

PART XVII - R-1 RESIDENTIAL ZONE NO. ONE (1)

A. USES

Land and structures shall be used for the following purposes only:

R-1 Zone
Inserted
B/L 8819
11/17/86

- 1. A single-family dwelling and customary accessory uses.
- 2. Agricultural and horticultural uses, excluding mink or fox farms, poultry and mushroom farming, piggeries and kennels provided that:
 - (a) The minimum site shall be 2.02 hectares [5 acres]; and
 - (b) A building to shelter livestock or poultry shall be located not less than forty-five (45) metres [150 ft.] from any adjoining residence, street or roadway, and fifteen (15) metres [50 ft.] from any property line.

- 3. Accessory buildings not exceeding three point six (3.6) metres [12 ft.] in height located in the rear yard of the building to which they are accessory, provided that:

A private garage or accessory building shall be situated:

- (a) From the street line in front _____ eighteen (18) metres [60 ft.]
- (b) From the side lot line _____ one (1) metre [3 ft.]
- (c) From the rear lot line _____ one point five (1.5) metres [5 ft.]
- (d) From the flanking street _____ seven point five (7.5) metres [25 ft.]

- 4. Amended
B/L 9850
05/23/89
B/L 10876
7/15/91
B.4
Deleted
B/L 11030
08/31/92

- 5. The keeping of not more than two (2) boarders or lodgers in a dwelling unit. Inserted
B/L 8959
04/13/87

B. Minimum lot dimensions shall be as follows:

- 1. Lot size: one thousand eight hundred and fifty-eight (1,858) square metres [20,000 sq. ft.]
- 2. Lot Width: thirty (30) metres [98 ft.]
- 3. Lot Depth: thirty (30) metres [98 ft.]

C. YARD

Minimum yard requirements shall be as follows:

- 1. Front yard seven point five (7.5) metres [25 ft.]
- 2. Rear yard..... seven point five (7.5) metres [25 ft.]
- 3. Side yard....four decimal five (4.5) metres [15 ft.] Sections
3 & 4
- 4. Side yard on a flanking street....seven decimal five (7.5) metres [25 ft.] Amended
B/L 10750
1/14/91
- 5. Notwithstanding the minimum yard requirements stated above, where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section H. Yards and Setbacks of Part XVIII R-F Family Residential Zone shall apply. Inserted
B/L 13096
05/12/97

D. SITE COVERAGE

The maximum site coverage shall be 33%, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section E. Site Coverage of Part XVIII R-F Family Residential Zone shall apply.

Inserted
B/L 13096
05/12/97

E. HEIGHT

Maximum height of a building - nine (9) metres [30 ft.].

F. OFF-STREET PARKING AND STORAGE

- 1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided; Inserted
B/L 11030
08/31/92
- 2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided;
- 3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of two (2) cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
 - (b) House trailer, camper or boat, provided that the combined total shall not exceed one (1);

and

- (c) The total amount permitted under (a) and (b) shall not exceed 3; and

4. Outside Parking and Storage of House Trailer or Boat . Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

- (a) On lots which have no vehicular access to the rear yard or where access is not feasible through modification of landscaping, or fencing or both, either one house trailer or one boat may be parked in the front driveway or to the side of the front driveway or in the side yard, but no closer than 1 metre to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.
- (b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.

5. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,

- (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
- (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,
- (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and
- (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

G. DENSITY

Inserted
B/L 13096
05/12/97

Not applicable to this Zone, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section D. Density of Part XVIII R-F Family Residential Zone shall apply.