SURREY ZONING BY-LAW 12000

Surrey Zoning By-law 12000 is available:

- In hardcopy at City Hall, Legislative Services Division, 13450 - 104 Avenue in Surrey at a cost set in Schedule A of the "Surrey Fee Setting By-law, 2001, No. 14577".

- On our Website at:  www.surrey.ca.

  Website version is a large document and can take a minute or two to load.

Should you need assistance regarding amendments to the Surrey Zoning By-law 12000 please contact Legislative Services at 604-591-4132 or the Planning Department at 604-591-4441.
A By-law to divide the City of Surrey into Zones and to make regulations in relation thereto, regulating the location, use and height of buildings, size of yards and other open spaces; and the use of land, pursuant to the provisions of the "Local Government Act".

Pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996, Chapter 323, as amended, the Council is empowered to divide the City of Surrey into Zones and make regulations in relation thereto, regulating the location, use and height of buildings, size of yards and other open spaces; and the use of land.

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

This By-law may be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000"
## Record of Text Amendments to
Surrey Zoning By-law, 1993, No. 12000

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**Annual CPI increase for NCP figures Schedule G 01/01/97 - 12/31/97**

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**Annual CPI increase for NCP figures Schedule G 01/01/98 - 12/31/98**

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Annual CPI increase for NCP figures Schedule G 03/01/99 - 02/29/2000

All annual CPI increases for NCP figures on Schedule G retracted. For annual amenity contribution increases see the Planning & Development Bulletin.

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UPDATED TO MAY 27, 2019

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Definitions

Part 1 - Definitions

The following definitions shall apply throughout this By-law:

Accessory Building

means a subordinate detached building in which the said building is:

(a) used for the better enjoyment of the principal building to which it is accessory;

(b) situated upon the lot on which the principal building is, or is being erected;

(c) situated at a distance of not less than 1 metre [3 ft.] from an exterior wall of the main principal building to which it is accessory; and

(d) smaller in floor area and lot coverage than the floor area and lot coverage of the principal building, and provided that the aggregate floor area and lot coverage of all accessory buildings on the lot are less than the floor area and lot coverage of the principal building.

Accessory Farm Residential Facilities

means an accessory building, structure or improvement associated with a principal single family dwelling on a lot, including without limitation the following:

(a) attached or detached garage or carport;

(b) driveway to a residential building;

(c) attached or detached household greenhouse or sunroom;

(d) residential-related workshop, tool, and storage sheds;

(e) artificial ponds not serving farm drainage, irrigation needs, or aquaculture use; and

(f) residential-related recreation areas such as swimming pools and tennis courts.
Accessory Use

| Amendments: 13915, 01/17/00 |

means a use that is customarily supplementary to a principal use and where the principal use is the permitted use that is carried on on the lot and:

1. the said accessory use:

(a) is carried on on a smaller area of the lot than the principal use; and

(b) if carried on in a building, is carried on in a building or portion thereof smaller in area than the building(s) or portion thereof in which the principal use is carried on; or

2. the said accessory use may include a replacement single family dwelling provided:

(a) the existing zoning of the lot allows 1 single family dwelling as a permitted use;

(b) a single family dwelling presently occupies the lot;

(c) the setback requirements of the replacement single family dwelling conform to the setback requirements for the principal building in the applicable zone; and

(d) the principal building is occupied by the registered owner of the lot on which the principal building is located.

Active Floodplain

means an area of land that supports floodplain plant species and is:

(a) adjacent to a stream that may be subject to temporary, frequent or seasonal inundation; or

(b) within a boundary that is indicated by the visible high water mark.

Adult Educational Institution

| Amendments: 17471, 10/03/11 |

means a place of learning which offers post-secondary education courses including business schools, technical, trade and vocational schools and special education programmes, but specifically excludes public schools or private schools.

Adult Entertainment Store

| Amendments: 12333, 07/25/94; 17471, 10/03/11 |

means any premises wherein is sold or offered for sale objects, other than contraceptive devices, designed or intended to be used in a sexual act as defined by the Motion Picture Act, S.B.C. 1986, c. 17 and the Motion Picture Act Regulations, B.C. Reg. 260/86, and includes Theatre 2 uses
Agricultural Land Commission Act/Regs/Orders

Agricultural Land Reserve
means lands established and regulated by the Agricultural Land Commission Act/Regs/Orders.

Agriculture
means the use of land for the growing of crops or the raising of livestock.

Agriculture - Intensive
means the use of land by a commercial enterprise or an institution for:

(a) the confinement of poultry, livestock or fur-bearing animals; or
(b) mushroom growing

Agri-tourism
Amendments: 17471, 10/03/11
means a tourist oriented activity, service and/or facility promoting products grown, raised and/or processed on the same farm operation upon which they are grown, raised and/or processed and occurring on land classified as farm under the B.C. Assessment Act, R.S.B.C. 1996, c. 20, as amended.

Alcohol and Drug Recovery House
Amendments: 13474A, 12/13/99; 17181, 06/07/10
means a building which contains sleeping units for persons receiving on-site care and support for recovery from alcohol or drug dependency which is regulated under the Community Care and Assisted Living Act, S.B.C., 2002, c. 75, as amended.

Alternative Fuel Infrastructure
Amendments: 17703, 07/23/12
means any one of the following:

(a) Level-3 electric vehicle charging station (also known as a DC fast charger), or its equivalent;
(b) Fast-fill compressed natural gas (CNG) vehicle refuelling station;
(c) Hydrogen vehicle refuelling station; and/or
(d) Liquefied petroleum gas (propane) vehicle refuelling station.
**Amenity Space**

Means an outdoor and indoor space provided in a multiple unit residential development specifically designed for use by all its residents for cultural, social and recreational activities and, except as specifically permitted in the zone, the said space shall not be used for commercial purposes. Such spaces may include community meeting space, guest rooms, sports and fitness facilities, cultural facilities, artist studios, workshops, tennis courts, outdoor swimming pool, vegetable garden patches, and children's play structures.

**Approving Officer**

Means a person appointed by the City Council as an Approving Officer under the Land Title Act, R.S.B.C.

**Aquaculture**

Means the growing or harvesting of fish, shellfish, mollusca, crustaceans and marine algae, which:

(a) includes the cleaning, icing and storage of fish grown on the same lot for a period of 90 days and includes the cleaning, storage, shucking and packaging of shellfish, mollusca, crustaceans and marine algae; and

(b) excludes:

i. the rendering, canning, smoking, cooking and other processing not included in this definition, of fish mollusca, crustaceans and marine algae;

ii. the manufacture of fish feed or the mixing of fish offal with fish feed;

iii. the disposal on the same lot of fish offal;

iv. the outdoor storage of fish offal; and

v. the use of float houses or suction or dredging harvesting methods.

**Arcade**

Means a premises where 6 or more devices or machines are mechanically, electronically, or otherwise operated, and which is used or intended to be used for the amusement and enjoyment of the public, but shall not include a carnival ride or a premises licensed under the Liquor Control and Licensing Act, R.S.B.C., as amended, where minors are not permitted.
Arterial Highway
means a highway designated as an arterial in Schedule D of the "Surrey Subdivision and Development By-law".

Artist Studio
means the use of premises for the production of dance, live music, creative writing, painting, drawing, pottery or sculpture, video, moving or still photography, none of which involves amplified sound.

Assembly Hall

means a building providing for the gathering of persons for religious, charitable, philanthropic and cultural purposes and includes places of worship, auditoriums, youth centres, halls for social purposes and group camps; but does not include private schools or child care centres.

Assembly Hall Sign

see "Sign - Municipal Building and Assembly Hall"

Automotive Service Uses

means a business which provides light maintenance of motor vehicles including engine tune-ups, lubrication, repairs and car wash facilities, excluding automobile painting and body work and gasoline stations.

Balcony
means an unenclosed space having the outermost side open to the outdoors, other than the space occupied by the balcony guard.

Basement

means that portion of a building between two habitable interior floor levels which is partially or wholly underground with at least one-half of the volume of the said portion below the finished grade (on a single family or duplex lot) or existing grade (not on a single family or duplex lot) adjoining its exterior walls and includes cellars, and for the purpose of floor area and floor area ratio calculations shall be limited to one level only.
Bed and Breakfast

Amendments: 17471, 10/03/11
means a business operation carried on by the members of a family as a home occupation to provide temporary sleeping accommodations, with or without meals being provided, all provided for a prescribed charge on a daily basis, where the maximum length of occupancy by any patron is not more than 30 days in a 12-month period.

Beverage Container Return Centre

Amendments: 13497, 09/15/98, 15977, 04/24/06; 17471, 10/03/11; 18414, 03/23/15
means a building or a part of a building which is used or intended to be used for collecting, sorting, refunding and preparing empty beverage containers and electronics for shipment to processing centres, and specifically excludes the processing of recyclable material, other than the breaking of glass bottles.

Bicycle Space

Amendments: 13774, 07/26/99; 18414, 03/23/15; 18719, 05/30/16
means a space to secure one bicycle and must include a device that is anchored to a hard surface.

Bicycle Storage

Amendments: 13774, 07/26/99; 18414, 03/23/15; 18719, 05/30/16
see 'Secure Bicycle Parking Area.'

Bingo Hall

Amendments: 13316, 02/09/98; 13540, 10/19/98
means a recreational facility used or intended to be used for the purpose of playing bingo, where a license has been issued by the British Columbia Gaming Commission to charitable or religious organizations as a licensee, but does not include casino halls.

Block Watch Sign

Amendments: 13095, 05/12/97
see "Sign - Block Watch

Boarder

means a person who is provided with sleeping accommodation and meals in a dwelling unit, for payment of rent.

Body Rub Parlour

Amendments: 13564, 11/16/98
means a business where the manipulating, touching or stimulating by any means, of a person’s body or part thereof, is performed, offered, or solicited, but does not include a business where medical, therapeutic or cosmetic massage treatment is given by a person duly licensed or registered under any statute of the Province of British Columbia governing such activities.
Buildable Area
Amendments:  19261, 06/26/17
means building area as defined by the total sum of all floor areas enclosed or partially enclosed by the exterior perimeter of a building or structure including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements, and excluding areas for parking that are provided as an accessory use to the building or structure.

Building
Amendments:  17471, 10/03/11
means a structure having a roof supported by columns or walls used or intended to be used for the shelter or accommodation of persons, animals or chattels.

Building - Accessory
see "Accessory Building"

Building Height of Building on Single Family or Duplex Lot
Amendments:  17471, 10/03/11; 17704, 07/23/12; 18414, 03/23/15
means the vertical distance measured from the average finished grade level, determined by averaging the finished grades at all building faces surrounding the perimeter of a building, to:

(a) the highest point on a flat roof; or

(b) the average level between the eaves and ridge of a sloped roof building; or

(c) the greater of the two measurements referred to in (a) and (b) above in the case of a building with more than one type of roof; or

(d) the highest point of a flat roof with a width greater than 1 metre [3 ft.] and located over a sloped roof.

Dormers and other similar roof elements shall not be included in the measurement of building height provided that the dormers and other similar roof elements, in aggregate, do not exceed 25% of the plan view area of the roof on which they are located.

Building Height of Building not on Single Family or Duplex Lot
Amendments:  17462, 09/12/11; 17704, 07/23/12
means the vertical distance measured from the average existing grade level, determined by averaging the existing grades at all building faces surrounding the perimeter of a building, to:

(a) the highest point on a flat roof; or

(b) the average level between the eaves and ridge of a gable, hip or gambrel roofed building; or
(c) the greater of the two measurements referred to in (a) and (b) above in the case of a building with more than one type of roof; or

(d) the highest point of a flat roof with a width greater than 1 metre [3 ft.] and located over a gable, hip, or gambrel roof.

Elevator service rooms, air conditioners and similar equipment, and dormers and other similar roof elements shall not be included in the measurement of building height provided that, in aggregate, they do not exceed 25% of the plan view area of the roof on which they are located.

Building -Principal
see "Principal Building"

Building – Row Housing
see "Row Housing Building"

Bus Layover Facility
means an off-street public transit facility comprised of bus bays and drive aisles and related structures such as maintenance rooms, mechanical rooms and restrooms for the use of transit operators.

Camper

means a structure designed to be mounted upon a motor vehicle and to provide facilities for recreational purposes and does not include a fifth wheeler.

Camp-site
means a lot occupied and maintained, or intended to be occupied and maintained, for the temporary accommodation of travellers in house trailers, campers or tents.

Cannabis
means all species and genus of the flowering plant in the family cannabaceae, whether growing or not, including the seed or clone of such plants.

Cannabis Dispensary
means a business or service used for dispensing, selling or distributing cannabis, or any product containing cannabis, for any purpose including medical use.

Cannabis Production Facility
means a business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing cannabis.
Care Facility

Means a building which contains sleeping units for persons receiving care or assistance where the building and/or operator are regulated or funded by provincial or federal agencies, including care and assisted living as defined and regulated under the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

Casino Hall

Means a gaming facility used or intended to be used for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered, where a license has been issued by the British Columbia Gaming Commission to charitable or religious organizations as a licensee, but does not include bingo halls.

Cheque Cashing Centre

Means a premise where the business of cashing cheques or negotiable instruments for a fee charged or chargeable to the payee of the cheque or the payee's agent is carried on, but does not include banks or drive-through banks.

Child Care Centre

Means a facility for children which includes group child care, preschool, family child care, occasional child care and multi-age child care all as defined, licensed and regulated under the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

Church

See "Place of Worship"
Coffee Shop
means a place of business which supplies light meals, beverages and snacks.

Cogeneration Facility
means the Combined Heat and Power Engine and all additional components needed to achieve the production and transfer of heat and electricity from the engine to the greenhouse or interconnection site.

Combined Heat and Power Engine
means an engine and all additional components that produces both electricity and thermal energy for heating or cooling from a natural gas fueled input.

Commercial
**Amendments: 17471, 10/03/11**
means land designated Commercial in the Surrey Official Community Plan.

Commercial Kennel
**Amendments: 13095, 05/12/97**
see "Kennel - Commercial"

Community Service
**Amendments: 12715, 12/04/95; 19817, 05/27/19**
means a use by a non-profit society:

(a) providing information, referral, counselling, advocacy or physical or mental health services on an out-patient basis;
(b) dispensing aid in the nature of food or clothing; or
(c) providing drop-in or activity space;

but does not include places of worship, residential uses and independent group homes

Compost
means a product with all of the following properties:

(a) it is a stabilized earthy matter having the properties and structure of humus;
(b) it is beneficial to plant growth when used as a soil amendment;
(c) it is produced by composting; and
(d) it is derived only from organic matter.
Comprehensive Design
means a development containing any number of buildings planned as an integrated project on 1 lot.

Convenience Store
means a small commercial establishment which retails groceries and other convenience items and services to serve the immediate neighbourhood.

Cooking Equipment
Amendments: 13056, 04/21/97
means equipment, devices or appliances that can be utilized to prepare a meal within a dwelling unit and includes a sink, counter-top, gas or electric range or stove, counter-top cooking unit, hot plate, wall oven, microwave oven, convection oven, toaster oven, electric frying pan, electric wok, pressure cooker, crock pot, cabinet for the storage of food or any other such culinary facility or any combination of such culinary facilities and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facilities.

Corner Dwelling Unit
see "Dwelling Unit - Corner"

Corner Lot
see "Lot - Corner"

Cultural Uses
Amendment: 19073, 02/20/17
means a facility which provides for social enlightenment and includes museums, art galleries, and artist studios.

Dangerous Goods
means any product, substance or organism included in the classes listed in the Schedule to the Transport of Dangerous Goods Act S.B.C. 1985, c. 17.

Deck
Amendment: 17986, 07/29/13
means a platform or floor attached to the principal building which is greater than 0.6 metre [2 ft.] above finished grade (on a single family or duplex lot) or existing grade (not on a single family or duplex lot).

Density
Amendment: 18414, 03/23/15
means a measurement of development intensity on a lot which shall be in either Floor Area Ratio or Unit Density.
Density – Floor Area Ratio

Amendments: 12239, 04/18/94; 13540, 10/19/98; 14030, 06/19/00; 14519, 10/15/01; 14549, 05/13/02; 16918, 05/04/09; 17471, 10/03/11

means the figure obtained when the area of all the floors of the buildings constructed or proposed to be constructed on a lot is divided by the area of the lot, subject to the following:

(a) The floor area of the building shall be measured to the lesser of the outside edge of the exterior walls or sheathing, excluding basements, crawl spaces less than or equal to 1.5 metres [5 ft.] clear height, balconies, canopies, terraces and decks;

(b) when calculating the floor area ratio, undevelopable areas are excluded from the lot area in all zones other than in the single family residential zones except in RA, RA-G, RH and RH-G Zones. Where the exclusion of the undevelopable areas in the RA, RA-G, RH and RH-G Zones results in a lot size that is less than the minimum lot size permitted in Section K of the Zone, the floor area ratio shall be calculated using the minimum lot size permitted in that Zone;

(c) those areas used as an accessory use for parking within the building envelope or underground parking are excluded; and

(d) where parking is a principal use of the lot, those areas which are used for parking within the outermost walls of a building or underground shall be counted in the calculation.

Density – Unit

Amendments: 17290, 12/13/10

means the figure obtained when the total number of dwelling units excluding secondary suites constructed or proposed to be constructed on a lot is divided by the total area of the lot. Unless otherwise permitted in the Zone, the calculation of unit density shall exclude the undevelopable area from the total area of the lot.

Distribution Centre

means a building for the temporary storage of goods, except storage of dangerous goods and special wastes, for the purpose of sorting, transportation and distribution of goods off-site.

Drive-through Bank

Amendments: 12333, 07/25/94

means a financial institution with facilities which include an automobile lane to provide banking services to customers in their vehicles.

Drive-through Restaurant

Amendments: 13095, 05/12/97

see "Restaurant - Drive-through"
Part 1  Defns

**Driveway**

Amendments: 14120, 10/16/00; 15896, 01/09/06; 17471, 10/03/11

means a surfaced or paved portion of any lot that provides access for a vehicle to or from a highway.

**Drug Store**

Amendments: 16785, 10/20/08

means a commercial establishment with a gross floor area of 600 square metres [6,450 square feet] or greater which fills a broad range of pharmaceutical prescriptions, and which includes the display for sale of health and beauty products and general merchandise on at least 65% of its gross floor area.

**Duplex**

see "Dwelling - Duplex"

**Dwelling - Duplex**

Amendments: 12737, 01/15/96

means a multiple unit residential building consisting of 2 dwelling units, excluding secondary suites, which are connected at or above finished grade by an interdependent structural system between rooms other than a garage or carport provided the interdependent structural system constitutes a minimum of 50% of the average building depth.

**Dwelling - Multiple Unit Residential**

means the dwelling unit contained within a multiple unit residential building.

**Dwelling – Single Family**

Amendments: 17290, 12/13/10; 17471, 10/03/11

means a detached building used for residential purposes that consists of one dwelling unit, and where permitted by this By-law, one secondary suite.

**Dwelling Unit**

Amendments: 13056, 04/21/97

means 1 or more habitable rooms which constitute 1 self-contained unit used or intended to be used for living and sleeping purposes for which is provided:

(a) cooking equipment or the facilities for the installation of cooking equipment; and

(b) one or more bathrooms with a water closet, wash basin and shower or bath.

**Dwelling Unit – Corner**

means an end dwelling unit contained within a row housing building located on a corner lot

**Dwelling Unit – End**

means a dwelling unit other than an internal dwelling unit contained within a row housing building

**Dwelling Unit – Internal**
Part 1

Defns

means a *dwelling unit* contained within a *row housing building* and attached to two other *dwelling units* on opposite sides within the same *row housing building*.

**Eating Establishment**
means a commercial establishment which serves prepared food to the public for consumption on or off the premises and includes *coffee shop*, *restaurant*, catering and *drive-through restaurants* but excludes *neighbourhood pubs*.

**End Dwelling Unit**
see "Dwelling Unit – End"

**End Lot**
means a *lot* that is other than a *corner lot* which contains an *end dwelling unit* in a *row housing building*.

**Entertainment Uses**

*Amendments: 13316, 02/09/98 *
means facilities which provide for the enjoyment of patrons, and includes *theatres* and dancing establishments and excludes recreational uses and *casino halls*.

**Existing Grade**
means the lowest ground elevation existing prior to construction, as established on a legal survey plan by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the *lot* to raise the ground elevation up to, but not above, the average elevation of adjacent *lots* at the adjoining *lot lines*.

**Family**
means 1 or more persons occupying a *dwelling unit* and living as a single non-profit housekeeping unit.

**Farm-Based Winery**
means a provincially licensed wine-making establishment within the *Agricultural Land Reserve* operated under the conditions specified in the *Agricultural Land Commission Act*. For the purposes of this By-law, cider-making is included.

