

PART XVIII(B) - RF-SS FAMILY RESIDENTIAL SECONDARY SUITE ZONE

A. INTENT

This zone is intended for single family housing with one secondary suite on urban lots. Inserted
B/L 11443B

03/22/93

B. PERMITTED USES

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

1. One (1) single family dwelling.
2. One (1) single family dwelling containing one (1) secondary suite.
3. The keeping of two (2) livestock per four thousand (4,000) square metres [1 acre] of site area and twelve (12) head of poultry provided that:
 - (a) The site area is not less than four thousand (4,000) square metres [1 acre];
 - (b) The use is not a nuisance to the surrounding property; and
 - (c) The keeping of this livestock or poultry is for the enjoyment and use of the resident family and does not constitute a commercial undertaking.
4. Buildings and structures accessory to the above uses.

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 RF-SS 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 RF-SS zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

1. For the purpose of subdivision, the maximum density shall not exceed 14.75 units per hectare [6 u.p.a.], excluding secondary suites.
- 2 (a) For the purpose of this section, and notwithstanding Part I - Definitions of Surrey Zoning By-law, 1979, No. [5942](#), as amended, floor area ratio (FAR) shall be construed to include all areas used for parking within the outermost walls of a building or underground.

___(b) For building construction within a record lot, the floor area ratio (FAR) shall not exceed 0.48, provided that, of the resulting allowable floor space, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as accessory buildings.

E. SITE COVERAGE

The maximum site coverage shall be thirty-three (33) per cent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be six hundred and sixty (660) square metres [7,200 sq. ft.].
2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres [25 ft.] back from the front property line shall be eighteen (18) metres [60 ft.].
3. Lot depth: The minimum lot depth shall be twenty-eight (28) metres [90 ft.].

G. 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.].

H. YARDS AND SETBACKS

1. A principal building shall be situated as follows:

- (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].

- (b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

- (c) Side yard: The minimum side yard shall be one decimal eight (1.8) metres [6 ft.], 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 are structures including a garage for the storage of not more than three (3) vehicles shall be situated as follows:

- (a) Front setback: The minimum front setback shall be eighteen (18) metres [60 ft.].

- (b) Side setback: The minimum side setback shall be one (1) metre [3 ft.], provided however that such setback shall be increased to not less than seven decimal five (7.5) metres [25 ft.] if the side property fronts onto a flanking street.

- (c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres [6 ft.].

I. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces shall be provided.

2. Where a licensed suite exists, 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 3 vehicles;

(b) One (1) house trailer and one (1) camper; and

(c) Pleasure boats kept for other than gain or sale.

J. SPECIAL REGULATIONS

1. A secondary suite shall not exceed 90 square metres [968 sq. ft.] in size."