

PART XX - R-F(F) FLOODPLAIN RESIDENTIAL ZONE

A. INTENT

The intent of this zone is to accommodate single family housing in specified areas of designated floodplains subject to special regulations.

B. PERMITTED USES

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

1. A single family dwelling.
2. The keeping of not more than two (2) boarders or lodgers.
3. The keeping of two (2) livestock per four thousand (4,000) square metres 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.
  - (b) The use is not a nuisance to the surrounding property.
  - (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. A building or use customarily accessory to the above uses:
  - (a) Accessory buildings located in the rear yard of the building to which they are accessory.
  - (b) The storage or parking ancillary to a residential use including garages.

Amended

B/L [11030](#)

08/31/92

C. GENERAL REQUIREMENTS

Land and structures shall be used for the uses permitted in this zone only if:

1. The site has a frontage of not less than fifteen (15) metres and an area of not less than four hundred and sixty-four (464) square metres.
2. The uses thereof conform to the special regulations regarding floodproofing as set out in Part VIII of this By-law.

#### D. 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(F) zone in "Surrey Subdivision By-law, 1986, No. C.1, 2  
8830" and amendments thereto. Amended

B/L [9882](#)

2. All highways abutting and serving the land including 02/20/89  
boulevards, street lighting, underground wiring, sidewalks,

transit service facilities shall be provided and constructed to the standards set out for the R-F(F) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

#### E. DENSITY

- (a) For the purpose of subdivision, the maximum density shall Amended  
be 14.75 units per hectare [6 u.p.a.]; and BL [11028](#)

09/09/91

- (b) For the purpose of this section, and notwithstanding

"Part I - Definitions" of the "Surrey Zoning By-law, 1979, No. [5942](#)," as amended, floor area ratio shall be construed to include all areas used for parking within the outermost walls of a building or underground.

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 metre (480 sq.ft.) shall be reserved for use only as a garage or carport, and 10 square metre (105 sq.ft.) shall be reserved for use only as accessory buildings.

#### F. SITE COVERAGE

The maximum site coverage shall be thirty-three (33) per cent. However, the maximum site coverage for all buildings and structures on a record lot of less than six hundred and sixty (660) square metres and not less than four hundred and sixty-four (464) square metres in size may be increased to fifty (50) per cent.

#### G. SUBDIVISION

1. Lot size: The minimum lot size shall be six hundred and sixty (660) square metres [7,200 sq. ft.]. However, the minimum size of a lot created by consolidation of record lots shall be four hundred and sixty-four (464) square metres [4,995 sq. ft.].

2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres from the front property line shall be not less than eighteen (18) metres [60 ft.]. However, the minimum lot width of a lot created by consolidation of record lots shall be fifteen (15) metres [49 ft.].

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

#### H. 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.].

#### I. YARDS AND SETBACKS

1. A 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 for the storage of not more than three (3) vehicles 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.

3. Buildings and structures housing animals and birds shall be situated as hereinafter set forth:

(a) Front setback: The minimum front setback shall be thirty (30) metres.

(b) Side setback: The minimum side setback shall be fifteen (15) metres.

#### J. LANDSCAPING

The natural vegetation consisting of mature trees shall be retained.

#### K. BUILDING CONSTRUCTION

An attached garage to the principal building shall not extend	Inserted
towards the street for more than one-half the depth of the said	BL <a href="#">11029</a>
garage, measured from the front face of the exterior wall of	10/07/91

the principal building, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metre (3 feet) from the front of the said garage.

#### L. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces per dwelling	Inserted
unit shall be provided;	B/L <a href="#">11030</a>

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2. Where boarders or lodgers are accommodate, 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 trailers, campers or boats, provided that the combined total shall not exceed 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](#)

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 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.