**Farm Identification Sign**

*Amendments: 13095, 05/12/97 *
see "Sign - Home or Farm Identification"

**Farm Operation**

*Amendments: 17471, 10/03/11 *
means 1 or more *lots* being used for an agricultural use which is classified as a farm under the *B.C. Assessment Act*, R.S.B.C. 1996, and is managed as a single farm.
Farm Residential Footprint

Amendments: 17771, 11/05/12; 18874, 11/07/16

means the portion of a lot that includes a principal single family dwelling and the accessory farm residential facilities.

Finished Grade

Amendments: 12333, 07/25/94; 17181, 06/07/10; 17471, 10/03/11

means:
(a) the rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City at the time of subdivision when the lot was created; or

(b) where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, the lowest ground elevation existing prior to construction, as established on a legal survey by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.

Firearms Certification

means a business which provides government certified firearms training, using fully deactivated and unfireable firearms, under full supervision of a federally certified instructor.

Flanking Street

means a highway, excluding a lane, abutting a lot line not being the front or rear lot line.

Floodplain Plant Species

means plant species that are typical of an area of inundated or saturated soil conditions and that are distinct from plant species on freely drained, adjacent upland sites.

Floor Area Ratio

see "Density - Floor Area Ratio"

Forestry

means the harvesting of trees and carrying out of all silviculture and forest management and protection practices, the sale of forest products, including fuel wood, pulp wood, timber and trees produced on the same land and excludes industrial uses such as pulp and paper mills.

Front Lot Line

Amendments: 13095, 05/12/97

see "Lot Line - Front"
Front Yard

Amendments: 13095, 05/12/97

see "Yard - Front"

Frontage

means the common boundary shared by the front lot line and a highway, excluding a lane. On a corner lot, the frontage shall be considered to be the shorter of the highway boundaries, regardless of the direction the buildings on the lot are to face.

Fur Farm

means structures and land intended for the keeping of mink or fox or other fur-bearing animals for commercial purposes.

Gaming Facility

Amendments: 13316, 02/09/98

means an establishment which is used or intended to be used for gaming purposes and includes arcades, casino halls, video lottery gaming and slot machine gaming but excludes bingo halls and facilities regulated by the British Columbia Racing Commission.

Gasoline Station

means a place of business where automotive fuel and automotive accessories are retailed to the general public and includes full-service, self-service and combined service gasoline stations.

General Service Uses

Amendments: 12333, 07/25/94; 17471, 10/03/11; 17773, 04/22/13

means a business which provides services, other than personal service uses to the individual or to other businesses and includes photocopying services, film processing, rentals, appliance repair services, veterinary clinics, adult education institutions, banks, but excludes automotive service uses, firearms certification, industrial equipment rental and retail stores.

Golf Course

means an outdoor sport and includes par 3, executive and regulation golf courses and excludes mini-golf.

Government Liquor Store

means a government liquor store, government beer store, government wine store or an agency established by the General Manager of the Liquor Distribution Branch under the authority of the Liquor Distribution Act, R.S.B.C. 1996, chapter 268, as amended.

Grade

Amendments: 17471, 10/03/11

see "Finished Grade" and "Existing Grade"

Greenhouse

means a building covered with translucent material and used for the purpose of horticulture.
Gross Floor Area

means all the area of the floor enclosed by the outside edge of the exterior walls of a building, including without limitation stairways, elevator shafts, storage rooms and mechanical rooms.

Ground- Oriented

means a dwelling unit having an exclusive and direct access to a private open space area, other than a balcony or deck, with such private open space area abutting a communal open space area.

G.V.W.

means licensed gross vehicle weight.

Height –Building

see "Building - Height"

High Water Mark

means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and includes the active floodplain.

Highway

means a street, road, lane, bridge, viaduct or any other way open to the use of the public, but excludes a private right-of-way on a private lot.

Hobby Kennel

see "Kennel - Hobby"

Home Occupation

means an occupation or profession carried on as a business by a person residing in the same dwelling unit as the business, but shall exclude social escort services, automotive service uses and tow truck operations.

Home or Farm Identification Sign

see "Sign - Home or Farm Identification"
Horticulture means the cultivation of the ground for the purpose of growing fruits, vegetables, plants or flowers, including non-soil bound operations such as hydroponics but shall exclude the growing of cannabis.

Hospital means an institution which provides medical care for sick or injured patients, primarily those who are temporarily lodged in the institution, including acute hospital and rehabilitation hospital.

House Trailer means any vehicle, including tent trailer, recreational vehicle (other than a camper), camper conversion van, motor home and fifth wheeler, designed to travel on the highways, whether or not self-propelled, and to be used as temporary living or sleeping quarters by travellers.

Industrial means land designated Industrial in the Surrey Official Community Plan.

Industrial Equipment Rental means a business providing rental of heavy vehicles, machinery or mechanical equipment typically used in construction, manufacturing, assembling and processing operations and agricultural production.

Industrial Use means the manufacturing, processing, assembling, fabricating, testing, servicing or repairing of goods or materials including wholesale of products manufactured or processed on the lot.

Industry - Light Impact means an industrial use which is enclosed within a building and is not offensive by reason of smoke, vibration, smell, toxic fumes, electrical or electronic interference and produces no significant noise which in any way interferes with the use of any contiguous lot, but excludes salvage industry.

Industry – Salvage means industry relating to storing, wrecking, crushing, piling and similar operations of vehicles, machinery and other equipment which are otherwise considered not useable.
Industry – Transportation

Amendments: 17471, 10/03/11; 18487, 05/16/16

means industry relating to the transporting, distributing, and storing of goods or materials and the storage and service of transportation equipment and includes warehouse uses, distribution centres, port and railway facilities, bus terminals, truck refuelling facilities, truck parking facilities and sales and service of vehicles over 5,000 kilograms [11,023 lbs.] G.V.W. and excludes the storage of used tires.

Intensive Agriculture
see "Agriculture - Intensive"

Internal Dwelling Unit
see "Dwelling Unit - Internal"

Kennel – Commercial
means a kennel specifically set up for boarding, training and keeping of dogs not owned by the kennel operator or lot owner.

Kennel – Hobby

Amendments: 17471, 10/03/11

means a kennel where no more than 6 dogs over the age of 6 months, are kept on the premises for breeding or showing purposes. The operator of the hobby kennel must reside on the lot on which the hobby kennel is located.

Landscaping

Amendments: 17986, 07/29/13

means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, planters, foundations, sculptures, decorative fences and the like, arranged and maintained so as to enhance and embellish the appearance of a lot or where necessary to screen a lot. This must not include parking areas, uncleared natural bush, undergrowth or uncontrolled weeds.

Landscaping - Semiahmoo Trail

Amendments: 17471, 10/03/11

means any combination of trees, bushes, shrubs, plants, bark mulch, split rail fence and any other similar landscaping as determined by the City, arranged and maintained in a natural and forested state so as to create a suitable transition with Semiahmoo Trail. As determined by the City, this shall not include decorative paving, planters, foundations, sculptures, decorative fences or fences other than split rail fences, non-porous or paved parking areas, uncontrolled weeds and any other similar landscaping that detract from a natural and forested state.

Light Impact Industry
See "Industry - Light Impact"
Limited Advertising Sign

Amendments: 13095, 05/12/97

see "Sign - Limited Advertising"

Liquor Store

means a business licensed as a "licensee retail store" operation under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended.

Livestock

means any ungulate including cow, bull, horse, mule, ass, sheep, goat, swine or llama and includes their young.

Lodger

means a person who is provided with sleeping accommodation in a dwelling unit, for payment of rent.

Lot

means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the Land Title Office.

Lot – Corner

means a lot at the intersection or junction of two or more highways, excluding lanes.

Lot Coverage

Amendments: 12101, 07/11/94, 17462, 09/12/11

means the horizontal area produced by a vertical projection of the outside of the outermost walls or the area within the supporting elements of all buildings, outdoor covered areas, and structures on the lot, unless otherwise specified in the Zone.

Lot coverage shall be expressed as a percentage of the above horizontal area to the lot area, not including undevelopable area and land required for the purpose of a highway dedication. Any structure located in or beneath a finished grade (on a single family or duplex lot) or existing grade (not on a single family or duplex lot), provided that the top of such structure, other than guards, is located not more than 0.6 metre [2 ft.] above the finished grade or existing grade, shall be excluded from this calculation. In single family residential and secondary suite residential zones the calculation of lot coverage may include undevelopable areas.

Lot – Internal

means a lot that is other than a corner lot or end lot and which contains an internal dwelling unit in a row housing building.

Lot Line

means any line which forms the boundary of a lot.
Lot Line – Front

Amendments: 17471, 10/03/11

means:

(a) the lot line common to a lot and an abutting highway excluding lane; or
(b) where the lot is a corner lot, the shortest of the lot lines abutting a highway shall be the front lot line; or
(c) where the lot is a corner lot and both lot lines abutting a highway are equal in length, 1 lot line shall be selected as the front lot line and the other lot line shall be selected as the side lot line; or
(d) where the lot is a through lot, both lot lines common to a lot and abutting highways shall be the front lot line.

Lot Line – Rear

means the lot line opposite to, not adjoining and most distant from the front lot line. Where there is more than 1 lot line opposite to and not adjoining the front lot line, all said lot lines shall be considered the rear lot line where the distance from the front lot line equals or exceeds the minimum lot depth. Distance shall be measured between the midpoints of the lot lines.

Lot Line – Side

Amendments: 17471, 10/03/11

means a lot line other than the rear lot line or the front lot line.

Lot – Through

means a lot abutting two parallel or approximately parallel highways, excluding lanes.

Manufactured Home

Amendments: 17471, 10/03/11

means a factory built dwelling unit certified prior to placement on the lot as having been built:

(a) as a modular home in accordance with CSA A277 building regulations; or
(b) as a mobile home in accordance with CAN/CSA Z240 building regulations,

arriving at the lot ready for occupancy apart from incidental operations and connections.

Manufactured Home Park

means any lot, upon which 2 or more manufactured homes, occupied or intended to be occupied for dwelling purposes, are located, excluding any lot upon which manufactured homes are fabricated or placed for the purposes of storage or inspection and sales.

Manufactured Home Space

means an area set aside and designated within a manufactured home park for the installation or placement of a manufactured home, including space for the exclusive accessory use by the owner or occupant of that manufactured home.
Marina
means a facility which provides for the launching, moorage and storage of boats and yachts and includes rental of boats.

Methadone Clinic
Amended: 13769, 01/22/01
a premise used principally to prescribe methadone to persons with opiate addiction and may include the provision of counselling and other support services to those persons.

Methadone Dispensary
Amended: 16751, 09/08/08
means a business selling or filling methadone prescriptions for customers as the primary activity of the business and which does not display for sale health and beauty products and general merchandise on at least 65% of its gross floor area, but excludes a drug store or a small-scale drug store.

Mink Farm
see "Fur Farm"

Mixed Employment
means land designated Mixed Employment in the Surrey Official Community Plan.

Mobile Home
see "Manufactured Home"

Mobile Home Park
see "Manufactured Home Park"

Multiple Residential
Amendments: 17471, 10/03/11
means land designated Multiple Residential in the Surrey Official Community Plan.

Multiple Unit Residential Building
Amendments: 17471, 10/03/11
means a building which contains 2 or more dwelling units, excluding secondary suites.

Multiple Unit Residential Dwelling
Amendments: 13095, 05/12/97
see "Dwelling - Multiple Unit Residential"

Municipal Building
Amendments: 12333, 07/25/94
means a building that is owned and operated by the City of Surrey for municipal purposes.
Municipal Building and Assembly Hall Sign

Amendments: 13095, 05/12/97

see "Sign - Municipal Building and Assembly Hall"

Mushroom Growing

means structures and land used or intended to be used for the growing of mushrooms for commercial purposes.

Natural Boundary

means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distance from that of its banks, in vegetation, as well as in the nature of the soil itself.

Neighbourhood Pub

Amendments: 14835, 11/18/02

means a business licensed as "liquor primary" under the Regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.

Non-conforming Building or Use

means any building or use which does not conform with any or all of the regulations for the Zone in which such a building or use is located.

Official Community Plan

Amendments: 12333, 07/25/94; 18414, 03/23/15

means the community plan adopted by the City Council under the Local Government Act, R.S.B.C. 1996, chapter 323, as amended.

Open Space

means an outdoor area which is intended for preservation or for passive or active recreational purposes and does not include required setbacks or the area intended for storage, parking and circulation.

Outdoor Display Area

Amendments: 13774, 07/26/99

means the unheated area, outside a building, used for display of retail merchandise, excluding parking area, where the public is admitted.

Parking Facility

Amendments: 17471, 10/03/11

means a building, structure or land designed or intended for short-term parking of vehicles weighing less than 5,000 kilograms [11,023 lbs.] G.V.W., with or without charge.
Parking Facility – Underground

Amendments: 13774, 07/26/99, 17462, 09/12/11

means a *structure* that:

(a) contains *parking spaces* and associated *driveways* and manoeuvring aisles; and

(b) has its roof or the finished floor next above it, not more than 0.8 metre [2.62 ft.] above the adjacent *finished grade* (on a single family or duplex *lot*) or *existing grade* (not on a single family or duplex lot).

Parking Lot - At Grade, not on Single Family or Duplex Lot

Amendments: 13774, 07/26/99; 17471, 10/03/11

means a *parking facility* at *existing grade*.

Parking Space

Amendments: 13774, 07/26/99

means a space for the parking of a *vehicle* either inside or outside a *building* or *structure*, but does not include maneuvering aisles and other areas providing access to the space.

Parking Within Building Envelope

Amendments: 17471, 10/03/11

means 1 of, or a combination of the following:

(a) parking area forming an integral part of the *principal building*, provided, however, that not less than 50% of such parking area shall be under the interior usable space of the *principal building*. The remaining portion of the parking area shall be covered with a roof integrated into the roof *structure* of the *principal building*.

(b) parking area forming an integral part of the *principal building*, provided, however, that any portion of the parking area not under or within the *principal building* shall be covered. The *structure* covering the parking area not under the *principal building* shall be landscaped and accessible for recreation uses.

Passive Recycling Container

means a container with a maximum capacity of 15 cubic metres [525 cubic feet] used for the deposit of recyclable material where such material is to be removed from the *lot* on a regular basis.

Pawnshop

Amendments: 13251A, 03/16/98

means the business of taking goods and chattels in pawn.
Part 1  Defns

Payday Loan Store
means the business of offering, arranging or providing payday loans (as defined in the Business Practices and Consumer Protection Act, S.B.C. 2004 c.2, as amended, and regulated by the Payday Loans Regulation, B.C. Reg. 57/2003, as amended) to consumers.

Personal Care Facility
see "Care Facility"

Personal Service Use
**Amendments: 17462, 09/12/11**
means a commercial establishment which provides for the care and appearance of the body including barbershop and beauty parlour, or the cleaning and repair of personal effects including cleaning and repair of clothing and shoe repair shop.

Piggery
means the keeping of 2 or more pigs for commercial purposes.

Place of Worship
means a building, or portion thereof, providing for the assembly of persons for religious purposes and includes buildings, or portion thereof, in which religious services of any denomination are held."

Poultry Farming
means the keeping of more than 12 head of poultry.

Primary Processing
means the preparation for shipment of horticultural products and crops by field processing, cleansing, sorting, packaging and storing.

Principal Building
means any building to accommodate a principal use.

Principal Use
means a use, other than an accessory use, specifically permitted in a Zone.

Private School
see "School - Private"

Processing - Primary
see "Primary Processing"

Public School
see "School - Public"
Pump Island
Amendments: 17703, 07/23/12
means a base upon which automotive fuel dispensing equipment is mounted.

Purchase
Amendments: 13251A, 03/16/98
means buy, barter, deal in, take in exchange, take in part payment, take in as a pawn or pledge, or receive on consignment.

Qualified Environmental Professional (QEP)
means a professional Biologist, Geoscientist, Engineer, Forester and/or Agrologist registered by their professional association to practice in British Columbia, with demonstrated education, expertise, accreditation and knowledge relevant to sensitive environments, ecosystems and/or riparian/streamside management.

Railway
Amendments: 13862, 11/15/99; 14362, 04/30/01
means one or more rail lines including, without limitation, tracks, spurs, branch lines, extensions, and tramways, but excluding spurs and tracks which are located within a commercial or industrial zone and exclusively serve a commercial or industrial operation along the said spurs and tracks.

Railway Land
Amendments: 13862, 11/15/99; 14362, 04/30/01; 17471, 10/03/11
means a piece of real property, which may or may not be a lot on which a railway is located or intended to be located as determined by the City, provided that where a railway is confined within a right-of-way, easement, or other charge registered in the Land Title Office, only that portion of the real property within the said right-of-way, easement, or other charge shall be regarded as railway land.

Rear Lot Line
Amendments: 13095, 05/12/97
see "Lot Line - Rear"

Rear Yard
Amendments: 13095, 05/12/97
see "Yard - Rear"

Recreational Facility
Amendments: 12333, 07/25/94; 13316, 02/09/98; 19817, 05/27/19
means a facility for the provision of recreation and sports including health and fitness centres, yoga and dance studios, self-defence studios, bowling alleys, skating and curling rinks, swimming pools and bingo halls as well as associated accessory retail sales; specifically excludes casino halls.
Recycling Depot

Recycling Depot means a building which is used or intended to be used for collecting, sorting, refunding and redistributing recyclable materials and specifically excludes the processing of recyclable material, other than the breaking of glass bottles.

Recycling Plant

Recycling Plant means a facility in which recoverable resources, including newspapers, magazines and other paper products, glass and metal cans, are recycled, reprocessed and treated to return such products to a condition in which they may again be used for production.

Replacement Single Family Dwelling

Replacement Single Family Dwelling means a detached single family dwelling which is under construction and which upon completion will replace the existing single family dwelling located on the same residential lot.

Residential

Residential means land designated Suburban, Suburban-Urban Reserve, Urban or Multiple Residential.

Restaurant

Restaurant means a commercial establishment that serves food or beverages primarily to persons seated within the building and includes cafes, tea rooms, outdoor cafes and drive-through restaurants.

Restaurant - Drive-through

Restaurant - Drive-through means a commercial establishment where food or beverages are sold to customers in motor vehicles, regardless of whether or not it also serves prepared food or beverages to customers who are not in motor vehicles, for consumption either on or off the premises.

Retail Store

Retail Store means the business of selling goods or merchandise to the ultimate consumer for personal consumption or household use and not for resale purposes and includes convenience stores, drug stores, small scale drug stores, video rental, household equipment rental, retail warehouse uses, government liquor stores, and flea markets which are wholly enclosed within a building, but excludes vehicle sales and rentals, liquor stores, marijuana dispensaries and methadone dispensaries.

Retail Warehouse Uses

Retail Warehouse Uses means the retail of goods in bulk quantities and the retail of household goods such as furniture and carpeting, from a warehouse building.
Row Housing Building
means a multiple unit residential building formed by a minimum of three side by side dwelling units attached to each other in a row with each dwelling unit located on its own lot.

Salvage Industry
see "Industry - Salvage"

School – Private

means a place of learning which is provided, maintained and operated principally at private expense and involves a curriculum of elementary or secondary academic instruction as governed by the Independent School Act, R.S.B.C. 1996, Chapter 216, as amended and includes student dormitories.

School – Public
means a place of learning which is provided, maintained and operated principally at the expense of the public purse and involves a curriculum of elementary or secondary academic instruction.

Secondary Suite

means a second dwelling unit, located within an owner-occupied single family dwelling.

Secondhand Store

means a place of business using more than 2.5 square metres (27 square feet) of floor area of a building for the purchase and sale of the following secondhand goods or merchandise:

1. electronic equipment, including but not limited to audio and video equipment and accessories, computers, printers and fax machines;
   or

2. two or more of the following: bicycles, sports equipment, luggage, jewelry, cameras, musical equipment and tools.

Secure Bicycle Parking Area
means a secured, enclosed area for bicycle spaces.

Self-Storage Warehouse
means one or more fully enclosed building(s) with independent access to individual spaces leased or rented for the storage of goods that may also include administrative office space and accessory sales of packing supplies; and specifically excludes storage of vehicles, combustible, flammable hazardous or toxic materials, and perishable food and animal products.
Semiahmoo Trail
means the area shown in Schedule H.

Semiahmoo Trail Landscaping
see "Landscaping – Semiahmoo Trail"

Semi-Detached Residential Building
Amendments: 15145, 07/05/04
means a side by side duplex with each dwelling unit located on a separate fee simple lot.

Separation
means the least horizontal distance between buildings on the same lot, excluding eaves, chimneys, hutches, balconies or decks and bay or boxed windows which may encroach on each storey to a maximum of 0.6 metre [2 ft.], provided that said hutches, and bay or boxed windows shall not exceed a total of 2.4 metres [8 ft.] in horizontal length along any exterior wall.

Setback
Amendments: 13093, 05/12/97
means the least horizontal distance from the lot line to the building, excluding eaves, chimneys, hutches, balconies or decks and bay or boxed windows which may encroach on each storey into the required setbacks, to a maximum of 0.6 metre [2 ft.], provided that said hutches and bay or boxed windows shall not exceed a total of 2.4 metres [8 ft.] in horizontal length along any exterior wall.

