

CITY OF SURREY

BY-LAW NO. 17989

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, ENACTS AS FOLLOWS:

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

(a) **Part 16 RF Zone is amended as follows:**

i. Section A is amended by deleting the existing sentence in its entirety and replacing with the following:

"This Zone is intended for *single family dwellings*."

ii. Section D.1, is amended by

a) deleting the words "the maximum *density* shall be 1 *dwelling unit* per acre" and replacing with "the maximum *unit density* is 2.5 *dwelling units* per hectare [1 u.p.a.]".

b) deleting the paragraph break between the first and second sentences.

c) deleting the words "The maximum *density* shall be increased to 6 *dwelling units* per acre" and replacing with "The maximum *unit density* may be increased to 14.8 *dwelling units* per hectare [6 u.p.a.]".

iii. Section D.2 is to be deleted in its entirety and replaced with the following:

"2. (a) For *building* construction within a *lot*:

i. The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq.ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq.ft.], provided that:

- (a) 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport; and
  - (b) 28 square metres [300 sq. ft.] must be reserved for covered outdoor space, of which 15 square metres [160 sq.ft.] must be reserved for a front porch or veranda; and
- ii. Notwithstanding Sub-section D.2(a)i., the maximum allowable floor area is as follows:
  - (a) 465 square metres [5,000 sq.ft.], except in the area designated as *City Centre* in the *Official Community Plan By-law*; and
  - (b) For *building* construction on a *lot* within the area designated as *City Centre* in the *Official Community Plan*, the maximum allowable floor area is 84 square metres [900 sq. ft.] and a *basement* is not permitted on such *lot*.
- iii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
- iv. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
  - (a) Covered area used for parking unless the covered parking is located within the *basement*;
  - (b) The area of an *accessory building* in excess of 10 square metres [105 sq.ft.];

- (c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area; and
- (d) 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 19 square metres [200 sq.ft.)."

iv. Section E is amended by deleting the existing sentence in its entirety and replacing with the following:

- "1. For lots with a size of a 560 square metres [6,000 sq.ft.] or less, the maximum lot coverage is 40%.
- 2. For lots with a size greater than 560 square metres [6,000 sq.ft.], the maximum lot coverage is as follows:

<b>Lot Size</b>	<b>Maximum Lot Coverage</b>
Greater than 560 square metres [6,000 sq.ft.] to 653 square metres [7,000 sq.ft.]	38%
Greater than 653 square metres [7,000 sq.ft.] to 746 square metres [8,000 sq.ft.]	36%
Greater than 746 square metres [8,000 sq.ft.] to 839 square metres [9,000 sq.ft.]	34%
Greater than 839 square metres [9,000 sq.ft.] to 932 square metres [10,000 sq.ft.]	32%
Greater than 932 square metres [10,000 sq.ft.] to 1,583 square metres [17,000 sq.ft.]	32% minus 2% for each additional 93 square metres [1,000 sq.ft.], or portion thereof, of lot area in excess of 932 square metres [10,000 sq.ft.]
Greater than 1,583 square metres [17,000 sq.ft.]	18%

- v. Section F is amended as follows:
- a) replace the single asterisk "\*" within the table with a superscript "1 & 2".
  - b) replace the triple asterisk "\*\*\*" with a superscript "3" in all occurrences.
  - c) delete the double asterisk "\*\*" within the table
  - d) delete footnotes "\*" and "\*\*\*" in their entirety and replace with the following:
    - <sup>1</sup> Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 metres [30 ft.], the setback to an attached garage may be relaxed to 6.7 metres [22 ft.].
    - <sup>2</sup> With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 0.9 metre [3 ft.] from the front of the said garage."
- vi. Section I. is amended by inserting a new Section I.2 as follows and renumbering accordingly:
- "2. A minimum of 30% of the *lot* must be covered by porous surfaces."
- vii. Section J is amended by inserting a new Section J.2 as follows and renumbering accordingly:
- "2. 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 13 square metres [140 sq.ft.], in addition to the stairs."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2013, No. 17989"

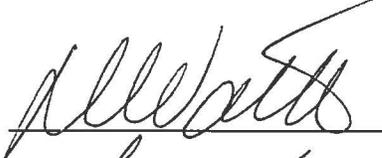
PASSED FIRST READING on the 8th day of July, 2013.

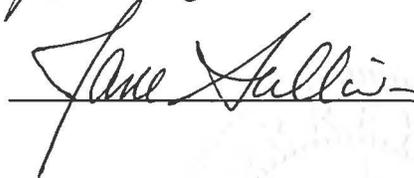
PASSED SECOND READING on the 8th day of July, 2013.

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

PASSED THIRD READING on the 22nd 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.

  
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MAYOR

  
\_\_\_\_\_  
CLERK

