36 m. [118 ft.]

Dimensions to 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. 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. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
5. Subdivisions must be subject to the Surrey Development Cost Charge By-law, 2013, No. 17856, as amended and Surrey Tree Preservation By-law, 2006, No. 16100, as amended.
6. *Building* permits must be subject to the Surrey Building By-law, 2012, No.17850, as amended.
7. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
8. Floodproofing must be as set out in Part VIII Floodproofing of Surrey Zoning By-law, 1979, No. 5942, as amended.