Shared Vehicle
means a four-wheeled vehicle owned and operated by an organization which provides car-sharing services to its members.

Shipping Container
Amendments: 17462, 09/12/11
means an enclosed unit used or intended to be used for storing and transporting goods via ship, rail or truck, whether or not it is actually being used for such a purpose.

Side Lot Line
Amendments: 13095, 05/12/97
see "Lot Line - Side"

Side Yard
Amendments: 13095, 05/12/97
see "Yard - Side"

Sign – Assembly Hall
see "Sign - Municipal Building and Assembly Hall"
Sign – Block Watch
means a *sign* advertising the police department's programme of property surveillance by the community.

Sign – Farm Identification
see "Sign - Home or Farm Identification"

Sign - Home or Farm Identification
*Amendments: 17471, 10/03/11*
means a *fascia sign or free-standing sign* which identifies a residence or a *farm operation*.

Sign – Limited Advertising
means a *sign* to provide a limited amount of changeable copy advertising space.

Sign – Municipal Building and Assembly Hall
*Amendments: 17471, 10/03/11*
means a *free-standing sign or fascia sign* located on the *lot* of a *Municipal building* or facility or an *assembly hall*, indicating thereon, the name of the said *building* or facility and the activities pertaining thereto.

Sign – Tourist Information
see "Sign - Welcome or Tourist Information"

Sign - Welcome or Tourist Information
*Amendments: 12333, 07/25/94*
means a *sign* designed to orient the visitor and assist in the location of community facilities and services or to indicate general tourist information relating to the *City* as a whole.

Single Family Dwelling
see "Dwelling - Single Family"

Site Area for Subdivision
means a tract of land proposed to be subdivided under the provisions of the "Surrey Subdivision and Development By-law".

Sleeping Unit
means a room which is used or intended to be used for accommodation by 1 or more persons.
Slot Machine Gaming

Amendments: 13316, 02/09/98; 15725, 05/18/05

means a *gaming facility* containing devices, mechanically, electronically or otherwise operated or intended to be operated for gaming purposes by means of insertion of money or cards or coins equivalent to money, but such devices shall not include an electronic machine programmed to allow personal play where a person is able to play bingo against a computer or to play e-tabs or e-scratches generated by a computer.

Small-Scale Drug Store

Amendments: 13316, 02/09/98; 15725, 05/18/05; 16785, 10/20/08; 17428, 07/11/11

means a commercial establishment with a *gross floor area* of less than 600 square metres [6,450 square feet] which fills a broad range of pharmaceutical prescriptions and excludes *methadone dispensary*.

Social Escort Service

means the business of providing male or female escorts for social occasions.

Soil Amendment

means the application of any or some combination of the following for the purpose of enhancing the soil capability of a *farm operation*:

(a) compost or bio solids from *agricultural* or *horticultural* waste produced on a *farm operation* for application on the same *farm operation*; or
(b) fertilizers, manure, mulches, or soil conditioners.

Special Waste

Amendment: 18414, 03/23/15

means any substance designated as such under the *Environmental Management Act*, S.B.C. 2003, chapter 53, as amended.

Stream

means any of the following that provides fish habitat:

(a) a watercourse, whether it usually contains water or not;
(b) a pond, lake, river, creek, brook, ravine, swamp, gulch or natural or channelized stream; or
(c) a ditch, spring or wetland, that is connected by surface flow to any items referred to in (a) or (b) above.

Streamside Setback Area

means the horizontal area within a lot, that is calculated by measuring the distance perpendicularly, as specified in that portion of Part 7A, Section B.1 (which may be modified by Section B.2) and Section B.3, from the top of bank in the direction away from the stream, where land disturbance of any kind is prohibited.
Structure
means a construction of any kind whether fixed to, supported by or sunk into land, including stadiums, sheds, fences, platforms, display signs, tanks, poles, towers, swimming pools, windmills, chimney towers, satellite dishes and spires.

Suburban
means land designated Suburban in the Surrey Official Community Plan.

Suburban-Urban Reserve
means land designated Suburban-Urban Reserve in the Surrey Official Community Plan.

Tandem Parking
Amendments: 13774, 07/26/99
means the placement of one parking space behind another parking space, such that only one parking space has unobstructed access to a drive aisle, driveway, or highway.

Tandem Parking Space
Amendments: 18434, 04/27/15
means a space for the parking of a vehicle either inside or outside a building or structure in a tandem parking arrangement, but does not include maneuvering aisles and other areas providing access to the space.

Temporary Homeless Shelter
Amendments: 13847, 10/18/99
means a building used to provide temporary sleeping accommodation at no cost for persons in need.

Theatre
means a building used or intended to be used for live theatre or for the projection of motion picture films classified as general, mature, 14 years, or restricted under the Motion Picture Act B.C. Reg. 260/86.

Theatre 2
means a building used or intended to be used for the projection of motion picture films classified as restricted designated under the Motion Picture Act B.C. Reg. 260/86, where there is 1 or more film viewers made available for use by the public or both.

Through Lot
see "Lot - Through"
Top of Bank
means

(a) the point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break; and

(b) for a floodplain area not contained in a ravine, the edge of the active floodplain of a stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge.

Tourist Accommodation
means a building, in which the transient public, in return for consideration, is provided with:

(a) lodging for not more than 182 days in a 12-month period; and

(b) an office with a public register;

and excludes tourist trailer parks and camp-sites.

Tourist Information Sign
see "Sign - Welcome or Tourist Information"

Tourist Trailer Park
means a lot which has been planned and improved, or is intended for the placement of house trailers, campers and other recreational vehicles for transient use.

Town Centre
means a Town Centre area as shown in Schedule D.2 to D.6.

Transit Exchange
means an off-street public transit facility comprised of multiple bus bays and/or light rail platforms and related structures such as passenger shelters, waiting areas, mechanical equipment, information and ticketing kiosks, maintenance rooms and restrooms for the use of transit operators.

Transportation Industry
see "Industry - Transportation"
Truck Parking Facility

Amendments: 18487, 05/16/16

means the parking or storage of vehicles exceeding 5,000 kilograms [11,023 lbs.] G.V.W. excluding wrecked vehicles.

Underground Parking

Amendments: 14120, 10/16/00

see "Parking Facility - Underground"

Undevelopable Area

Amendments: 12333, 07/25/94

means the portion of a lot containing the following features:

(a) utility rights-of-way, excluding City services; or

(b) ravine, swamps, river banks and similar features which make the said portion of the lot unsuitable for the placement of buildings and structures of which the boundary shall be determined by a line 5 metres [16 ft.] inland from the top-of-bank.

Unit Density

see "Density - Unit"

Urban

means land designated Urban in the Surrey Official Community Plan.

Use – Accessory

see "Accessory Use"

Use – Principal

see "Principal Use"

Vehicle

means a motor vehicle as defined in the Motor Vehicle Act R.S.B.C. 1979, c. 288.

Video Lottery Gaming

Amendments: 12632, 07/31/95; 17471, 10/03/11

means any activity or game of chance for money or other valuable consideration carried out or played on or through a computer, electronic or other video device or machine, but excluding the following:

(a) the purchase and sale of lottery tickets pursuant to a government approved lottery scheme administered by the Public Gaming Branch and the British Columbia Lottery Corporation;
(b) pari-mutuel systems and machines that are duly licensed under regulations pursuant to Section 204 of the **Criminal Code** and under the **Horse Racing Act**, S.B.C. 1993, c. 51; or

(c) "pull-tab" machines that are owned and administered by the British Columbia Lottery Corporation.

**Warehouse Uses**
means the storing of large quantities of goods in a *building* and their distribution.

**Welcome or Tourist Information Sign**

--- Amendments: 13095, 05/12/97

see "Sign - Welcome or Tourist Information"

**Winery, Farm-Based**
see "Farm-Based Winery"

**Wrecked Vehicle**
means a *vehicle* that:

(a) is physically wrecked or disabled so it cannot be operated by its own mode of power;

(b) is wrecked or parts of a physically wrecked or disabled *vehicle*; or

(c) appears to be physically wrecked, although it could be operated by its mode of power, but is not displaying thereon a lawful current license for its operation on the *highway*.

**Yard**
means an area created by *setback*.

**Yard – Front**
means a *yard* which extends across the full width of the *front lot line*.

**Yard – Rear**
means a *yard* which extends across the full width of the *rear lot line*.

**Yard – Side**
means a *yard* which extends across the full width of the *side lot line*. 
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A. No person shall use land or buildings for any use, except for those specifically permitted in the Zone in which the land or building is located either in that Zone or in Part 4 General Provisions. Any use not specifically permitted in a Zone is an unlawful use.

B. Notwithstanding any other provision of each Zone, the uses permitted by Section B of these Zones 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 structures thereon shall be deemed to be authorized by Section B of each 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 in the "Surrey Subdivision and Development By-law".

2. All highways abutting and serving the land including boulevards, street lighting, wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out in the "Surrey Subdivision and Development By-law". 
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Part 3 - Zones

A. For the purpose of this By-law, the territorial area of the City of Surrey is hereby divided into the following zones:

Amendments: 12333, 07/25/94; 12301, 06/17/97; 13251B, 07/13/98; 13474B, 06/12/00; 14549, 05/13/02; 14653, 05/13/02; 15001, 07/07/03; 14996, 07/21/03; 15149, 01/26/04; 15212, 06/07/04; 15145, 07/05/04; 15220, 07/26/04; 15166, 11/01/04; 15664, 05/18/05; 17704, 07/23/12; 17691, 01/28/13; 17986, 07/29/13; 17936, 06/23/14; 18772, 05/08/17

A-1 General Agriculture Zone
A-2 Intensive Agriculture Zone
RA One-Acre Residential Zone
RA-G Acreage Residential Gross Density Zone
RH Half-Acre Residential Zone
RH-G Half-Acre Residential Gross Density Zone
RC Cluster Residential Zone
RF Single Family Residential Zone
RF-O Single Family Residential Oceanfront Zone
RF-SS Single Family Residential Secondary Suite Zone
RF-13 Single Family Residential (13) Zone
RF-G Single Family Residential Gross Density Zone
RF-12 Single Family Residential (12) Zone
RF-12C Single Family Residential (12) Coach House Zone
RF-10 Single Family Residential (10) Zone
RF-10S Special Single Family Residential (10) Zone
RF-9 Single Family Residential (9) Zone
RF-9C Single Family Residential (9) Coach House Zone
RF-9S Special Single Family Residential (9) Zone
RF-SD Semi-Detached Residential Zone
RM-D Duplex Residential Zone
RM-M Manufactured Home Residential Zone
RM-10 Multiple Residential 10 Zone
RM-15 Multiple Residential 15 Zone
RM-23 Multiple Residential 23 Zone
RM-30 Multiple Residential 30 Zone
RM-45 Multiple Residential 45 Zone
RM-70 Multiple Residential 70 Zone
RM-135 Multiple Residential 135 Zone
RMC-135 Multiple Residential Commercial 135 Zone
RMC-150 Multiple Residential Commercial 150 Zone
RMS-1 Special Care Housing 1 Zone
RMS-1A  Special Care Housing 1A Zone
RMS-2  Special Care Housing 2 Zone
PC  Cemetery Zone
PA-1  Assembly Hall 1 Zone
PA-2  Assembly Hall 2 Zone
PI  Institutional Zone
C-4  Local Commercial Zone
C-5  Neighbourhood Commercial Zone
C-8  Community Commercial Zone
C-8A  Community Commercial A Zone
C-8B  Community Commercial B Zone
C-15  Town Centre Commercial Zone
C-35  Downtown Commercial Zone
CHI  Highway Commercial Industrial Zone
CG-1  Self-Service Gasoline Station Zone
CG-2  Combined Service Gasoline Station Zone
CTA  Tourist Accommodation Zone
CCR  Child Care Zone
CPR  Recreation Zone
CPG  Golf Course Zone
CPM  Marina Zone
IB  Business Park Zone
IB-1  Business Park 1 Zone
IB-2  Business Park 2 Zone
IB-3  Business Park 3 Zone
IL  Light Impact Industrial Zone
IL-1  Light Impact Industrial 1 Zone
IH  High Impact Industrial Zone
IA  Agro-Industrial Zone
CD  Comprehensive Development Zones

As shown upon the maps designated as the "Zoning Maps" and marked as Schedule A to this By-law and bearing the following inscription:

These are the Zoning Maps referred to as "Schedule A" of Surrey Zoning By-law, 1993, No. 12000 and signed by the City Clerk.

___________________________  City Clerk

The said Zoning Maps are hereby attached to and made part of this By-law.

Note: Any area not designated on the said maps is hereby classified as A-1 General Agriculture Zone.
B. Notwithstanding Section A above, the following lots shall be excluded from Schedule A of this By-law and all the provisions of this By-law shall not apply, until amendments to this By-law to include these lots have been adopted:

1. Those lots which are zoned I-4 Special Industry Zone or I-P(2) Industrial Park Zone (Two) under Surrey Zoning By-law, 1979, No. 5942 on June 1, 1993.
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The following general provisions shall apply throughout the *City*:

A. **Uses Permitted in All Zones**

   **Amendments:** 14519, 10/15/01; 15149, 01/26/04; 15664, 05/18/05; 17471, 10/03/11; 17936, 06/23/14; 18414, 03/23/15; 19261, 06/26/17

   1. **Public Uses:**

      (a) The following uses may be located in any Zone:

      i. Municipal playgrounds and recreation areas.

      ii. Telecommunication towers, subject to the following conditions:

         a. all such towers shall comply with all *setback* regulations applicable to *principal buildings* for the Zone in which the said tower is located;

         b. in the case of towers that are free-standing (affixed directly onto the ground, rather than on a *building*) the height shall not exceed 12 metres [40 ft.]; and

         c. in the case of towers erected upon a *building*, the height of the tower shall not exceed 3.0 metres [10 ft.] above the roof on which it is located; and

         d. the limitations on height of towers set out in (b) and (c) do not apply to amateur radio stations.

      iii. *Public schools* and School District Administration Buildings provided that:
a. Such buildings shall be sited as follows:

<table>
<thead>
<tr>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 m. [50 ft.]</td>
<td>15 m. [50 ft.]</td>
<td>6 m. [20 ft.]</td>
<td>15 m. [50 ft.]</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law).

b. For the purpose of building construction, the maximum density shall not exceed a floor area ratio of 0.40.

iv. Municipal buildings provided they shall have a minimum side, front and rear yard setback equal to the greater of the height of the principal building or the setbacks for the principal building prescribed in the Zone.

(b) The uses listed in Sub-section A.1(a), shall make provision for landscaping as follows:

i. All portions of the lot not covered by buildings, structures or paved areas shall be landscaped, including the retention of mature trees. This landscaping shall be maintained; and

ii. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

2. **Utilities and Services:**

An electrical transformer station, sewage treatment plant, Municipal utility operation, Municipal service operation, water pumping station, reservoir or other utility structure or use may be located in any Zone provided that:

(a) The minimum lot area is no smaller than the minimum lot size allowed in the area, except in the A-1 and A-2 Zones. In the A-1 and A-2 Zones, the minimum lot size shall be 0.4 hectare [1 acre];
3. **Uses Within Utility Rights-of-Way:**

Notwithstanding the permitted uses set out in Section B of each Zone, where a utility right-of-way has been registered against a lot or a portion of a lot, the said lot or portion of a lot covered by the right-of-way may only be used, in addition to utility uses permitted apart from this Section and by the terms of the right-of-way, for open space, agricultural, horticultural and associated uses, excluding poultry farming, mushroom growing, piggeries, mink farms, kennels or feedlots, except as follows:

(a) In the IB, IB-1, IB-2, IB-3, IL, IL-1, and IH Zones, such lands may also be used for parking and storage, provided that such uses shall be accessory to a principal use on the lot and are permitted by the terms of the right-of-way.

(b) In the C-4, C-5, C-8, C-8A, C-15, C-35, CHI, CG-1, CG-2, CTA, CCR, CPR, CPG, CPM, RM-D, RM-M, RM-10, RM-15, RM-30, RM-45, RM-70, RM-135, RMC-135, RMC-150, RMS-1, RMS-2, PC, PA-1, PA-2 and PI Zones, such lands may also be used for surface parking, provided that such use is accessory to a principal use permitted on the lot, permitted by the right-of-way and further provided that where the Greenways Network Map of the Official Community Plan indicates a linear open space system along the said right-of-way, uninterrupted public access to and through the lands shall be provided by a right-of-way not less than 10 metres [33 ft.] wide.

4. Where land in a Zone cannot be used for the permitted uses set out in Section B for that Zone due to the unavailability or inadequacy of those Municipal facilities and services required by Part 2 Uses Limited, such land may be used for those permitted uses set out in Section B.1 of the A-1 Agricultural One Zone.
5. **Public Transit Facilities:**

The following may be located in any Zone:

(a) SkyTrain Advanced Light Rapid Transit Station, which may include *accessory retail* or service commercial *uses*, provided that the *accessory commercial uses*:

i. Are developed as an integral part of the station or *lot*; and

ii. On the station *lot* do not exceed a total of 60 square metres [646 sq. ft.] gross floor area;

(b) Transit facilities including a *bus layover facility* and/or a *transit exchange*, provided that:

A fully landscaped 6.0 metre [20 ft.] setback is maintained between any *structure* or paved area associated with a *bus layover facility* or a *transit exchange* and any adjacent *residential lot*.

B. **Uses Permitted in Specific Zones**

<table>
<thead>
<tr>
<th>Amendments: 12179, 03/21/94; 12333, 07/25/94; 13898, 12/13/99; 13769, 01/22/01; 14549, 05/13/02; 16957, 06/29/09; 17290, 12/13/10; 17471, 10/03/11; 18414, 03/23/15; 18487, 05/16/16; 18753, 07/11/16; 18772, 05/08/17; 19261, 06/26/17</th>
</tr>
</thead>
</table>

1. **Amenity Space:**

Where *amenity space* is required in the Zone, said *amenity space* shall be maintained and operated as such, exclusive of any areas for maintenance, storage or property management offices and kept open to the residents at all reasonable times.

2. **Bed and Breakfast and Boarding and Lodging:**

(a) **Bed and Breakfast**:

Where the *bed and breakfast* use is permitted, the following conditions shall apply:

i. Not more than 6 patrons shall be accommodated within 1 *dwelling unit*;
ii. Not more than 3 bedrooms shall be used for the bed and breakfast operation;

iii. No cooking facilities or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;

iv. Parking of cars, trucks, house trailers, campers or boats operated by the patrons shall be provided for within the lot;

v. No patron shall stay within the same dwelling for more than 30 days in a 12-month period; and

vi. A valid business license has been issued for the use.

(b) Boarding and Lodging:

Where boarders or lodgers are permitted, the following conditions shall apply:

i. Not more than 2 patrons shall be accommodated within 1 dwelling unit;

ii. No cooking facilities or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;

iii. Parking of cars, trucks, house trailers, campers or boats operated by the patrons shall be provided for within the lot; and

iv. Where more than 2 patrons are accommodated, a valid business license has been issued for the use.

(c) Where the bed and breakfast use and boarders or lodgers are permitted the maximum number of patrons accommodated for both uses shall not exceed 6.

(d) The bed and breakfast use and boarders or lodgers are not permitted in a building containing a secondary suite.
3. **Building Requirement:**

No use on any commercial or industrial zoned lot, excluding parking facilities and truck parking facilities, provided the owner obtains a truck parking facility permit from the City shall take place unless there is a building on the said lot that exceeds 100 square metres [1,076 sq.ft.] and contains washroom facilities.

4. **Care Facilities, Alcohol and Drug Recovery Houses, Community Services and Child Care Centres:**

   (a) *Care Facilities and Alcohol and Drug Recovery Houses* which accommodate no more than 10 persons where not more than 6 of whom are persons in care, may be located in any residential Zone.

   (b) *Community Services* may be permitted in any multiple residential, commercial, mixed employment or industrial Zone.

   (c) *Child Care Centres* which are provincially licensed facilities to accommodate 8 children or less, may be permitted in any residential Zone as an accessory use to a residential use.

5. **Garbage and Recyclable Material Containers:**

Any multiple residential, commercial, mixed employment or industrial development shall provide a facility for garbage containers and passive recycling containers as follows:

   (a) Containers shall be clearly labeled for source separation; and

   (b) In the case of buildings constructed prior to June 30, 1991 (Surrey Zoning By-law, 1979, No. 5942, Text Amendment By-law, 1991, No. 10916) 1 parking space may be used for this purpose without affecting the parking requirement for the development.

6. **Home Occupations:**

   (a) **Type I Home Occupations:**

   Type I *Home Occupations* are permitted in any Zone permitting either a single family dwelling or a duplex, provided that:

   i. No person other than a member of the immediate family occupying the dwelling may be employed;

   ii. No goods are displayed or sold on the premises;
iii. No alterations are made which change the character of the building as a dwelling;

iv. The aggregate floor area of all home occupations shall not exceed 25% of the area of 1 floor of the principal building regardless of whether the home occupation is, or will be, carried on in the principal building or in an accessory building or structure; and

v. No evidence of the home occupation including storage of materials or illuminated signs, shall be visible from outside the confines of the dwelling.

