

PART XXXV - C-R(2) RETAIL COMMERCIAL ZONE TWO

A. INTENT

This zone is intended to accommodate and regulate the development of small scale retail commercial and service facilities mixed with medium density townhouse development.

B. PERMITTED USES

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

1. Retail stores provided that the gross floor area of an individual store shall not exceed nine hundred (900)

square metres:

Amended

B/L 9076

- Automotive parts (new) sales 08/17/87
- Book stores and stationery stores
- Clothing stores and footwear stores
- Drug stores
- Florist's shop
- Furniture and appliance stores
- Grocery stores, food stores, meat market, fruit and vegetable stores, and retail bakeries
- Hardware stores and equipment stores
- Hobby brewing stores, providing that the brewing room does not exceed fifty (50) square metres [540 sq.ft.] and that the storage/warehouse facilities do not exceed one hundred (100) square metres [1,080 sq.ft.] Amended B/L 9041 07/27/87
- Jewellery stores and gift shops
- Liquor stores and tobacconists
- Pet shops
- Sporting goods stores
- Variety stores
- Other similar retail stores compatible with the uses permitted in this zone

2. Services except automotive services:

Amended

- Animal hospital B/L 9255
- Barber and beauty parlours 1 1/30/87
- Business schools, dancing schools
- Dry cleaners and laundromats
- Funeral parlour
- Health spa
- Hotel
- Licensed premises
- Neighbourhood pubs
- Pool halls
- Restaurants and coffee shops

- Shoe repair shops and jewellery repair shops Amended
- Social escort service B/L 8037
- Theatres and cinemas 10/29/84

- Tool repair and tool rental
- Other similar services and repair shops not requiring the operation of heavy machinery, and compatible with the uses permitted in this zone

3. Offices:

- Banks and other finance offices
- Data processing centres
- Doctors' offices, dentists' offices and other medical or related offices
- General business offices
- Law offices, accountants' offices and other professional offices
- Real estate agencies and insurance agencies
- Travel agencies and travellers' clubs
- Government offices

4. Parking facilities. Amended
B/L [11513](#)
5. Residential townhouse and apartment units provided that: 11/16/92

(a) The dwelling units shall form an integral part of the commercial uses permitted in this zone and are constructed within the same principal building; and

(b) Each dwelling unit shall be located in the upper floors of the principal building and shall be located above the commercial uses; and

(c) The dwelling units shall have access independent of the commercial uses.

Amended

6. Accessory buildings provided that they are located at B/L 8627
the rear of the principal building. 06/23/86

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 building 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
C-R(2) zones 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 C-R(2) zones in "Surrey Subdivision
By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

1. The maximum density including commercial, residential and accessory uses

shall not exceed a floor area ratio of one (1.00); provided however that this floor area ratio may be increased as hereinafter set forth:

(a) Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by zero decimal five (0.5), amounting to a total floor area ratio of one decimal five (1.5).

(b) Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by the proportion of required parking so provided multiplied by zero decimal five (0.5).

2. Notwithstanding the above requirements, the total number of dwelling units permitted shall not exceed a ratio of one (1) dwelling unit per seventy-five (75) square metres [800 sq. ft.] of commercial floor area developed on a site, or fifty (50) dwelling units per hectare [20 u.p.a.] of total developable site area, whichever is less.

E. SITE COVERAGE

The maximum site coverage shall be fifty (50) per cent; provided however that this site coverage may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by thirty (30) per cent, amounting to a total site coverage of eighty (80) per cent.

2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal three (0.3).

F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand (1,000) square metres [10,800 sq. ft.].

2. Frontage: The minimum lot frontage shall be twenty (20) metres [66 ft.].

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed three (3) storeys or twelve (12) metres.

2. Accessory buildings: The height of accessory buildings shall not exceed four decimal five (4.5) metres.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The uniform setback along the front property line shall be two (2) metres, provided however that an additional setback may be created anywhere along the front property line not exceeding five (5) metres from the front property line and further provided that the width of such additional setback shall not exceed fifty (50) per cent of the lot frontage.

2. Side yard: The minimum side yard shall be three (3) metres except in the event that a property adjoins other properties of the same zone, no side yard is required. Where the side property line fronts onto a flanking street, the same setback requirements set forth in Clause H.1 above shall apply on the said side property line.

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

4. Setback requirements for accessory buildings:

(a) Side setback: The minimum side setback shall be one (1) metre; provided however that the side setback shall be increased to not less than seven decimal five (7.5) metres on the side property line fronting onto a flanking street.

(b) Rear setback: The minimum rear setback shall be one decimal five (1.5) metres.

I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Repealed by By-law 8627.

2. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.

3. Except in those portions where a building abuts the property line, screen planting at least one decimal five (1.5) metres high in a strip at least one decimal five

(1.5) metres wide, or a solid decorative fence at least one decimal five (1.5) metres high shall be provided along all property lines separating the developed portion of the site from any residentially zoned property.

4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

5. The boulevard areas of highways abutting the site shall be seeded or sodded with grass on the side of the road abutting the site except at driveways.

6. Substantial landscaping shall be provided in the areas of front yards and setbacks.

J. AREAS FOR PLAY AND RECREATION

1. Areas for play and recreation shall be provided as hereinafter set forth:

(a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit [32 sq. ft.]

(b) Indoor recreation areas such as recreation rooms, club houses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit [15 sq. ft.].

2. Areas for play and recreation shall be used for play and recreation only, and shall be exclusive of any areas for maintenance, storage, or office for property management.

J.2, 3

Inserted

B/L 9662

3. Areas for play and recreation and all recreational facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times.

09/19/88

K. OFF-STREET PARKING

1. Not less than fifty (50) per cent of all required off-street parking shall be provided underground or with a structure.

2. No off-street parking shall be allowed in front yard.

3. Loading docks and loading areas shall be restricted to rear yards.

L. DOCUMENTATION

1. Repealed by By-law 8627. (06/23/86)