

PART XVIII - R-F(D) FAMILY RESIDENTIAL - DUPLEX ZONE

A. INTENT R-F(D) Zone

Inserted

This zone is intended for duplexes on individual urban lots. B/L 9328
01/25/88

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. One (1) duplex to accommodate two (2) dwelling units Amended
one (1) lot, provided however that the minimum lot size B/L [11834](#)
shall be nine hundred and thirty (930) square metres 07/27/93
[10,000 sq. ft.] and the minimum lot width shall be
twenty-four (24) metres [80 ft.]. Where the land or
lot is subdivided into strata lots, only one dwelling
unit shall be permitted within each of the strata lots
so created.

2. Buildings and structures or uses customarily accessory to Amended
the above use. B/L 9850
05/23/89
&
B/L [10876](#)
07/15/91
&
B/L [11030](#)
08/31/92

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any buildings or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been

provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-F(R) zone in "Surrey Subdivision By-law, 1986, No. 8830, and amendments thereto."

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be constructed to the standards set out for the R-F(R) zone in "Surrey Subdivision By-law, 1986, No. 8830, and amendments thereto".

D. DENSITY

The density shall not exceed a floor area ratio of zero decimal four (0.4).

E. SUBDIVISION

1. Lot Size: The minimum lot size shall be nine hundred and thirty (930) square metres [10,000 square feet].

2. Lot Width: The minimum lot width shall be twenty-four (24) metres [80 feet].

3. Lot Depth: The minimum lot depth shall be twenty-eight (28) metres [90 feet].

F. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].

2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

G. YARDS AND SETBACKS

1. Principal building shall be situated as hereinafter set forth:

(a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres.

(b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.

(c) Side yard: The minimum side yard shall be one decimal eight (1.8) metres, provided however that such side yard shall be increased to not less than three decimal six (3.6) metres [12 ft.], if the side property line fronts onto a flanking street.

2. Accessory buildings and structures including a garage shall be situated as hereinafter set forth:

(a) Front setback: The minimum front setback shall be eighteen (18) metres.

(b) Side setback: The minimum side setback shall be one (1) metre, provided however that such setback shall be increased to not less than seven decimal five (7.5) metres if the side property fronts onto a flanking street.

(c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres.

H. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to the Surrey Development Cost Charge By-law, 1984, No. 7996, and amendments thereto, based on the R-F(R) zone as it applied to each and every dwelling unit permitted under this zone.

I. 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. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to each dwelling unit, shall be limited as follows:

(a) A maximum of one (1) car or truck 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 2; and

3. Outside Parking and Storage of House Trailer or Boat Amended
B/L [11931](#)

No outside parking or storage of a house trailer or boat

09/13/93

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 two house trailers or two boats may be parked on 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.

4. 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 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.