(b) Type II Home Occupations:

Type II Home Occupations are permitted in any Zone permitting a dwelling unit provided that:

i. The use of the premises for a home occupation shall be confined to the incidental use of a telephone and records pertaining directly to that business;

ii. No goods are to be displayed, stored or sold on the premises;

iii. No alterations are made which change the character of the dwelling;

iv. No signs are displayed on the premises;

v. The storage of vehicles or equipment associated with a home occupation is not permitted on or near the lot; and

vi. In the case of rental premises, the business license applicant will be required to obtain the permission of the owner of the premises before a business license under this Section can be issued.

7. Keeping of Animals

(a) The keeping of livestock, poultry, rabbits and chinchillas in the RA, RH, RF and RF-SS Zones is subject to the following maximum permitted numbers:

i. Two (2) livestock for every 0.4 hectare [1 acre], with the minimum lot size of 0.4 hectare [1 acre];
Part 4  Gen Prov

ii. Six (6) sheep or goats, for every 0.4 hectare [1 acre], with the minimum lot size of 0.4 hectare [1 acre];

iii. Twelve (12) head of poultry, excluding roosters, for every 0.4 hectare [1 acre], with the minimum lot size of 0.4 hectare [1 acre];

iv. Rabbits and chinchillas where the lot is 0.4 hectare [1 acre] or greater, or 2 rabbits or chinchillas where the lot is less than 0.4 hectare [1 acre].

(b) Buildings and structures to shelter the animals permitted in Sub-section B.7(a) shall be situated as follows:

<table>
<thead>
<tr>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>36.0 m.</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>36.0 m.</td>
</tr>
<tr>
<td>[120 ft.]</td>
<td>[25 ft.]</td>
<td>[25 ft.]</td>
<td>[120 ft.]</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

(c) Despite Sub-section 7(a), the keeping of pigeons and doves may be permitted in the RA, RA-G, RH, RH-G, RF, RF-SS, RF-13, RF-G, RF-12 and RM-D Zones, provided that:

i. the lot is not less than 560 square metres [6,000 sq.ft.];

ii. the total number of pigeons and doves shall not exceed 15 birds per 93 square metres [1,000 sq.ft.] of lot area; and

iii. the keeping of pigeons and doves is subject to the "Surrey Control of Pigeon and Dove By-law".

(d) Despite Sub-section 7(a), the keeping of chickens may be permitted in the RA, RA-G, RH, RH-G, RF, RF-SS, and RF-G Zones, where the lot is greater than 669 square meters [7,200 sq. ft.] but less than 0.4 hectares [1 acre], provided that:

i. the total number of chickens shall not exceed 4 hens on each lot;

ii. no roosters are permitted on any lot;
iii. buildings and structures to shelter hens shall be situated a minimum of 3.0 m. [10 ft.] from any dwelling unit, and shall be sited with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>20.0 m.</td>
<td>1.2 m.</td>
<td>1.2 m.</td>
<td>3.0 m. [66 ft.] [4 ft.] [4 ft.] [10 ft.]</td>
</tr>
</tbody>
</table>

iv. the keeping of hens is subject to the "Surrey Chicken Keeping Bylaw".

8 Methadone Clinics

A methadone clinic is permitted as an accessory use to a hospital.

9. Portable Food Services

Portable food services providing temporary food services from a vending cart may be permitted in all commercial and industrial Zones provided that the vending cart:

(a) does not exceed 4.0 sq. metres [43.0 sq. ft.] in area;

(b) is capable of being moved on its own wheels without alteration or preparation; and

(c) is fully self-contained with no service connection, excluding electrical connections, provided the portable vending cart is located no more than 2.0 metres [6 ft.] from the point of electrical connection.

10. Private Airport:

Private airports or heliports may be located in the A-1 and A-2 Zones provided that:

(a) The private airport or heliport is used for the private purposes only the owner of the lot and any aircraft operated on the lot must be operated by the owner or some person employed by the owner for a specific purpose related to the farm operation;

(b) The lot area is not less than 16 hectares [40 acres];
(c) The lot and facilities to be developed shall meet the requirements of Transport Canada for the type of airport or heliport proposed;

(d) Any building, hangar or other structure shall be at least 30 metres [100 ft.] from any lot line;

(e) A maximum of 2 aircraft and/or helicopters are permitted on one lot at one time;

(f) All runways or areas used for takeoff and landing shall be at least 150 metres [500 ft.] from any lot line; and

(g) No commercial activities, demonstrations or instructional training to be associated with the operation of a private airport or heliport.

11. Truck Parking or Storage:

Vehicles exceeding 5,000 kilograms [11,023 lbs.] licensed G.V.W. are not permitted to be parked or stored either inside or outside a building or structure on any lot in a residential Zone.

C. Uses Prohibited in All Zones

Amendments: 12632, 07/31/95; 13316, 02/09/98, 17462, 09/12/11; 17704, 07/23/12; 17863, 02/18/13; 17773, 04/22/13; 19261, 06/26/17; 19529, 04/23/18

1. Commercial, Industrial and Agricultural Uses:

The following uses are not permitted in any Zone unless specifically provided for in that Zone:

(a) Gaming Facilities;

(b) Manufacturing and sale of ammunition;

(c) Manufacturing and sale of firearms;

(d) Manufacturing of fireworks;

(e) Manufacturing of matches;

(f) Mushroom manure growing;

(g) Nuclear industries;
(h) Petro-chemical refineries;

(i) Combat spectator sports;

(j) Cannabis Dispensary or Cannabis Production Facility;

(k) Firearms certification; and

2. **Wrecked Vehicles:**

Wrecked vehicles are not permitted in any Zone unless specifically provided for in that Zone, or unless as specifically hereinafter provided:

(a) Wrecked vehicles which are required for the operation of a business that is a permitted use and in such case the wrecked vehicles:

   i. Shall be completely enclosed within a building or approved walled or fenced area;

   ii. Shall not be visible from outside the building or the walled or fenced area in which the wrecked vehicles are stored; and

   iii. Stored within the walled or fenced area, shall not exceed 5 at any time.

(b) One (1) wrecked vehicle may be stored inside a building used for residential purposes, provided that such vehicle is completely enclosed within a building.

3. **Shipping Containers:**

A shipping container shall only be used, placed, stored, repaired, cleaned, upgraded, or modified on a lot in an industrial zone and in such cases the shipping container must comply with the requirements of the zone as if it were a building or structure. Where a shipping container is necessary and accessory to construction in progress and such construction is the subject of a current and valid building permit, the shipping container will be permitted.
D. Uses Prohibited in Specific Zones

1. No person shall sell or offer for sale any agricultural or horticultural products or crops in any residential Zone except as permitted in the RA One-Acre Residential Zone.

E. Regulations Applicable to All Zones

Amendments: 12333, 07/25/94; 13093, 05/12/97; 13212, 10/06/97; 13250, 11/17/97; 13774, 07/26/99; 13862, 11/15/99; 14362, 04/30/01; 14549, 05/13/02; 14653, 05/13/02; 15001, 07/07/03; 14996, 07/21/03; 15145, 07/05/04; 15983, 04/24/06; 16751, 09/08/08; 16785, 10/20/08; 16918, 05/04/09; 17471, 10/03/11; 17704, 07/23/12; 17986, 07/29/13; 18199, 04/28/14; 18414, 03/23/15; 18487, 05/16/16; 18719, 05/30/16; 18899, 11/21/16; 18772, 05/08/17; 19491, 02/19/18

1. Abbreviations:

   (a) Where "dB" is used following a number, this shall be interpreted to mean "decibel";
   
   (b) Where "ft." is used following a number, this shall be interpreted to mean "feet";
   
   (c) Where "Ha." is used following a number, this shall be interpreted to mean "hectares";
   
   (d) Where "in." is used following a number, this shall be interpreted to mean "inches";
   
   (e) Where "m." is used following a number, this shall be interpreted to mean "metres";
   
   (f) Where "sq. ft." or "ft²" are used following a number, this shall be interpreted to mean "square feet";
   
   (g) Where "sq. m." or "m²" are used following a number, this shall be interpreted to mean "square metres";
   
   (h) Where "u.p.a." is used following a number, this shall be interpreted to mean "units per acre"; and
   
   (i) Where "u.p.g.a." is used following a number, this shall be interpreted to mean "units per gross acre".
   
   (j) Where "<" is used, this shall be interpreted to mean "less than".
(k) Where "≥" is used, this shall be interpreted to mean "greater than or equal to".

2. Access:

(a) Driveway crossings to all Zones shall be provided in accordance with the "Surrey Subdivision and Development By-law"; and

(b) Driveways shall be located in accordance with the "Highway and Traffic By-law".

3. Accessory Buildings and Structures:

(a) Accessory buildings and structures are permitted in all Zones; and

(b) In all Zones, and unless incorporated as part of the principal building, structures including stadiums, sheds, platforms, display signs, tanks, towers, swimming pools, windmills, chimney towers, satellite dishes, spires and similar structures shall not be sited within the required setbacks. Fences and poles are excluded from this requirement.

4. Average Front Setback:

(a) Where 40% or more of the adjacent lots in the same block and fronting on the same highway, are occupied by buildings and the average setback does not exceed the minimum setback required in that Zone, the minimum front setback required in that Zone may be relaxed.

(b) No building or part thereof hereafter erected, shall be situated on a lot that any main front wall will be closer to the front lot line than the average of the setback of the said buildings. In all other cases, the minimum setback required in that Zone shall apply.

5. Density Calculations:

(a) For the purpose of calculating floor area ratio:

i. Where floor area ratio in the applicable zone is expressed to 2 decimal places, and results in a fraction, any fraction less than 0.005 shall be disregarded and any fraction 0.005 or greater shall be considered equivalent to 0.01; and
ii. Where floor area ratio in the applicable zone is expressed to 1 decimal place, and results in a fraction, any fraction less than 0.05 shall be disregarded and any fraction 0.05 or greater shall be considered equivalent to 0.10.

(b) For the purpose of calculating unit density, where the calculation of the density results in a fraction, any fraction less than 0.5 shall be disregarded and any fraction 0.5 or greater shall be considered equivalent to 1.

6. Drainage:

All developments shall be provided with the required drainage works in conformity with the "Design Criteria" adopted by the City and Surrey Stormwater Drainage Regulation and Charges By-law.

7. Extension of Municipal Facilities and Services:

Where land in a Zone cannot be used for the Permitted Uses set out in Section B of that Zone due to the unavailability or inadequacy of those Municipal facilities and services required by Part 2 Uses Limited of this By-law, the owner of the land may, with the consent of the municipality and upon such terms and conditions as are acceptable to the City, extend Municipal facilities and services to the land so that the facilities and services provided to the land meet the requirements of Part 2 Uses Limited of this By-law.

8. Fencing:

(a) Any fence, wall or similar structure located in any residential Zone shall not be:

i. Higher than 1.8 metres [6 ft.] unless it complies with the height and yard restrictions applicable to principal buildings for the Zone in which it is located;

ii. Higher than 1.2 metres [4 ft.] when it is located within a required front yard or side yard on flanking street.

iii. Higher than 1.0 metre [3 ft.] in an area bounded by the intersecting lot lines at a highway corner and a straight line joining points 9 metres [30 ft.] along said lot lines from their point of intersection; and
iv. Constructed of barbed wire or electrified unless it is located in the
A-1 or A-2 Zones or on a lot at least 2 hectares [5 acres] in area in
the RA or RH Zones.

(b) Where a fence, wall or similar structure is located on top of a retaining wall,
the height of the fence shall include the height of the retaining wall, except
that where their combined height exceeds 1.8 metres [6 ft.], the fence, wall
or similar structure by itself may have a height of not more than 1.0 metre
[3 ft.].

(c) Restrictions under this Section shall not apply to any hedge, bush, shrub,
tree or the natural growth, neither shall they apply to any open mesh or chain
link fence which does not restrict vision.

(d) The use of barbed tape obstacle or razor wire as fencing material is
prohibited in all Zones.

9. Floodproofing:

All Zones shall be subject to Part 8 Floodproofing, of this By-law.

10. Height of Buildings and Structures:

Height limitations shall not apply to windmills, chimney towers, spires, or similar
structures, other than telecommunication towers, occupying less than 1% of the lot.

11. Interpretation:

For the purpose of this By-law, the words "includes" and "including" shall be
interpreted to mean "includes or including among other things, but not limited to".

12. Land Use Contracts:

Where the regulations set forth in this By-law conflict with the terms and conditions
contained in an existing Land Use Contract, the terms and conditions contained in
the Land Use Contract shall prevail.

13. Lot:

(a) Only 1 principal building may occupy 1 lot, except as specifically provided
in the Zone or in a comprehensive design in which more than 1 principal
building may be permitted; and
(b) Where a lot lies within 2 or more Zones, a principal building may be placed on a portion of the lot lying in only 1 Zone and no further building shall be erected on those portions of the lot lying in any other Zone.

14. Measurements:

All dimensions and other measurements in this By-law are expressed in the Standard International Units (Metric) System. Equivalents in the Imperial System (acres, feet, pounds, etc.) shown in square brackets are included for convenience only and do not form part of this By-law.

15. Minimum Floor Area:

Every single family dwelling shall contain not less than 84 square metres [900 sq.ft.] of floor area on the ground floor thereof and the width of the building shall be not less than 7 metres [24 ft.]. Notwithstanding the foregoing, single family dwellings in the RF-9, RF-9C, RF-9S, RF-10, RF-10S, RF-12, RF-12C, RF-13 and RF-SD Zones are excluded from this requirement.

16. Off-Street Parking and Loading/Unloading:

All Zones shall be subject to Part 5 Off-Street Parking and Loading/Unloading Regulations.

17. Setbacks:

(a) Where more than 1 setback can be applied on a lot, the greatest setback shall be required;

(b) Stairs may encroach into the building setback area, provided they consist of three (3) risers or less, as measured from finished grade (on a single family or duplex lot) or existing grade (on a lot that is not zoned single family or duplex);

(c) Structures less than 0.6 metre [2 ft.] in height, as measured from finished grade (on a single family or duplex lot) or existing grade (on a lot that is not zoned single family or duplex), may encroach into the building setback area; and

(d) All Zones shall be subject to Part 7 Special Building Setback, of this By-law.
18. **Setbacks from Natural Gas Transmission Rights-of-Way:**

(a) **Rear Setback for Principal Buildings:**

Notwithstanding the provisions of other Sections of this By-law, the setback of Principal buildings on lots containing or abutting a natural gas transmission right-of-way at the rear lot line shall not be less than 7.5 metres [25 ft.] and such setback shall be measured at 90 degrees to the gas right-of-way boundary closest to the building line.

(b) **Side Setback for Principal Buildings:**

Notwithstanding the provisions of other Sections of this By-law, the principal buildings on lots containing a natural gas transmission right-of-way along the side lot line shall not extend into the said right-of-way.

(c) **Setback for Accessory Buildings and Structures:**

Notwithstanding the provisions of other Sections of this By-law, the accessory buildings and structures on lots containing a natural gas transmission right-of-way shall not extend into the said right-of-way.

19. **Sewage Disposal:**

Sewage and waste disposal systems shall be in accordance with the standards prescribed in the "Surrey Subdivision and Development By-law".

20. **Signs:**

All Zones shall be subject to Part 6 Signs, of this By-law.

21. **Subdivision:**

(a) For the purpose of this section, subdivision shall include lot consolidation.

(b) Unless otherwise provided hereinafter, any lot created under the "Surrey Subdivision and Development By-law" shall be in accordance with the lot standards prescribed for the Zone in which the subdivision is located.

(c) No lot created by a subdivision shall have a frontage less than 1/10 of its total perimeter or have a lot width less than the minimum requirement prescribed for the Zone in which the subdivision is located, unless approved by the Approving Officer and in no cases shall a frontage be less than 4.5
metres [15 ft.] or shall a relaxation of the lot width requirement result in a frontage less than 4.5 metres [15 ft.].

(d) For the purpose of subdivision, the width of a lot measured between 2 side lot lines on a straight line, shall be determined as follows:

i. For a rectangular lot, the width of a lot shall be determined by a straight line 7.5 metres [25 ft.] from and parallel to the frontage of the lot;

ii. For a lot of an irregular shape, the width shall be determined by a straight line 7.5 metres [25 ft.] from and parallel to the frontage of the lot. However, where the frontage intersects any of the side lot lines at an angle less than 60 degrees, the width shall be determined by a straight line at least 7.5 metres [25 ft.] from any point of the frontage and equiangular to both side lot lines;

iii. Where the frontage of a lot is not a straight line, all references of frontage in Sub-section 21. (d) ii above shall mean a straight line connecting the 2 points at which the frontage intersects with the side lot lines, provided, however, that the width shall not be less than 7.5 metres [25 ft.] from any point of the frontage; and

iv. In the case of a panhandle lot and for the purpose of determining the lot width, the panhandle portion shall be disregarded, resulting in a rectangle or a polygon. The shortest lot line contiguous with the panhandle shall be considered as the frontage for the purpose of determining the lot width and the provisions set forth in (a) and (b) above shall apply.

(e) For the purpose of subdivision, the depth of a lot shall be determined by a straight line perpendicular to the width of the said lot and having the least distance between the front and the furthest opposing lot line.

(f) Where the lot to be created is in such an irregular shape that the width and/or depth of the lot cannot be determined as hereinabove provided, the said width and/or depth of the lot shall be determined by the Approving Officer.

(g) The Approving Officer may reduce the minimum lot width of a particular Zone by not more than 10% if the resultant lot area is substantially larger than the minimum area required in a particular Zone. This provision shall not apply to the RA-G, RH-G, or RF-G Zones.
Where the land being subdivided is such that only one lot to be created does not have the required minimum lot area, the subdivision may be approved provided that the area of this lot is not less than 90% of the minimum lot area requirement prescribed in the Zone. This provision shall not apply to the RA-G, RH-G, RF-G, RF-13, RF-12, RF-12C, RF-10, RF-10S, RF-9, RF-9C, or RF-9S Zones.

Where the land being proposed for lot consolidation would result in a lot not meeting the minimum lot dimension requirements, the Approving Officer may approve such lot consolidation provided that the resulting lot dimensions which are at variance from the minimum standards are greater than the existing lot dimensions before lot consolidation.

Where a reploting scheme is proposed under Part 28 Division 2 of the Local Government Act, R.S.B.C. 1996, chapter 323, as amended, the minimum dimensional and/or area requirements may be reduced where this reduction is necessary for completion of the reploting scheme, provided however that such reduction shall not result in a dimension or lot area less than that of any existing lot which is less than the minimum requirements prior to replot.

Where the land proposed for subdivision is intended to complete a previous subdivision within a block in which a substantial number of smaller lots have been created, the minimum dimensional and/or area requirements may be reduced so that the new lots to be created are similar in lot dimensions and size of the existing lots within the block; provided, however, that such reduction shall not result in a dimension or lot area less than 85% of the average lot within the block and further provided that in no case shall the lot width of the lots so created be less than 12 metres [40 ft.] and the lot depth be less than 25 metres [80 ft.].

Notwithstanding the provision of Sub-section E.21(b), when the City or the School Board intends to acquire a portion of a lot for school, park, road or other Municipal purposes and such lot:

i. Contains a total area larger than that required for school, park, road or other Municipal purposes; and

ii. Does not contain a total area large enough for both:

a. School, park, road or other Municipal purposes; and

b. Adequate and lawful continuation of the purposes for which it was used prior to the acquisition by the City or School Board, or is intended to be used;
that lot may be subdivided into 2 or more lots which are smaller than those lots otherwise permitted within the Zones in which they are located.

iii. Where as a result of dedication of land for road widening purposes, the yards and setbacks of an existing building or structure are rendered non-conforming to the yard and setback requirements of the Zone, the said yards and setbacks shall be deemed to be conforming to the requirements of that Zone.

(m) Unless otherwise specified in a Zone under Section K Subdivision, in the case of a bare land strata subdivision, the minimum lot size shall be considered as the minimum average lot size for a bare land strata subdivision under the Condominium Act and Regulations.

22. **Tourist Accommodation:**

The maximum length of occupancy by any patron in any tourist accommodation facility, including hotels, tourist trailer parks and camp-sites is 182 days in any 12-month period, on the same lot.

23. **Subdivision of Railway Land in Residential Zones:**

In any residential zone, notwithstanding the subdivision provision therein, railway land shall not be subdivided unless the lots and any portion thereof created by a subdivision under the provision of the zone are at least 50 metres [164 ft.] from the centerline of the closest existing or future railway. Where a highway is provided in a subdivision, the highway shall not be within the said 50-metre [164 ft.] distance.

24. **Location of Buildings and Structures on Railway Lands:**

Notwithstanding the setback requirements in the Zone, the setbacks of buildings and structures within the railway land, other than the buildings and structures for or accessory to the railway operations, shall have a minimum distance of 57.5 metres [189 ft.] from the centerline of the closest existing or future railway.
25. **Fencing Requirements:**

In addition to the regulations set forth under Subsection 8, Section E of Part 4 General Provisions, where a residential lot is created through a subdivision of any railway land or where a dwelling unit, or a building or a structure for residential purposes as permitted in the Zone is constructed on the railway land, a fence with no openings for passage, having a height of not less than 1.2 metres [4 ft.] shall be constructed of:

(a) stones; or
(b) cement; or
(c) bricks; or
(d) similar durable materials; or
(e) a chain link fence along a strip of 2.4 metres [8 ft.] tall hedges planted at 0.6 metre [2 ft.] on centre; or
(f) a combination thereof,

and the said fence shall be installed at a minimum distance of 50 metres [164 ft.] from the centerline of the closest existing or future railway.

26. **Setback Requirement from Semiahmoo Trail**

Notwithstanding the setback requirements for buildings or structures on a lot in Surrey Zoning By-law, 1993, No. 12000, as amended, the setback for buildings and structures constructed after the effective date of this by-law amendment from the edge of a lot abutting Semiahmoo Trail shall be not less than 10 metres [33 ft.] from the lot line of Semiahmoo Trail. Where existing buildings and structures are located within the 10 metres [33 ft.] setback on the date of this by-law amendment, such buildings and structures may be:

(a) rebuilt in the event they are damaged or destroyed only to the extent that the buildings and structures encroached into the setback requirement from Semiahmoo Trail as of the date of this by-law amendment; and

(b) expanded, provided any building expansion complies with setback requirement from Semiahmoo Trail, excluding Sub-section 26(a);
and provided buildings and structures being rebuilt or expanded, shall comply in every other respect to the Surrey Zoning By-law, 1993, No. 12000, as amended, and other applicable by-laws of the City.

27. **Landscaping Along Semiahmoo Trail**

Notwithstanding the definition of landscaping and any landscaping requirements in Surrey Zoning By-law, 1993, No. 12000, as amended, the *Semiahmoo Trail Landscaping* shall be provided and maintained, including the retention of mature trees, on all portions of a lot 7.5 metres [25 ft.] or less from *Semiahmoo Trail*, to protect the heritage character of *Semiahmoo Trail*.

28. **Small-Scale Drug Stores and Methadone Dispensaries**

No small-scale drug store or methadone dispensary shall locate within 400 metres [1,300 feet] of the lot line of an existing drug store, small-scale drug store or methadone dispensary.

29. **Cheque Cashing Centres and Payday Loan Stores**

No cheque cashing centre or payday loan store shall locate within 400 metres [1,300 ft.] of the lot line of an existing cheque cashing centre or payday loan store.

30. **Authority to Withhold Permits**

The General Manager of Planning and Development, or delegate, is authorized to withhold the issuance of any permit related to the construction of any building or structure where the design could accommodate:

(a) more dwelling units than permitted within the applicable Zone; or

(b) an increase of the floor area greater than permitted in the applicable Zone; or

(c) a future contravention of any provision of this By-law.
F. Regulations Applicable to Specific Zones

Amendments: 13093, 05/12/97; 14362, 04/30/01; 14549, 05/13/02; 14653, 05/13/02; 15001, 07/07/03; 14996, 07/21/03; 15145, 07/05/04; 17986, 07/29/13; 18772, 05/08/17

1. House Design Variation:

In all residential Zones, the exterior design of a single family dwelling or duplex to be erected on a lot shall not be identical or similar to that of an existing or proposed dwelling on a lot on the same side of the fronting highway within 4 lots measured from the closest lot lines except in the RF-9, RF-9C, RF-9S, RF-10, RF-10S, RF-12, RF-12C, RF-13 and RF-SD Zones where the number of lots with an identical or similar single family dwelling shall be increased to 5 lots. A dwelling is deemed to have similar exterior design to an existing dwelling when:

(a) The front elevation designs are identical or have insignificant variations in the disposition and articulation of design features; or

(b) The front elevation designs are a mirror image to each other, with or without any variation in architectural details.

2. Subdivision of Railway Land in Residential Zones (see Section E.23, Part 4 General Provisions, of this By-law).

G. Inspection of Property

Amendments: 12333, 07/25/94

1. The General Manager, Planning & Development, the Chief Inspector, the General Manager, Engineering, the Medical Health Officer, the Fire Chief, the By-law Enforcement Officer and each of their respective Deputies and Assistants, are hereby authorized collectively or individually, to enter, at all reasonable times, upon any lot subject to the regulations of this By-law, in order to ascertain whether such regulations are being obeyed.

2. It is unlawful for any person to prevent, or obstruct or seek or attempt to prevent or obstruct, the entry of any person as authorized under Section G.1.

H. Deleted by By-law No. 12208 on April 18, 1994

Amendments: 12208, 04/18/94
I. Affordable Housing Conditions

1. In accordance with Section 482 (2)(b) of the Local Government Act, an Affordable Housing Contribution applies to any zone, including any Comprehensive Development Zone, that permits a dwelling unit when there is an increase in the minimum density permitted in that zone.

2. The Affordable Housing Contribution is $1,000 for each additional dwelling unit permitted in excess of the minimum density permitted in that zone.

3. Secondary Suites, purpose-built rental (with a Housing Agreement), social or non-market affordable housing dwelling units are excluded from the Affordable Housing Contribution.
A. General Requirements

1. Compliance

All requirements in this Part are applicable when there is:

(a) A building or structure being constructed or increased in capacity; or

(b) A change in use.

2. Counting Rules

The counting rules are as follows:

(a) Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it must exclude parking loading/unloading areas, secure bicycle parking areas, stairways and mechanical rooms within the building;

(b) For the purpose of determining the number of required parking spaces or bicycle spaces:

i. Any fraction less than one-half (0.5) must be disregarded; and

ii. Any fraction one-half (0.5) or greater must be considered equivalent to one (1); and

(c) Within dwelling units in multiple unit residential buildings, where rooms are identified as dens, studies, libraries or other rooms of like character which are a minimum of 9 square metres [97 sq. ft.] in floor area, such rooms must be considered bedrooms for the purpose of determining parking requirements.

3. Location of Parking Spaces

All required parking spaces must be completely clear of travel lanes on internal drive aisles and must be as follows:

(a) Located on the same lot as the uses they serve; or
(b) Located on a *lot* that is abutting or contiguous with the *lot* on which the uses they serve are located, as long as the *parking spaces* are:

i. Not for *residential* uses; and

ii. Protected by an easement secured by a restrictive covenant in favour of the *City* that ensures full compliance with all provisions of this By-law;

(c) In the case of commercial uses in the Cloverdale Town Centre, on a *City* owned *parking facility* when cash-in-lieu is provided in accordance with the Surrey Off-Street Parking Facilities By-law, 1971, No. 3470, as amended; and

(d) Despite Sub-section E.17.(c) of Part 4 General Provisions of this By-law, no *parking facility* may be located within 2.0 metres [7 ft.] of the *front lot line* or the *lot line* along a *flanking street*.

4. **Paving, Parking Space Identification and Storm Water Drainage**

Paving, *parking space* identification and storm water drainage requirements are as follows:

(a) All off-street parking areas must be:

i. Graded and drained so as to properly dispose of all surface water; as determined by the *City*; and

ii. Surfaced with an asphalt, concrete or similar pavement so as to provide a surface that is dust-free, excluding those listed under Sub-section A.4.(b);

(b) Unless otherwise required within this By-law, off-street parking areas for the following uses are not required to be surfaced with an asphalt, concrete or similar pavement:

i. *Single family dwellings* and *duplexes*;

ii. Municipal playgrounds and recreation areas;

iii. *Golf courses* and driving ranges; and

iv. *Areas of adverse soil conditions* as determined by the *City*;

(c) *Parking spaces* which are paved must be identified by painted boundaries;

(d) *Truck parking facilities* must delineate and number the *parking spaces*; and
Part 5 Parking and Loading/Unloading

5. Accessible Parking Spaces in Parking Facilities

Accessible parking spaces in parking facilities must:

(a) Have direct and unobstructed access to a main entrance that serves the parking facility, in accordance with the British Columbia Building Code, 2012, as amended;

(b) Have a firm, slip-resistant and level surface with a maximum of 2% longitudinal grade;

(c) Have a minimum height clearance of 2.3 metres [8 ft.] at the parking space and along the vehicle access and egress routes on the first level below finished grade, to accommodate over-height vehicles equipped with a wheelchair lift or ramp; and

(d) Be clearly identified as accessible parking spaces by signs mounted 1.5 m [5 ft.] above the ground and by painting the international symbol of accessibility on the pavement.

6. Visitor Parking

Visitor parking for multiple unit residential buildings must:

(a) Not be blocked by security gates, except for visitor parking spaces that are located in underground parking facilities, provided that there is at least 1 vehicle queuing space outside and adjacent to the gate; and

(b) Be clearly marked using signs or pavement markings.

7. Provision of Electric Vehicle Charging Infrastructure

(a) Every owner of a new building or a building containing a new use, must construct and install for every residential parking space, 50% of visitor parking spaces, and 20% of commercial parking spaces, an energized electrical outlet capable of providing Level 2 or a higher level of electric vehicle charging, as defined by SAE International's 11772 standard, as amended or replaced from time to time, for each such parking space; or

(b) The owner of a building referred to in sub-section 7.(a) must install an electric vehicle energy management system that controls electrical loads for the electrical
vehicle supply equipment with a minimum performance standard approved by the City to ensure a sufficient rate of electric vehicle charging; and

(c) The owner of a building referred to in sub-sections 7.(a) and (b) must label each such energized electrical outlet for its intended use for electric vehicle charging; and

(d) The requirements set out in section 7.(a) through (c) apply to the owners in accordance with the transitional provisions set out in Schedule J, Table J.1 of this By-law.

B. Parking Space Dimensions and Standards

Amendments: 18859, 10/03/16; 19766, 02/25/19; 19817, 05/27/19

1. Parking Dimensions for Parking Facilities

Parking dimensions for parking facilities are as follows:

(a) Parking spaces and maneuvering aisles in parking facilities, including all visitor parking spaces, must comply with the following minimum standards:

<table>
<thead>
<tr>
<th>Parking Space Type</th>
<th>Width of Parking Space</th>
<th>Length of Parking Space</th>
<th>Width of Drive Aisle</th>
<th>Width of Shared Aisle</th>
<th>Traffic Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>90 Degrees</td>
<td>2.9 m [10 ft.]</td>
<td>5.5 m [18 ft.]</td>
<td>6.1 m [20 ft.]</td>
<td>-</td>
<td>Two-way</td>
</tr>
<tr>
<td>90 Degrees</td>
<td>2.75 m [9 ft.]</td>
<td>5.5 m [18 ft.]</td>
<td>6.7 m [22 ft.]</td>
<td>-</td>
<td>Two-way</td>
</tr>
<tr>
<td>90 Degrees</td>
<td>2.6 m [9 ft.]</td>
<td>5.5 m [18 ft.]</td>
<td>7.0 m [23 ft.]</td>
<td>-</td>
<td>Two-way</td>
</tr>
<tr>
<td>60 Degrees</td>
<td>2.75 m [9 ft.]</td>
<td>5.5 m [18 ft.]</td>
<td>5.5 m [18 ft.]</td>
<td>-</td>
<td>One-way</td>
</tr>
<tr>
<td>45 Degrees</td>
<td>2.75 m [9 ft.]</td>
<td>5.5 m [18 ft.]</td>
<td>3.9 m [12 ft.]</td>
<td>-</td>
<td>One-way</td>
</tr>
<tr>
<td>30 Degrees</td>
<td>2.75 m [9 ft.]</td>
<td>5.5 m [18 ft.]</td>
<td>3.3 m [11 ft.]</td>
<td>-</td>
<td>One-way</td>
</tr>
</tbody>
</table>
Part 5 Parking and Loading/Unloading

<table>
<thead>
<tr>
<th>Parking Space Type</th>
<th>Length</th>
<th>Width</th>
<th>Min. Width</th>
<th>Max. Width</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parallel</td>
<td>2.6 m</td>
<td>6.7 m</td>
<td>3.6 m</td>
<td>-</td>
<td>One-way</td>
</tr>
<tr>
<td></td>
<td>[9 ft.]</td>
<td>[22 ft.]</td>
<td>[12 ft.]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parallel</td>
<td>2.6 m</td>
<td>6.7 m</td>
<td>6.0 m</td>
<td>-</td>
<td>Two-way</td>
</tr>
<tr>
<td></td>
<td>[9 ft.]</td>
<td>[22 ft.]</td>
<td>[20 ft.]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tandem</td>
<td>2.6 m</td>
<td>6.7 m</td>
<td>6.0 m</td>
<td>-</td>
<td>Two-way</td>
</tr>
<tr>
<td></td>
<td>[9 ft.]</td>
<td>[22 ft.]</td>
<td>[20 ft.]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessible Parking Space</td>
<td>2.5 m</td>
<td>5.5 m</td>
<td>6.1 m</td>
<td>1.5 m</td>
<td>Two-way</td>
</tr>
<tr>
<td></td>
<td>[8 ft.]</td>
<td>[18 ft.]</td>
<td>[20 ft.]</td>
<td>[5 ft.]</td>
<td></td>
</tr>
<tr>
<td>Van-Accessible Parking Space</td>
<td>3.4 m</td>
<td>5.5 m</td>
<td>6.1 m</td>
<td>1.5 m</td>
<td>Two-way</td>
</tr>
<tr>
<td>Parking Space for Shared Vehicles</td>
<td>2.9 m</td>
<td>5.5 m</td>
<td>All</td>
<td>-</td>
<td>One-way &amp; Two-way”</td>
</tr>
<tr>
<td></td>
<td>[10 ft.]</td>
<td>[18 ft.]</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(b) The vertical clearance must be at least 2.1 metres [7 ft.] over the entire width and length of each parking space and be free of protrusions or encroachments by any structural and non-structural elements, except that this shall be increased to 2.3 metres [8 ft.] on the first level below finished grade where accessible parking spaces are provided, as required by sub-section A.5.(c) of this Part;

(c) Except for parallel and tandem parking spaces, the length of a parking space may be reduced to a minimum of 4.9 metres [16 ft.] for a maximum 35% of the required parking spaces, provided that each parking space with the reduced length is clearly identified with the words "small car";

(d) When the length of a parking space abuts a fence, wall or similar structure, the width of the parking space must be increased by 0.3 metre [1 ft.] to provide sufficient space for vehicle door opening;

(e) Despite Sub-section B.1.(c), when a parking space is the last parking space on the end of a dead-end aisle, the width of the parking space must be increased by 0.6 metre [2 ft.] to ease vehicle maneuverability; and

(f) A maximum of a 0.15 metre [0.5 ft.] encroachment of a structural column into a parking space in a parking facility is allowed if the encroachment does not interfere with the vehicle door opening actions.
2. Parking Dimensions for Garages, Outdoor Tandem Parking Spaces, Parking Pads and Carports

Parking dimensions for garages, outdoor tandem parking spaces, parking pads and carports are as follows:

(a) Parking spaces must comply with the following minimum standards:

<table>
<thead>
<tr>
<th>Parking Space Type</th>
<th>Width of Parking Space</th>
<th>Length of Parking Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Garage</td>
<td>3.20 m [11 ft.]</td>
<td>6.1 m [20 ft.]</td>
</tr>
<tr>
<td>Double Garage</td>
<td>2.85 m [9 ft.]</td>
<td>6.1 m [20 ft.]</td>
</tr>
<tr>
<td>Tandem Parking Space in a Garage</td>
<td>3.20 m [11 ft.]</td>
<td>6.1 m [20 ft.]</td>
</tr>
<tr>
<td>Outdoor Tandem Parking Space, Parking Pad or Carport</td>
<td>2.75 m [9 ft.]</td>
<td>6.0 m [20 ft.]</td>
</tr>
</tbody>
</table>

(b) For garages, the width and length of the parking space shall be measured from the inside of the finished wall to the inside of the opposite finished wall of the garage, and any parking space shall be clear, horizontally and vertically, of any protrusions or encroachments by any structural and non-structural elements, including stairs.

BB. Alternative Parking Provision

1. Limited Application

Alternative parking provision shall apply only to City Centre.

2. Shared Vehicles

(a) Required residential parking spaces may be reduced by 5 parking spaces for each shared vehicle that is provided for multiple unit residential buildings with underground parking on lots located within City Centre;

(b) Required residential parking spaces may be reduced by 1 additional parking space for each shared vehicle parking space provided that features an energized outlet capable of providing Level 2 charging, as defined by SAE International's 11772 standard, as amended, or higher, and where an electric vehicle and electric vehicle supply equipment are provided in accordance with the shared vehicle development permit requirements;
(c) No reduction in visitor parking spaces is permitted; and

(d) The shared vehicle parking space provided shall not count towards the minimum required visitor parking spaces.

3. Payment In-Lieu of Parking

(a) Required parking spaces may be reduced by up to 10% of the minimum required off-street resident and visitor parking spaces for multiple unit residential buildings with underground parking on lots located within City Centre, when payment of $20,000 is paid to the City for each parking space, for use by the City in accordance with the Off-Street Parking Reserve Fund By-law and/or the Alternative Transportation Infrastructure Reserve Fund By-law; and

(b) Required parking spaces may be reduced by an additional 10%, for a total of 20% of the minimum required off-street resident and visitor parking spaces, for multiple unit residential buildings with underground parking on lots located within City Centre, when:

i. transportation demand management measures, including shared vehicles, shared vehicle memberships, or annual transit passes, are provided to the satisfaction of the City; and

ii. payment of $20,000 is paid to the City for each additional parking space, for use by the City in accordance with the Off-Street Parking Reserve Fund By-law and/or the Alternative Transportation Infrastructure Reserve Fund By-law.

C. Required Parking Spaces

Amendments: 19261, 06/26/17; 19817, 05/27/19

1. Number of Required Off-Street Parking Spaces

The number of required off-street parking spaces shall be determined as follows:

(a) The minimum number of off-street parking spaces required for land uses permitted under this By-law must be provided in accordance with Table C.1 of this Part;

(b) Where Table C.1 of this Part does not clearly specify requirements for a particular use, the minimum number of off-street parking spaces shall be determined by the City;

(c) Parking requirements may be reduced by 20% in City Centre, except for the following uses which may be provided in accordance with the City Centre requirements listed in Table C.1 of this Part:

i. Care Facilities;
Part 5 Parking and Loading/Unloading

ii. Community Services; and

iii. Offices, including medical offices; and

iv. Multiple Unit Residential Dwelling; and

(d) Where 2 or more uses occur on a lot, the minimum number of required parking spaces must be the sum of the parking spaces required for each individual use.

2. Alternate Hours of Use

Alternate hours of use parking requirements are as follows:

(a) Shared parking facilities for 2 or more establishments may be permitted when the establishments have different temporal distributions (alternate hours) of parking demand as demonstrated by having operating hours that do not significantly overlap, provided that the parking spaces are:

i. For commercial, industrial and/or institutional uses; and

ii. Protected by an easement and restrictive covenant to ensure that such parking spaces are reserved and maintained for the uses for which they are required; and

(b) Each establishment may share a maximum of 25% of its individually required parking spaces, but the total number of parking spaces must be equal to or greater than the required number of parking spaces for the establishment that has the highest individual overall parking space requirement."

3. Number of Accessible Parking Spaces

(a) Where the number of required parking spaces is greater than 25, a minimum of 2% of the required parking spaces, rounded upward to the nearest whole number, must be accessible parking spaces;

(b) Where accessible parking spaces are required, 50% of accessible parking spaces must be provided as van-accessible parking spaces;

(c) Where only 1 accessible parking space is required, the space must be a van-accessible parking space; and

(d) Where 2 accessible parking spaces are located side-by-side, the access aisle may be shared.
Table C.1: Number of Off-Street Parking Spaces

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly Hall</td>
<td>10 parking spaces per 100 m² [1,075 ft²] of gross floor area.</td>
</tr>
<tr>
<td><strong>Except:</strong></td>
<td></td>
</tr>
<tr>
<td>Church</td>
<td>8.0 parking spaces per 100 m² [1,075 ft²] of gross floor area where maximum occupancy is 300 people or less; or 10 parking spaces per 100 m² [1,075 ft²] of gross floor area where maximum occupancy is greater than 300 people.</td>
</tr>
<tr>
<td>Automobile Painting and Body Work</td>
<td>3 parking spaces per 100 m² [1,075 ft²] of gross floor area.</td>
</tr>
<tr>
<td>Automotive Sales (&lt; 5,000 kg G.V.W.)</td>
<td>3 parking spaces per 100 m² [1,075 ft²] of floor area used for display, retail and office uses; plus 2 parking spaces per vehicle service bay where automotive service uses are provided.</td>
</tr>
<tr>
<td>Automotive Service Use</td>
<td>2 parking spaces per vehicle servicing bay; plus</td>
</tr>
<tr>
<td></td>
<td>1 parking space per car wash bay.</td>
</tr>
<tr>
<td>Beverage Container Return Centre</td>
<td>2 parking spaces per 100 m² [1,075 ft²] of gross floor area; plus</td>
</tr>
<tr>
<td></td>
<td>3 parking spaces for short-term parking.</td>
</tr>
<tr>
<td>Care Facility</td>
<td>0.4 parking spaces per sleeping unit; or</td>
</tr>
<tr>
<td>Use</td>
<td>Required Parking Spaces</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>----------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>0.3 parking spaces per sleeping unit in City Centre or where private transportation services are provided.</td>
</tr>
<tr>
<td>Child Care Centre</td>
<td>0.70 parking spaces per employee, in accordance with the number of employees required under the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended; plus 0.15 parking spaces per licensed child for drop-off, or 2 parking spaces, whichever is greater.</td>
</tr>
<tr>
<td>Community Service</td>
<td>3.5 parking spaces per 100 m$^2$ [1,075 ft$^2$] of gross floor area.</td>
</tr>
<tr>
<td>Cultural Use (e.g. Museum, Art Gallery)</td>
<td>3 parking spaces per 100 m$^2$ [1,075 ft$^2$] of gross floor area.</td>
</tr>
<tr>
<td>Distribution Centre</td>
<td>See Industry - Transportation.</td>
</tr>
<tr>
<td>Duplex</td>
<td>2 parking spaces per dwelling unit.</td>
</tr>
<tr>
<td>Eating Establishment (e.g. Coffee Shop, Restaurant, Banquet Hall)</td>
<td>3 parking spaces where the sum of the gross floor area, balconies, terraces and decks is less than 150 m$^2$ [1,615 ft$^2$]; or 10 parking spaces per 100 m$^2$ [1,075 ft$^2$] of gross floor area, balconies, terraces and decks, where this total area is greater than or equal to 150 m$^2$ [1,615 ft$^2$] but less than 950 m$^2$ [10,225 ft$^2$]; or 14 parking spaces per 100 m$^2$ [1,075 ft$^2$] of gross floor area, balconies, terraces and decks,</td>
</tr>
</tbody>
</table>
### Part 5 Parking and Loading/Unloading

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
<td><strong>Required Parking Spaces</strong></td>
</tr>
<tr>
<td></td>
<td>where this total area is greater than or equal to 950 m² [10,225 ft²].</td>
</tr>
<tr>
<td><strong>Except:</strong></td>
<td>8 vehicle queuing spaces in advance of the drive-through pick-up window; <strong>plus</strong></td>
</tr>
<tr>
<td>Drive-Through Restaurant</td>
<td>Parking requirements for <em>eating establishment</em>.</td>
</tr>
<tr>
<td><strong>Entertainment Use</strong></td>
<td>10 parking spaces per 100 m² [1,075 ft²] of gross floor area.</td>
</tr>
<tr>
<td><strong>Except:</strong></td>
<td></td>
</tr>
<tr>
<td>Cinema and Theatre</td>
<td>1 parking space per 4 seats.</td>
</tr>
<tr>
<td>Mini-Golf</td>
<td>1 parking space per 2 golfing holes.</td>
</tr>
<tr>
<td>Pool and Billiard Hall</td>
<td>2 parking spaces per table.</td>
</tr>
<tr>
<td><strong>Farm – Farm-Based Winery</strong></td>
<td>1 parking space per 100 m² [1,075 ft²] of wine production area or per 100 m² [1,075 ft²] of retail floor area and indoor/outdoor food and beverage service lounge, whichever is greater.</td>
</tr>
<tr>
<td><strong>Farm – Sale of Products in the A-1 Zone</strong></td>
<td>2.5 parking spaces per 100 m² [1,075 ft²] of display and retail floor area or 4 parking spaces, whichever is greater.</td>
</tr>
<tr>
<td><strong>Gasoline Station</strong></td>
<td>2 parking spaces per 100 m² [1,075 ft²] of retail floor area; <strong>plus</strong></td>
</tr>
<tr>
<td></td>
<td>1 parking space per car wash bay; <strong>plus</strong></td>
</tr>
<tr>
<td></td>
<td>2 parking spaces per vehicle service bay; <strong>plus</strong></td>
</tr>
</tbody>
</table>
## Part 5: Parking and Loading/Unloading

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 parking space per electric vehicle charging station connector.</td>
</tr>
<tr>
<td>General Service Use (e.g. Banks, Veterinary Clinics)</td>
<td>3 parking spaces per 100 m$^2$ [1,075 ft$^2$] of gross floor area.</td>
</tr>
<tr>
<td>Golf Course</td>
<td>4 parking spaces per hole; plus</td>
</tr>
<tr>
<td></td>
<td>1 parking space per tee for golf driving ranges; plus</td>
</tr>
<tr>
<td></td>
<td>Parking requirements for accessory uses.</td>
</tr>
<tr>
<td>Hospital</td>
<td>1 parking space per 100 m$^2$ [1,075 ft$^2$] of gross floor area.</td>
</tr>
<tr>
<td>Industry - Light Impact</td>
<td>1 parking space per 100 m$^2$ [1,075 ft$^2$] of gross floor area, excluding retail area; plus</td>
</tr>
<tr>
<td></td>
<td>Parking requirements for office uses; plus</td>
</tr>
<tr>
<td></td>
<td>Parking requirements for retail uses; plus</td>
</tr>
<tr>
<td></td>
<td>2 parking spaces per dwelling unit.</td>
</tr>
<tr>
<td>Industry - High Impact</td>
<td>1 parking space per 100 m$^2$ [1,075 ft$^2$] of gross floor area;</td>
</tr>
<tr>
<td></td>
<td>Parking requirements for office uses; plus</td>
</tr>
<tr>
<td></td>
<td>Parking requirements for retail uses; plus</td>
</tr>
<tr>
<td></td>
<td>2 parking spaces per dwelling unit.</td>
</tr>
<tr>
<td>Industry - Salvage</td>
<td>0.25 parking space per 100 m$^2$ [1,075 ft$^2$] of salvage yard up to 4,047 m$^2$ [43,563 ft$^2$] in area; plus</td>
</tr>
</tbody>
</table>
## Part 5 Parking and Loading/Unloading

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.1 parking space per 100 m² [1,075 ft²] of the portion of the salvage yard in excess of 4,000 m² [43,056 ft²].</td>
</tr>
<tr>
<td><strong>Industry - Transportation</strong> (e.g. Warehouses, Distribution Centres)</td>
<td>1 parking space per 100 m² [1,075 ft²] of floor area used for warehousing and distribution; plus Parking requirements for office uses; plus Parking requirements for retail uses; plus 2 parking spaces per vehicle servicing bay.</td>
</tr>
<tr>
<td>Library</td>
<td>5 parking spaces per 100 m² [1,075 ft²] used or intended to be used by visitors or patrons.</td>
</tr>
<tr>
<td><strong>Liquor Store</strong></td>
<td>See Retail Store.</td>
</tr>
<tr>
<td><strong>Manufactured Home Park</strong></td>
<td>1 parking space per dwelling unit; plus 0.25 parking space per dwelling unit for visitors.</td>
</tr>
<tr>
<td><strong>Marina</strong></td>
<td>1 parking space per boat moorage space; plus Parking requirements for all accessory uses.</td>
</tr>
<tr>
<td><strong>Multiple Unit Residential Dwelling</strong></td>
<td>2 parking spaces per dwelling unit; plus 0.2 parking space per dwelling unit for visitors.</td>
</tr>
<tr>
<td>Ground-Oriented</td>
<td></td>
</tr>
<tr>
<td>Non-Ground-Oriented</td>
<td></td>
</tr>
</tbody>
</table>
### Part 5 Parking and Loading/Unloading

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Use Required Parking Spaces</strong></td>
</tr>
<tr>
<td></td>
<td>1.3 <em>parking spaces</em> per <em>dwelling unit</em> with 1 or no bedrooms; <strong>plus</strong></td>
</tr>
<tr>
<td></td>
<td>1.5 <em>parking spaces</em> per <em>dwelling unit</em> with 2 or more bedrooms; <strong>plus</strong></td>
</tr>
<tr>
<td></td>
<td>0.2 <em>parking space</em> per <em>dwelling unit</em> for visitors.</td>
</tr>
</tbody>
</table>

**Except:**

- **City Centre**

### Multiple Unit Residential Dwelling in City Centre

- **Ground-Oriented**
  - Minimum: 1.6 *parking spaces* per *dwelling unit*; plus
  - Maximum: 0.16 *parking space* per *dwelling unit* for visitors.

- **Ground-Oriented with underground parking**
  - Minimum: 0.9 *parking spaces* per *dwelling unit*; **plus**
  - Maximum: 1.1 *parking spaces* per *dwelling unit*; **plus**

- **Non-Ground-Oriented**
  - 0.1 *parking space* per *dwelling unit* for visitors.
  - 0.2 *parking space* per *dwelling unit* for visitors.

### Neighbourhood Pub

10 *parking spaces* per 100 m² [1,075 ft²] of *gross floor area*.

### Office Use

1.4 *parking space* per 100 m² [1,075 ft²] of *gross floor area* of all floors for a *building within City Centre*; or
### Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Except:</strong></td>
<td>2.5 parking spaces per 100 m² [1,075 ft²] of gross floor area for a building outside of City Centre.</td>
</tr>
<tr>
<td>Medical Office</td>
<td>3.5 parking spaces per 100 m² [1,075 ft²] of gross floor area.</td>
</tr>
<tr>
<td><strong>Personal Service Use</strong></td>
<td>3 parking spaces per 100 m² [1,075 ft²] of gross floor area.</td>
</tr>
<tr>
<td><strong>Public School and Private School</strong></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>1.75 parking space per classroom; <strong>plus</strong> 9 parking spaces for drop-off; <strong>plus</strong></td>
</tr>
<tr>
<td></td>
<td>2 parking spaces for loading/unloading of buses (private schools only).</td>
</tr>
<tr>
<td>Secondary</td>
<td>3.8 parking spaces per classroom; <strong>plus</strong> 2 parking spaces for loading/unloading of buses (public schools and private schools).</td>
</tr>
<tr>
<td>Use</td>
<td>Required Parking Spaces</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td><strong>Recreational Facility</strong></td>
<td>3.6 parking spaces per 100 m² [1,075 ft²] of floor area; plus parking requirements for all accessory uses.</td>
</tr>
<tr>
<td><strong>Except:</strong></td>
<td></td>
</tr>
<tr>
<td>Gymnasium</td>
<td>11 parking spaces per 100 m² [1,075 ft²] of floor area used as a gymnasium.</td>
</tr>
<tr>
<td>Skating Rink</td>
<td>2.5 parking spaces per 100 m² [1,075 ft²] of floor area used as a skating rink.</td>
</tr>
<tr>
<td>Curling Rink</td>
<td>4 parking spaces per sheet of ice.</td>
</tr>
<tr>
<td>Racquet or Ball Court</td>
<td>3 parking spaces per court.</td>
</tr>
<tr>
<td>Civic Facilities</td>
<td>3 parking spaces per 100 m² [1,075 ft²] of floor area.</td>
</tr>
<tr>
<td><strong>Recycling Depot</strong></td>
<td>5 parking spaces.</td>
</tr>
<tr>
<td><strong>Recycling Plant</strong></td>
<td>1 parking space per 100 m² [1,075 ft²] of gross floor area.</td>
</tr>
<tr>
<td><strong>Retail Store (e.g. Convenience Store, Drug Store)</strong></td>
<td>2.75 parking spaces per 100 m² [1,075 ft²] of gross floor area where the gross floor area is less than 372 m² [4,000 ft²]; or 3 parking spaces per 100 m² [1,075 ft²] of gross floor area where the gross floor area is greater than or equal to 372 m² [4,000 ft²] but less than 4,645 m² [50,000 ft²]; or 2.5 parking spaces per 100 m² [1,075 ft²] of gross floor area where the gross floor area is greater than or equal to 4,645 m² [50,000 ft²].</td>
</tr>
</tbody>
</table>
### Part 5 Parking and Loading/Unloading

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Except:</strong></td>
<td></td>
</tr>
<tr>
<td>Garden Supply Store and/or Building</td>
<td>3 parking spaces per 100 m² [1,075 ft²] of gross floor area; plus</td>
</tr>
<tr>
<td>Supply Store</td>
<td>1 parking space per 100 m² [1,075 ft²] of outdoor display area.</td>
</tr>
<tr>
<td><strong>Self-Storage Warehouse</strong></td>
<td>0.5 parking space per 100 m² [1,075 ft²] of gross floor area.</td>
</tr>
<tr>
<td><strong>Single Family Dwelling</strong></td>
<td>3 parking spaces; plus</td>
</tr>
</tbody>
</table>
|                                          | 1 parking space per bedroom available for bed and breakfast accommodation, if applicable.
| **Tourist Accommodation**                | 1 parking space per sleeping unit; plus                                                 |
|                                          | Parking requirements for accessory uses.                                               |
| **Tourist Trailer Park & Camp-Site**     | 1 parking space per house trailer or camping site; plus                                 |
|                                          | Parking requirements for all accessory uses.                                           |
| **University and College**               | 3 parking spaces per 100 m² [1,075 ft²] of floor area used as classrooms; plus          |
|                                          | 11 parking spaces per 100 m² [1,075 ft²] of gross floor area for associated assembly hall/gymnasium. |
| **Warehouse Use**                        | See Industry – Transportation.                                                         |
D. Bicycle Spaces and Secure Bicycle Parking Areas

1. General Bicycle Space Requirements

All required bicycle spaces must:

(a) Not interfere with a pedestrian walkway;

(b) Be separated from parking spaces or loading/unloading spaces by 2.0 metres [8 ft.] or a physical barrier; and

(c) Be sufficiently illuminated.

2. Visitor Bicycle Spaces

Visitor bicycle spaces must be located:

(a) At finished grade; and

(b) Within 30 metres [131 ft.] of the main entrance to the building.

3. Secure Bicycle Parking Area Requirements

(a) All required bicycle spaces in a secure bicycle parking area must be provided in:

   i. A separate bicycle room located within a building; or

   ii. An expanded metal mesh compound within a building; or

   iii. Numbered bicycle lockers in a building or private parking area; and

(b) Secure bicycle parking area must be located:

   i. At finished grade, one level below finished grade, or one level above finished grade, with convenient access to the outside; and

   ii. Within 30 metres [131 ft.] of an entrance to the building or within a shared secure bicycle parking area.

4. Mixed-Use Developments

Where 2 or more uses occur on a lot, the total number of bicycle spaces must be the sum of the bicycle spaces required for each individual use.
5. **Required Bicycle Spaces**

Where 30 or more parking spaces for vehicles are required, bicycle spaces must be provided in accordance with the following minimum standards:

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Bicycle Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling – Multiple Unit Residential Dwelling</td>
<td></td>
</tr>
<tr>
<td>Ground-Oriented</td>
<td>6 visitor bicycle spaces per multiple unit residential building.</td>
</tr>
<tr>
<td>Non Ground-Oriented</td>
<td>6 visitor bicycle spaces per multiple unit residential building; <strong>plus</strong></td>
</tr>
<tr>
<td></td>
<td>1.2 bicycle spaces in a secure bicycle parking area per dwelling unit.</td>
</tr>
<tr>
<td>General Service Use and Eating Establishment</td>
<td>0.06 bicycle space in a secure bicycle parking area per 100 m² [1,075 ft²] of gross floor area where the gross floor area is greater than or equal to 2,000 m² [21,528 ft²]; <strong>plus</strong></td>
</tr>
<tr>
<td></td>
<td><strong>One of the following:</strong></td>
</tr>
<tr>
<td></td>
<td>0.12 visitor bicycle space per 100 m² [1,075 ft²] of gross floor area within City Centre or Town Centres; or</td>
</tr>
<tr>
<td></td>
<td>0.06 visitor bicycle space per 100 m² [1,075 ft²] of the gross floor area in areas outside of City Centre or Town Centres.</td>
</tr>
<tr>
<td>Hospital</td>
<td>0.1 bicycle space in a secure bicycle parking area per 100 m² [1,075 ft²] of gross floor area; <strong>plus</strong></td>
</tr>
<tr>
<td></td>
<td>6 visitor bicycle spaces at each public entrance.</td>
</tr>
<tr>
<td>Retail Store</td>
<td>0.1 visitor bicycle space per 100 m² [1,075 ft²] of gross floor area where the gross floor area is greater than or equal to 4,645 m² [50,000 ft²].</td>
</tr>
</tbody>
</table>
### Part 5 Parking and Loading/Unloading

#### Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Bicycle spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public School and Private School</strong></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>4 visitor bicycle spaces per classroom.</td>
</tr>
<tr>
<td>Secondary</td>
<td>8 visitor bicycle spaces per classroom.</td>
</tr>
<tr>
<td><strong>Tourist Accommodation</strong></td>
<td>1 visitor bicycle space per 30 rooms.</td>
</tr>
<tr>
<td>University and College</td>
<td>8 visitor bicycle spaces per classroom</td>
</tr>
</tbody>
</table>

#### E. Off-Street Loading/Unloading

1. **Required Off-Street Loading/Unloading Spaces**

Requirements for off-street loading/unloading spaces are as follows:

(a) All industrial *buildings* must provide an off-street loading/unloading space adjacent to each overhead loading door of the *building*, or where no loading door is provided, adjacent to a door, outside the *building*;

(b) Each loading/unloading space must be clearly marked for the exclusive use of loading and unloading *vehicles*; and

(c) Loading/unloading spaces must not be considered as off-street *parking spaces* for the purpose of calculating the *parking spaces* required under this By-law.

2. **Dimensions for Loading/Unloading Areas**

The minimum dimensions for loading/unloading spaces and manoeuvring aisles are as follows:

(a) The width of the loading/unloading space must be at least 4.0 m [13 ft.];

(b) The width of the manoeuvring aisle must be at least 7.5 m [25 ft.];

(c) The length of the loading/unloading space must be at least 9.2 m [30 ft.];

(d) When the length of a loading/unloading space or manoeuvring aisle abuts a fence, wall or similar *structure*, the width of the loading/unloading space must be
increased by 0.75 metre [2 ft.] to provide sufficient space for vehicle maneuvering; and

(e) The vertical clearance of the loading/unloading space and manoeuvring aisle must be at least 4.5 metres [15 ft.] and be free of protrusions or encroachments by any structural and non-structural elements.

3. Design Standards for Loading/Unloading Spaces:

Design standards for loading/unloading spaces are as follows:

(a) The layout of loading/unloading areas must not result in vehicles backing out onto a highway;

(b) All loading/unloading areas must be graded and designed to ensure that the loading vehicles will remain entirely within the loading/unloading space;

(c) Any fence, wall or structure required for loading must be protected from damage by vehicles with curbs, bollards or other similar devices; and

(d) Any lighting used to illuminate the loading area must be directed to this area only and not to any adjoining premises or lots.
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WHENEVER THERE IS A REFERENCE TO PART 6 SIGNS OF SURREY ZONING BY-LAW, 1993, NO. 12000 AS AMENDED, IT SHALL BE DEEMED TO MEAN SURREY SIGN BY-LAW, 1999, NO. 13656, AS AMENDED.

Amendments: 13822, 09/20/99
A. General

1. Notwithstanding anything in this By-law, setback of buildings and structures on a lot abutting existing or future highways shown on the “Surrey Major Road Allowance Map”, attached as Schedule K to the “Surrey Subdivision and Development By-law, 1986, No. 8830”, as amended, shall be the sum of the following:

(a) One-half of the width of the ultimate highway allowance shown on the “Surrey Major Road Allowance Map”, attached as Schedule K to the “Surrey Subdivision and Development By-law, 1986, No. 8830”, as amended, measured from the centreline of the ultimate highway allowance, which may not necessarily coincide with the centreline of the existing highway; plus

(b) The required setback set forth in Section F Yards and Setbacks of the Zone in which the lot is located.
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A. General

1. All lands within a streamside protection area, which includes the area of land between the *stream* and *top of bank* and the *streamside setback area*, are subject to the regulations set out in this Part, except for those lands and uses permitted in the Agricultural Land Reserve that are exempt from the Riparian Area Regulation, B.C. Reg. 376/2004.

2. For those portions of a streamside protection area that exceed the Riparian Areas Regulation, B.C. Reg. 376/2004, as amended, no disturbance of any land is permitted except for the construction, maintenance or operation of municipal works and services.

3. Any requirements specified in Riparian Areas Regulation, B.C. Reg. 376/2004, as amended, that are greater than those specified in this Part, must be complied with, as well as any other applicable legislation.

4. For the purpose of this Part, a Qualified Environmental Professional is a registered professional Biologist, Geoscientist, Engineer, Forester and/or Agrologist registered in British Columbia, with demonstrated education, expertise, accreditation and knowledge relevant to sensitive environments, ecosystems and/or riparian/streamside management.

5. All *streams*, for the purpose of this Part, are classified as follows:

   (a) Class A: inhabited by salmonids year round or are potentially inhabited year round with access enhancement;

   (b) Class A/O: inhabited by salmonids, primarily during the overwintering period, or potentially inhabited with salmonids during the overwintering period with access enhancement and non-salmonid species generally present year round; or

   (c) Class B: a significant source of food and nutrient value to downstream fish populations with no documented fish presence and no reasonable potential for fish presence.

6. The entirety of this Part shall not be used to calculate density as described in *undevelopable area*. 
B. Streamside Setback Areas

1. A *streamside setback area* is calculated by a Qualified Environmental Professional using the minimum distance from the *top of bank*, as follows:

<table>
<thead>
<tr>
<th>Stream Types</th>
<th>Stream Classifications</th>
<th>A or A/O</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>All <em>Stream Types</em> (except as shown below)</td>
<td>30 metres*</td>
<td>20 metres*</td>
<td></td>
</tr>
<tr>
<td>Channelized</td>
<td>25 metres*</td>
<td>15 metres*</td>
<td></td>
</tr>
<tr>
<td>Ditches</td>
<td>10 metres**</td>
<td>7 metres</td>
<td></td>
</tr>
<tr>
<td>Natural</td>
<td>30 metres*</td>
<td>15 metres*</td>
<td></td>
</tr>
<tr>
<td>Large Ravines</td>
<td>15 metres*</td>
<td>15 metres*</td>
<td></td>
</tr>
</tbody>
</table>

* Provided there is no loss in the total size of the *streamside setback area*, the minimum distance from the *top of bank* may be reduced by no more than 5 metres and increased by no more than 10 metres.

** Provided there is no loss in the total size of the *streamside setback area*, the minimum distance from the *top of bank* may be reduced by no more than 3 metres and increased by no more than 10 metres.

2. Despite Sections B.1 in this Part, for *lots* that existed prior to September 12, 2016, where zoning allows for *single family dwelling* and *duplex* uses, the *streamside setback area* is calculated by using the minimum distance from *top of bank*, as follows:

<table>
<thead>
<tr>
<th>Stream Types</th>
<th>Stream Classifications</th>
<th>A or A/O</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>All <em>Stream Types</em> (except as shown below)</td>
<td>15 metres</td>
<td>15 metres</td>
<td></td>
</tr>
<tr>
<td>Ditches</td>
<td>10 metres</td>
<td>7 metres</td>
<td></td>
</tr>
</tbody>
</table>

3. If those *lots*, identified in Section B.2 of this Part, are further subdivided or rezoned, then Section B.1 of this Part applies.
A. General

1. For the purpose of this Part, floodplain shall mean all areas of land designated as floodplain by the Provincial Government.

2. All buildings or structures constructed in the floodplain are subject to regulations set out in this Part, except as indicated in Section A.4 of this Part.

3. Elevations specific for floodproofing purposes are based on the Geodetic Survey of Canada.

4. This Part shall not apply to:

   (a) The interior renovation of an existing building or structure which does not increase floor area;

   (b) An addition to a building or structure of less than ten percent (10%) of the total floor area;

   (c) That portion of a building or structure designed or intended for parking, including a carport or garage;

   (d) That portion of a building or structure designed as an area beneath a floor (crawlspace) that is less than 1.8 metres in height;

   (e) A non-habitable accessory building or structure;

   (f) Loading ramps or work bays; or

   (g) Open-walled covered work areas.

B. Determination of Minimum Floor Elevation

1. No building or structure shall be constructed, reconstructed, moved or extended to have a minimum floor elevation less than the minimum flood and building elevations, as specified by the Provincial Government and in the Surrey Building Bylaw, as amended.
C. Fixed Equipment

1. The installation of major electrical switchgear, furnaces or other fixed equipment susceptible to damage by floodwater must be at or above the designated flood elevation.

D. Minimum Setback Requirements

1. Despite any other provision of this Bylaw, buildings or structures, or any part thereof, shall be located a minimum of:

   (a) 15 metres from the natural boundary of the sea;

   (b) 30 metres from the natural boundary of the Fraser River;

   (c) 30 metres from the natural boundary of the Nicomekl, Serpentine or Little Campbell rivers, or any other watercourse; and/or

   (d) 7.5 metres of a dyke Right-of-Way.
Part 9 - Violations

A. General

1. Every person who violates any of the provisions of this By-law or who suffers or permits any act or thing to be done in contravention of this By-law or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this By-law shall be liable to the penalties hereby imposed and each day that such violation is permitted to exist shall constitute a separate offence.

2. Any person who violates any of the provisions of this By-law shall upon summary conviction thereof, be liable to a penalty of not less than $50 and not more than $2,000 plus the cost of the prosecution, or to a term of imprisonment not exceeding 30 days, or both.
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A. **Intent**

This Zone is intended to accommodate *agricultural* uses on *lots* of a minimum size of 2 hectares [5 acres] and to protect *agricultural* land from the intrusion of uses not compatible with *farm operations*.

B. **Permitted Uses**

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

1. *Agriculture and horticulture*.
2. One *single family dwelling* which may contain 1 *secondary suite*.
3. *Intensive agriculture*, provided that this use shall occur only on land within the *Agricultural Land Reserve* (ALR).
4. *Farm-based winery* provided that:
   (a) This use shall occur only on land within the *Agricultural Land Reserve*; and
   (b) The use is subject to all conditions in the *Agricultural Land Commission Act/Regs/Orders*.
5. *Forestry*.
6. Provided that the total area covered by *buildings* and *structures* shall not exceed 10% of the *lot*:
   (a) Agricultural and horticultural education;
   (b) Conservation and nature study;
   (c) Fish, game and wildlife enhancement;
   (d) Hunting and wilderness survival training;
   (e) *Kennels-Commercial*;
(f) *Kennels-Hobby*; or

(g) *Agri-tourism*.

7. Horse-riding, training and/or boarding facility provided:

(a) there are not more than 40 stalls; and/or

(b) it does not include a racetrack licensed by the British Columbia Racing Commission.

8. *Accessory uses* limited to the following:

(a) Display and retail sale of products provided all of the following are satisfied:

   i. all of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;

   ii. products offered for sale shall be limited to *agricultural* and/or *horticultural* products and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;

   iii. the cumulative maximum floor area for the display and sale of products shall not exceed 93 square metres [1,000 sq. ft.];

   iv. all products offered for sale and related displays shall be located entirely within a *building*; and

   v. products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agricultural* and/or *horticultural* use of the *lot*;

(b) i. Food and beverage service lounge associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders*;

   ii. Retail sales associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders*; provided the maximum floor area for retail sales and wine tasting does not exceed 93 sq.m. [1,000 sq.ft.].
(c) *Primary processing* of products provided at least 50% of the product being processed shall be produced by the same *farm operation* or is feed required for the *farm operation*;

(d) Private airport, subject to Section B.10, Part 4 General Provisions, of this By-law;

(e) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law;

(f) The keeping of *boarders or lodgers* in accordance with Section B.2, Part 4 General Provisions of this By-law; and

(g) *Soil amendment*; and

(h) *Cogeneration Facility* provided all of the following are satisfied:
   i. the *Cogeneration Facility* shall be associated with a *greenhouse* on the *lot*;
   ii. the *lot* is a *farm operation*;
   iii. the *Combined Heat and Power Engine* capacity must not exceed 1.0 Megawatt of electricity for each hectare of land used for *greenhouses*; and
   iv. despite Sub-Section B.9(h) iii. the *Combined Heat and Power Engine* capacity may be increased to 1.5 Megawatts of electricity for each hectare of land used for a *greenhouse* if high intensity lighting (greater than 10,000 lux) is used in the *greenhouse*.

C. **Lot Area**

Not applicable to this Zone.

D. **Density**

Not applicable to this Zone.

E. **Lot Coverage**

Not applicable to this Zone.
F. Yards and Setbacks

Amendments: 15056, 06/23/03; 15655, 03/07/05; 17771, 11/05/12; 18212, 05/26/14; 18874, 11/07/16

1. Buildings and structures shall be sited in accordance with the following setbacks:

(a) Minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Dwellings, and Accessory Buildings and Structures</td>
<td>7.5 m.</td>
<td>12.0 m.</td>
<td>Lesser of;</td>
<td>7.5 m.</td>
</tr>
<tr>
<td>and All Buildings and Structures Not Stated Below</td>
<td>[25 ft.]</td>
<td>[40 ft.]</td>
<td>(a) 13.5 m.</td>
<td>[25 ft.]</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>[44 ft.]</td>
<td>or</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(b) 10% of</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>the lot width; but in</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>any event not less than</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3.0 metres [10 ft.]</td>
<td></td>
</tr>
<tr>
<td>Buildings for Uses Permitted Under Sections</td>
<td>30.0 m.</td>
<td>15.0 m.*</td>
<td>15.0 m.*</td>
<td>30.0 m.</td>
</tr>
<tr>
<td>B.1, B.4, B.5, B.8(c) and B.8(h) of this Zone, 1. including Accessory Buildings and Structures</td>
<td>[100 ft.]</td>
<td>[50 ft.]</td>
<td>[50 ft.]</td>
<td>[100 ft.]</td>
</tr>
<tr>
<td>Kennels-Commercial, Kennels-Hobby, Horse-riding training and/or boarding</td>
<td>30.0 m.</td>
<td>30.0 m **</td>
<td>30.0 m.**</td>
<td>30.0 m.</td>
</tr>
<tr>
<td></td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
<td></td>
</tr>
<tr>
<td>Buildings for Uses Permitted Under Section B.3 of this Zone***</td>
<td>90.0 m.</td>
<td>15.0 m.</td>
<td>15.0 m.</td>
<td>30.0 m.</td>
</tr>
<tr>
<td></td>
<td>[300 ft.]</td>
<td>[50 ft.]</td>
<td>[50 ft.]</td>
<td>[100 ft.]</td>
</tr>
<tr>
<td>Buildings and Structures For Private Airport</td>
<td>30.0 m.</td>
<td>30.0 m.</td>
<td>30.0 m.</td>
<td>30.0 m.</td>
</tr>
<tr>
<td></td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* If the side yard or rear yard abut a Residential lot, any exhaust fans or machinery used in the said building shall be located at least 24 metres [80 ft.] from any lot line and shall emit a noise level no greater than 60 dB(A) at the perimeter of any lot line.
** When the front yard is 90 metres [295 ft.] or more, the rear yard and side yard may be reduced to 15 metres [50 ft.] for uses permitted under Sub-section B.7(c) and B.7(f).

*** The said buildings shall be located not less than 30 metres [100 ft.] from the boundary of any other Zone.

(b) **Maximum setbacks:**

No portion of a single family dwelling shall be located farther than 50.0 metres [164 ft] from the front lot line provided that, on a corner lot, no portion of a single family dwelling shall be located farther than 50.0 metres [164 ft] from either the front lot line or the side lot line on a flanking street.

G. **Height of Buildings**

Amendments: 15056, 06/23/03; 15655, 03/07/05; 18874, 11/07/16

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Single family dwelling or buildings** for uses permitted under Section B.8: The **height** shall not exceed 9 metres [30 ft].

2. **All other buildings and structures:** The **height** shall not exceed 12 metres [40 ft].

H. **Off-Street Parking and Loading/Unloading**

Amendments: 12333, 07/25/94; 13774, 07/26/99; 18414, 03/23/15; 18487, 05/16/16

1. Refer to Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Where boarders or lodgers or bed and breakfast users are accommodated, the following shall be provided:

   (a) Where 3 patrons or less are accommodated, 1 parking space shall be provided; and

   (b) Where more than 3 patrons are accommodated, 2 parking spaces shall be provided.

3. **Vehicles** over 5,000 kilograms [11,023 lbs.] G.V.W. and associated trailers, ancillary to the permitted non-residential uses on the lot may be parked on the lot provided that:

   (a) The **vehicles** and associated trailers are owned or operated by the owner or occupant of the lot; and
(b) The vehicles and associated trailers shall not be parked within the required building setbacks.

4. Vehicles over 5,000 kilograms [11,023 lbs.] G.V.W. and associated trailers, except those referred to in Section H.3, may be parked on a lot provided that:

(a) There is a farm operation on the lot;

(b) The vehicles and associated trailers are owned or operated by the owner or occupant of the lot;

(c) The vehicles and associated trailers are parked within the farm residential footprint;

(d) The vehicles and associated trailers shall not be parked within the required building setbacks;

(e) Where a lot is less than 4 hectares [10 acres], there is a maximum of 2 vehicles and 2 associated trailers; and

(f) Where a lot is 4 hectares [10 acres] or more, there is a maximum of 3 vehicles and 3 associated trailers.

I. Landscaping

Not applicable to this Zone.

J. Special Regulations

Amendments: 17290, 12/13/10; 17771, 11/05/12; 18487, 05/16/16; 18874, 11/07/16

1. A secondary suite shall:

(a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

(b) Occupy less than 40% of the habitable floor area of the building.

2. The following provisions shall apply to a farm residential footprint:

(a) The maximum size of the farm residential footprint shall be 2,000 square metres [0.5 acres];

The maximum depth of the farm residential footprint from the front lot line, or the side lot line on a flanking street if it is a corner lot, shall be 60 metres [197 ft.].
3. The lot is in compliance with the Surrey Soil Conservation and Protection By-law."

K. Subdivision

Lots created through subdivision in accordance with this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Within the</td>
<td>Not less than 1/10 of total lot perimeter</td>
</tr>
<tr>
<td>ALR*</td>
<td></td>
</tr>
<tr>
<td>4 hectares [10 acres]</td>
<td></td>
</tr>
<tr>
<td>Land Outside the</td>
<td>Not less than 1/10 of total lot perimeter</td>
</tr>
<tr>
<td>ALR*</td>
<td></td>
</tr>
<tr>
<td>2 hectares [5 acres]</td>
<td></td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

* Where ALR is Agricultural Land Reserve.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 15056, 06/23/03; 15655, 03/07/05; 17471, 10/03/11; 18212, 05/26/14

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. Building permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.
8. Kennels-Commercial and Kennels-Hobby shall be subject to the "Surrey Kennel Regulation By-law".

9. Manufactured home siting shall be subject to the "Surrey Mobile Homes and Trailer Regulation and Control By-law".

10. Noise is regulated by the "Surrey Noise Control By-law".

11. Unless prohibited or further regulated in this Zone, By-law, or other By-laws, activities and uses on lands located in the Agricultural Land Reserve shall be in accordance with the Agricultural Land Commission Act/Regs/Orders, where applicable.

12. Lands used for an agricultural use are classified as farms under the B.C. Assessment Act, R.S.B.C. 1996.

13. Farm-based winery shall be subject to the Liquor Control and Licensing Act and the Agricultural Land Commission Act/Regs/Orders.

A. Intent

This Zone is intended to control and accommodate general and intensive agriculture on land outside or within the Agricultural Land Reserve (ALR) and to protect the agricultural land from intrusion of uses not compatible with farm operations.

B. Permitted Uses

| Amendments: | 15056, 06/23/03; 15655, 03/07/05 |

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

1. All uses permitted in Section B., except B.3., of Part 10 General Agriculture Zone (A-1) of this By-law.

2. Intensive agriculture.

3. Aquaculture.

4. Soil processing.

C. Lot Area

Not applicable to this Zone.

D. Density

Not applicable to this Zone.

E. Lot Coverage

For the purpose of uses permitted in Section B.3, the maximum lot coverage shall be 10%.
F. Yards and Setbacks

**Amendments:** 15056, 06/23/03; 15655, 03/07/05; 17771; 11/05/12; 18212, 05/26/14; 18874, 11/07/16

1. *Buildings and structures* shall be sited in accordance with the following *setbacks*:

   (a) **Minimum setbacks:**

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Single Family Dwellings,</em> and <em>Accessory Buildings and Structures</em> and <em>All Buildings and Structures Not Stated Below</em></td>
<td>7.5 m. [25 ft.]</td>
<td>12.0 m. [40 ft.]</td>
<td>Lesser of; (a) 13.5 m. [44 ft.] or (b) 10% of the <em>lot</em> width; but in any event not less than 3.0 metres [10 ft.]</td>
<td>7.5 m. [25 ft.]</td>
</tr>
<tr>
<td><em>Buildings for Uses Permitted Under Sections B.1, B.4, B.5, B.8(c) and B.8(h) of the A-1 Zone, including Accessory Buildings and Structures</em></td>
<td>30.0 m. [100 ft.]</td>
<td>15.0 m.* [50 ft.]</td>
<td>15.0 m.* [50 ft.]</td>
<td>30.0 m. [100 ft.]</td>
</tr>
<tr>
<td><em>Kennels-Commercial, Kennels-Hobby, Horse-riding training and/or boarding</em></td>
<td>30.0 m. [100 ft.]</td>
<td>30.0 m.** [100 ft.]</td>
<td>30.0 m.** [100 ft.]</td>
<td>30.0 m. [100 ft.]</td>
</tr>
<tr>
<td><em>Buildings for Uses Permitted Under Section B.2 and B.3 of this Zone</em>***</td>
<td>90.0 m. [300 ft.]</td>
<td>15.0 m. [50 ft.]</td>
<td>15.0 m. [50 ft.]</td>
<td>30.0 m. [100 ft.]</td>
</tr>
<tr>
<td><em>Buildings and Structures For Private Airport</em></td>
<td>30.0 m. [100 ft.]</td>
<td>30.0 m. [100 ft.]</td>
<td>30.0 m. [100 ft.]</td>
<td>30.0 m. [100 ft.]</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* If the *side yard* or *rear yard* abut a *Residential lot*, any exhaust fans or machinery used in the said *building* shall be located at least 24 metres [80 ft.] from any *lot line* and shall emit a noise level no greater than 60 dB(A) at the perimeter of any *lot line*. 
** When the front yard is 90 metres [295 ft.] or more, the rear yard and side yard may be reduced to 15 metres [50 ft.] for uses permitted under Sub-section B.7(e) and B.7(f).

*** The said buildings shall be located not less than 30 metres [100 ft.] from the boundary of any other Zone.

(b) **Maximum setbacks:**

No portion of a single family dwelling shall be located farther than 50.0 metres [164 ft] from the front lot line provided that, on a corner lot, no portion of a single family dwelling shall be located farther than 50.0 metres [164 ft] from either the front lot line or the side lot line on a flanking street.

G. **Height of Buildings**

**Amendments: 18874, 11/07/16**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Single family dwelling or buildings** for uses permitted under Section B.8 of the A-1 Zone: The height shall not exceed 9 metres [30 ft].

2. All other buildings and structures: The height shall not exceed 12 metres [40 ft].

H. **Off-Street Parking and Loading/Unloading**

**Amendments: 12333, 07/25/94; 13774, 07/26/99; 17471, 10/03/11; 18414, 03/23/15; 18487, 05/16/16**

1. Refer to Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Where boarders or lodgers or bed and breakfast users are accommodated, the following shall be provided:

(a) Where 3 patrons or less are accommodated, 1 parking space shall be provided; and

(b) Where more than 3 patrons are accommodated, 2 parking spaces shall be provided.
3. *Vehicles* over 5,000 kilograms [11,023 lbs.] *G.V.W.* and associated trailers, ancillary to the permitted non-residential uses on the *lot* may be parked on the *lot* provided that:

(a) The *vehicles* and associated trailers are owned or operated by the owner or occupant of the *lot*; and

(b) The *vehicles* and associated trailers shall not be parked within the required *building setbacks*.

4. *Vehicles* over 5,000 kilograms [11,023 lbs.] *G.V.W.* and associated trailers, except those referred to in Section H.3, may be parked on a *lot* provided that:

(a) There is a *farm operation* on the *lot*;

(b) The *vehicles* and associated trailers are owned or operated by the owner or occupant of the *lot*;

(c) The *vehicles* and associated trailers are parked within the *farm residential footprint*;

(d) The *vehicles* and associated trailers shall not be parked within the required *building setbacks*;

(e) Where a *lot* is less than 4 hectares [10 acres], there is a maximum of 2 *vehicles* and 2 associated trailers; and

(f) Where a *lot* is 4 hectares [10 acres] or more, there is a maximum of 3 *vehicles* and 3 associated trailers.

I. **Landscaping**

Not applicable to this Zone.
J. Special Regulations

Amendments: 17290, 12/13/10; 17771, 11/05/12; 18487, 05/16/16; 18874, 11/07/16

1. A secondary suite shall:
   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
   (b) Occupy less than 40% of the habitable floor area of the building.

2. The following provisions shall apply to a farm residential footprint:
   (a) The maximum size of the farm residential footprint shall be 2,000 square metres [0.5 acres];

      The maximum depth of the farm residential footprint from the front lot line, or the side lot line on a flanking street if it is a corner lot, shall be 60 metres [197 ft.].

3. The lot is in compliance with the Surrey Soil Conservation and Protection By-law.

K. Subdivision

Lots created through subdivision in accordance with this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 hectares</td>
<td>Not less than 1/10 of total lot perimeter</td>
</tr>
<tr>
<td>[10 acres]</td>
<td></td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 15056, 06/23/03; 15655, 03/07/05; 17471, 10/03/11; 18212, 05/26/14

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5, Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. Sign regulations are as provided in Surrey Sign By-law No. 13656.

6. Building permits shall be subject to "Surrey Building By-law".

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Kennels-Commercial and Kennels-Hobby shall be subject to the "Surrey Kennel Regulation By-law".

9. Manufactured home siting shall be subject to the "Surrey Mobile Homes and Trailer Regulation and Control By-law".

10. Noise is regulated by the "Surrey Noise Control By-law".

11. Unless prohibited or further regulated in this Zone, By-law, or other By-laws, activities and uses on lands located in the Agricultural Land Reserve shall be in accordance with the Agricultural Land Commission Act/Regs/Orders, where applicable.

12. Lands used for an agricultural use are classified as farm operations under the B.C. Assessment Act, R.S.B.C. 1996.

13. Farm-based winery shall be subject to the Liquor Control and Licensing Act and the Agricultural Land Commission Act/Regs/Orders.

A. Intent

This Zone is intended for single family housing on suburban lots of 1 acre or larger.

B. Permitted Uses

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

1. One single family dwelling which may contain 1 secondary suite.

2. Where the lot is 0.4047 hectare [1 acre] or more, one hobby kennel.

3. Where the lot is 2 hectares [5 acres] or more, agricultural and horticultural uses.

4. Where the lot is 4 hectares [10 acres] or more, one additional single family dwelling or duplex for the employees of the farm operation permitted under Section B.3 of this Zone.

5. Where the lot is 0.9 hectare [2.2 acres] or more, one skateboard ramp structure in association with a single family dwelling as permitted in Sub-section B.1 and subject to the skateboard ramp structure being:

   (a) a maximum of 173.4 sq. m. [1,865 sq. ft.] in area, a maximum of 5 metres [16 ft.] high, a maximum of 14.3 metres [47 ft.] long and a maximum of 12.2 metres [40 ft.] wide;

   (b) sited behind the single family dwelling; and

   (c) for the enjoyment of the residents of the single family dwelling on the lot and not for commercial purposes.

6. Accessory uses including the following:

   (a) Bed and breakfast use in accordance with Section B.2, Part 4 General Provisions, of this By-law;
(b) The keeping of boarders or lodgers in accordance with Section B.2, Part 4 General Provisions, of this By-law;

(c) Horse-boarding; and

(d) Display and retail sale of products provided all of the following are satisfied:
   
   i. all of the products offered for sale shall be produced by the farm operation or at least 50% of the floor area for product sales and display shall be limited to product produced by the farm operation;
   
   ii. products offered for sale shall be limited to agricultural and/or horticultural products, and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;
   
   iii. the cumulative maximum floor area for the display and sale of products shall not exceed 93 square metres [1,000 sq. ft.];
   
   iv. all products offered for sale and related displays shall be located entirely within a building; and
   
   v. products offered for sale and related displays shall be an accessory use to a single family dwelling and the agricultural and/or horticultural use of the lot.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12517, 02/13/95; 12681, 12/04/95; 14101, 09/18/00; 14568, 12/10/01; 14757, 07/22/02; 19073, 02/20/17; 19261, 06/26/17

1. For the purpose of subdivision:
   
   (a) In all Areas as described and outlined on the maps attached as Schedule F of this By-law, the maximum unit density shall not exceed 1.2 dwelling units per hectare [0.5 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Section K.1 of this Zone. The
maximum unit density shall be increased to 2.5 dwelling units per hectare [1.0 u.p.a.] and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law; and

(b) In all other areas, the maximum unit density shall be 2.5 dwelling units per hectare [1.0 u.p.a.].

2. For the purpose of building construction:

(a) Where the lot is 900 square metres [9,685 sq. ft.] in area or less for any suburban or suburban-urban reserve lot, the requirements of Sub-section D.2 Density of Part 16 Single Family Residential Zone (RF) shall apply;

(b) Where the lot is 1,858 square metres [0.5 acre] in area or less for any urban or multiple residential lot, the requirements of Sub-section D.2 Density of Part 16 Single Family Residential Zone (RF) shall apply;

(c) Where the lot is greater than 900 square metres [9,685 sq. ft.] in area for any suburban or suburban-urban reserve lot, floor area ratio is not applicable; and

(d) Where the lot is greater than 1,858 square metres [0.5 acre] in area for any urban or multiple residential lot, floor area ratio is not applicable.

E. Lot Coverage

Amendments: 12517, 02/13/95; 12681, 12/04/95; 14568, 12/10/01; 14757, 07/22/02; 19261, 06/26/17

1. The maximum lot coverage shall be 20%.

2. Notwithstanding Sub-section E.1, the requirements of Section E. Lot Coverage of Part 16 Single Family Residential Zone (RF) shall apply as follows:

(a) Where the lot is 900 square metres [9,685 sq. ft.] in area or less for any suburban or suburban-urban reserve lot; and

(b) Where the lot is 1,858 square metres [0.5 acre] in area or less for any urban or multiple residential lot.
F. Yards and Setbacks

Amendments: 12517, 02/13/95; 12681, 12/04/95; 13093, 05/12/97; 14603, 01/21/02; 14757, 07/22/02; 14891, 01/20/03; 17471, 10/03/11; 18414, 03/23/15; 19261, 06/26/17

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback **</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>4.5 m.</td>
<td>7.5 m.</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>18.0 m.</td>
<td>1.8 m</td>
<td>1.0 m</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Greater Than 10 square metres</td>
<td>[60 ft.]</td>
<td>[6 ft.]</td>
<td>[3 ft.]</td>
<td>[25 ft.]</td>
<td></td>
</tr>
<tr>
<td>Other Accessory Buildings and Structures</td>
<td>18.0 m</td>
<td>0.0 m</td>
<td>0.0 m</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[60 ft.]</td>
<td>[25 ft.]</td>
<td></td>
<td>[25 ft.]</td>
<td></td>
</tr>
<tr>
<td>Skateboard Ramp Structure</td>
<td>18.0 m.</td>
<td>36.0 m.</td>
<td>7.5 m.***</td>
<td>36.0 m.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[60 ft.]</td>
<td>[120 ft.]</td>
<td>[25 ft.]</td>
<td>[120 ft.]</td>
<td></td>
</tr>
<tr>
<td>Buildings and Structures For</td>
<td>36.0 m.</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>36.0 m.</td>
<td></td>
</tr>
<tr>
<td>Uses Permitted Under Sec. B.2* &amp; B.3 of this Zone</td>
<td>[120 ft.]</td>
<td>[25 ft.]</td>
<td>[25 ft.]</td>
<td>[120 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* These setback requirements for hobby kennels do not apply if the hobby kennel forms part of or is attached to the principal building, however, the hobby kennel shall be located at the rear of the said building.
** Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban* or *suburban–urban reserve lot*, or where the *lot* is 1,858 square metres [0.5 acres] in area or less for any *urban* or *multiple residential lot*, the requirements in Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF) shall apply.

*** One (1) *side yard setback* may be reduced to not less than 3.0 metres [10 ft.] if the opposite *side yard on the lot* is at least 15 metres [50 ft.] and the reduced *side yard* abuts land which is *suburban*.

G. **Height of Buildings**

| Amendments: 14891, 01/20/03; 17471, 10/03/11; 18414, 03/23/15 |

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*: The *building height* shall not exceed 9 metres [30 ft.].

2. *Accessory buildings* and *structures*: The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

3. The height of a skateboard ramp *structure* shall be:

   (a) no higher than the *building height* of the *single family dwelling* constructed on the *lot*; and

   (b) a maximum of 5 metres [16 ft.] measured from *finished grade* to the top of the handrail.

H. **Off-Street Parking and Loading/Unloading**

| Amendments: 12517, 02/13/95; 12681, 12/04/95; 13774, 07/26/99; 14568, 12/10/01; 18719, 05/30/16 |

1. For *lots* greater than 1,858 square metres [0.5 ac.] in area shall comply with the following:

   (a) Parking requirements in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law shall apply; and
(b) Outside parking or storage of campers, boats and vehicles including cars, trucks and house trailers ancillary to the residential use shall be limited as follows:

i. A maximum of 2 cars or trucks;
ii. House trailers, campers or boats, provided that the combined total shall not exceed 3; and
iii. The total amount permitted under (i) and (ii) shall not exceed 5.

2. For lots, 1,858 square metres [0.5 ac.] in area or less, the requirements in Section H of Part 16 Single Family Residential Zone RF shall apply.

I. Landscaping

Amendments: 12333, 07/25/94

All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

J. Special Regulations

Amendments: 14891, 01/20/03; 17290, 12/13/10; 17471, 10/03/11

1. The skateboard ramp structure permitted under Sub-section B.5 shall be completely enclosed by a fence measuring not less than 1.8 metres [6 ft.] and not more than 3.6 metres [12 ft.] in height along the perimeter of the ramp structure, or equipped with a security device to prohibit unauthorized use of the skateboard ramp structure.

2. A secondary suite shall:

(a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

(b) Occupy less than 40% of the habitable floor area of the building.
K. Subdivision

Amendments: 14101, 09/18/00

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, where amenities are not provided in accordance with Schedule G of this By-law, the lots created through subdivision shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>8,094 sq. m.</td>
<td>50 metres</td>
<td>60 metres</td>
</tr>
<tr>
<td>[2 acre]</td>
<td>[164 ft.]</td>
<td>[200 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Sub-section K.3 of this Zone.

3. Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,047 sq. m.</td>
<td>50 metres</td>
<td>60 metres</td>
</tr>
<tr>
<td>[1 acre]</td>
<td>[164 ft.]</td>
<td>[200 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

**Amendments: 13657, 03/22/99; 13774, 07/26/99**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. Building permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Hobby kennels shall be subject to the "Surrey Kennel Regulation By-law".
A. Intent

This zone is intended for single family housing on large suburban lots, with substantial public open space set aside within the subdivision. This Zone shall only be considered if there are special characteristics on the lot, such as mature vegetation, watercourses, ravines, heritage buildings or other features worthy of preservation and/or there will be a significant contribution to a park designated in the Official Community Plan.

B. Permitted Uses

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

1. One single family dwelling which may contain 1 secondary suite.

2. The following uses are permitted within the open space set aside pursuant to Section D.2 of this Zone, provided that these uses do not infringe upon the quality of the features being preserved and are for the enjoyment of the residents within the subdivision and do not constitute a commercial undertaking:

   (a) Tennis court, swimming pool, play ground, fitness trail, baseball diamond, picnic area, putting green and pitch and putt course provided that the enclosed or covered portion of the said facility does not exceed 5% of the total open space set aside; and

   (b) Equestrian facilities, both open and covered, provided however, that the enclosed or covered portion of this facility does not exceed 10% of the total open space set aside.

3. Where the minimum lot area is 2,800 square metres [30,000 sq.ft.], the keeping of 1 horse is permitted, provided that:

   (a) The portion of the lot in which the horse is kept is securely fenced at a height of not less than 1.2 metres [4 ft.]; and
(b) That the lot in question abut, or provide direct access to open space suitable for equestrian activities.

4. **Accessory uses** including the following:

   (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and

   (b) The keeping of *boarders or lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

**C. Lot Area**

The minimum *site area for subdivision* shall be 1 hectare [2.5 acres], except in the case of a remainder lot, where the lots including the remainder lot which were created by the same plan of subdivision are zoned RA-G.

**D. Density**

**Amendments: 14101, 09/18/00; 19073, 02/20/17; 19261, 06/26/17**

1. For the purpose of subdivision:

   (a) In Areas as described and outlined on the maps attached as Schedule F of this By-law, the maximum *density* shall not exceed 1.2 *dwelling units* per hectare [0.5 u.p.a.] calculated on the basis of the entire lot. The maximum *density* may be increased to 2 *dwelling units* per hectare [0.8 u.p.a.] calculated on the basis of the entire lot, if amenities are provided in accordance with Schedule G of this By-law.

   (b) In areas other than the ones in Sub-section D.1.(a) of this Zone, the maximum *density* shall not exceed 2 *units* per hectare [0.8 u.p.a.] calculated on the basis of the entire lot.

2. The maximum *density* may be increased from 2 *units* per hectare [0.8 u.p.a.] to 2.5 *dwelling units* per hectare [1.0 u.p.a.], both calculated on the basis of the entire lot, provided that:

   (a) *Open space* in an amount of not less than 15% of the lot area is preserved in its natural state or retained for park and recreational purposes;

   (b) The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees or other land forms worthy of preservation, and/or
contain heritage buildings or features, and/or contribute to a park designated in the Official Community Plan; and

(c) The said open space shall be accessible by the public from a highway.

3. Undevelopable areas may be included in the open space set aside in Sub-section D.2(a), however, this undevelopable area shall be discounted by 50%.

4. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of floor area ratio, unless the covered parking is located within the basement; and

(b) For building construction within a lot the floor area ratio shall not exceed 0.25, provided that, of the resulting allowable floor area, 67 square metres [720 sq.ft.] shall be reserved for use only as a garage or carport, and 28 square metres [300 sq.ft.] shall be reserved for use only as accessory buildings and structures.

E. Lot Coverage

The maximum lot coverage shall be 20%.
F. Yards and Setbacks

Amendments: 13093, 05/12/97; 17471, 10/03/11; 18414, 03/23/15

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>4.5 m.</td>
<td>7.5 m.</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>18.0 m.</td>
<td>1.8 m</td>
<td>1.0 m</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Greater Than 10 square metres</td>
<td>[60 ft.]</td>
<td>[6 ft.]</td>
<td>[3 ft.]</td>
<td>[25 ft.]</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>18.0 m.</td>
<td>0.0 m</td>
<td>0.0 m</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Than 10 square metres</td>
<td>[60 ft.]</td>
<td>[6 ft.]</td>
<td>[3 ft.]</td>
<td>[25 ft.]</td>
<td></td>
</tr>
<tr>
<td>Buildings and Structures for Uses</td>
<td>7.5 m.</td>
<td>30.0 m.</td>
<td>15.0 m</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Permitted Under Sec. B.2 of this Zone</td>
<td>[25 ft.]</td>
<td>[100 ft.]</td>
<td>[50 ft.]</td>
<td>[25 ft.]</td>
<td></td>
</tr>
<tr>
<td>Buildings and Structures for Uses</td>
<td>36.0 m.</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>36.0 m</td>
<td></td>
</tr>
<tr>
<td>Permitted Under Sec. B.3 of this Zone</td>
<td>[120 ft.]</td>
<td>[25 ft.]</td>
<td>[25 ft.]</td>
<td>[120 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

G. Height of Buildings

Amendments: 12239, 04/18/94

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building**: The building height shall not exceed 9 metres [30 ft.].
2. **Accessory buildings and structures**: The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an accessory building
are the same as that of the principal building, the building height of the accessory building may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

1. Resident parking spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Outside parking or storage of campers, boats and vehicles including cars, trucks and house trailers ancillary to the residential use shall be limited as follows:
   (a) A maximum of 2 cars or trucks;
   (b) House trailers, campers or boats, provided that the combined total shall not exceed 2; and
   (c) The total amount permitted under (a) and (b) shall not exceed 4.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. The open space set aside pursuant to Section D.2.(a) of this Zone shall be improved with a basic level of landscaping work including brushing and seeding of the ground, limbing of low branches on trees, and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

1. A secondary suite shall:
   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
   (b) Occupy less than 40% of the habitable floor area of the building.
K. Subdivision

Amendments: 14101, 09/18/00

1. For subdivision of the land in Neighbourhood Concept Plan and Infill Areas as described and outlined on maps attached as Schedule F of this By-law:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Sub-section K.1 of Part 12 One-Acre Residential Zone RA of this By-law; and

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Sub-sections K.2 or K.3 of this Zone.

2. Lots created through subdivision shall conform to the minimum standards prescribed in Sub-section K.3 of Part 12 One-Acre Residential Zone RA of this By-law.

3. Lots created through subdivision in accordance with Section D.2 of this Zone, shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regular</td>
<td>2,800 sq. m.</td>
<td>40 metres</td>
</tr>
<tr>
<td>Standard Lots</td>
<td>[30,000 sq.ft.]</td>
<td>[130 ft.]</td>
</tr>
<tr>
<td>Permissible</td>
<td>2,230 sq. m</td>
<td>35 metres</td>
</tr>
<tr>
<td>Reduction as set out below*</td>
<td>[24,000 sq.ft.]</td>
<td>[115 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

* Permissible reduction for up to 50% of the lots within a plan of subdivision where 15% or more of the lands subdivided are set aside as open space pursuant to Section D.2 of this Zone.
L. Other Regulations

**Amendments: 13657, 03/22/99; 13774, 07/26/99**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law, in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. **Building** permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special **building setbacks** are as set out in Part 7 Special Building Setbacks, of this By-law.
A. Intent

This Zone is intended for single family housing on suburban lots of one-half acre or larger.

B. Permitted Uses

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

1. One single family dwelling which may contain 1 secondary suite.

2. Where the lot is 0.4047 hectare [1 acre] or more, one hobby kennel.

3. Where the lot is 2 hectares [5 acres] or more, agricultural and horticultural uses excluding poultry farming, mushroom growing, piggeries or mink farms.

4. Accessory uses including the following:
   
   (a) Bed and breakfast use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and

   (b) The keeping of boarders or lodgers in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

Not applicable to this Zone.
D. Density

**Amendments:** 13093, 05/12/97; 14390, 05/22/01; 14519, 10/15/01; 18771, 07/25/16; 19073, 02/20/17; 19333, 12/18/17

1. For the purpose of subdivision in all Areas as described and outlined on the maps attached as Schedule F to this By-law, the unit density shall not exceed 2.5 dwelling units per hectare [1.0 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Sub-section K.1 of this Zone. The unit density shall not exceed 5.0 dwelling units per hectare [2.0 u.p.a.] and Sub-section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than those specified in Sub-section D.1 of this Zone, the unit density shall not exceed 5.0 dwelling units per hectare [2.0 u.p.a.].

3. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of floor area ratio unless the covered parking is located within the basement; and

(b) For building construction within a lot:

   i. The floor area ratio shall not exceed 0.25, provided that, of the resulting allowable floor area, 67 square metres [720 sq.ft.] shall be reserved for use only as a garage or carport, and 28 square metres [300 sq.ft.] shall be reserved for use only as accessory buildings and structures; and

   ii. For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, the following must be included in the calculation of floor area ratio:

      (a) Covered areas used for parking, unless the covered parking is located within the basement;

      (b) the area of an accessory building in excess of 10 square metres [108 sq. ft.];

      (c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres
[160 sq. ft.] must be reserved for a front porch or veranda; and

(d) Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

i. staircases;
ii. 19 square metres [200 sq. ft.] and
iii. floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

iii. Notwithstanding Sub-section D.3(b)(i), where the lot is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply.

E. Lot Coverage

Amendments: 13093, 05/12/97; 18771, 07/25/16

The maximum lot coverage shall be 25%, except where the lot is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks

Amendments: 13093, 05/12/97; 18414, 03/23/15; 19491, 02/19/18

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback**</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>4.5 m.</td>
<td>7.5 m.</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings</td>
<td>18.0 m.</td>
<td>1.8 m.</td>
<td>1.0 m.</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[60 ft.]</td>
<td>[6 ft.]</td>
<td>[3 ft.]</td>
<td>[25 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

- 14.3 -
and Structures
Greater Than 10 square metres
[108 sq.ft.] in Size

<table>
<thead>
<tr>
<th>Other Accessory Buildings and Structures</th>
<th>18.0 m</th>
<th>0.0 m</th>
<th>0.0 m</th>
<th>7.5 m</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>[60 ft.]</td>
<td></td>
<td></td>
<td>[25 ft.]</td>
</tr>
</tbody>
</table>

Buildings for Uses Permitted Under Sec. B.2* & B.3 of this Zone

36.0 m. | 7.5 m. | 7.5 m. | 36.0 m.
[120 ft.] | [25 ft.] | [25 ft.] | [120 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

* These setback requirements for hobby kennels do not apply if the hobby kennel forms part of or is attached to the principal building, however, the hobby kennel shall be located at the rear of the said building.

** Where the lot is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section F. Yards and Setbacks of Part 16 Single Family Residential Zone RF shall apply.
G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building**: The building height shall not exceed 9 metres [30 ft.].

2. **Accessory buildings and structures**: The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

1. Resident parking spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Outside parking or storage of campers, boats and vehicles including cars, trucks and house trailers ancillary to the residential use shall be limited as follows:

   (a) A maximum of 3 cars or trucks;

   (b) House trailer, camper or boat, provided that the combined total shall not exceed 1; and

   (c) The total amount permitted under (a) and (b) shall not exceed 4.

3. No outside parking or storage of a house trailer or boat is permitted within the front yard setback, or within the required side yards, or within 1 metre [3 ft.] of the side lot line, except as follows:

   (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 1 house trailer or 1 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 [3 ft.] to a side lot line nor within 1 metre [3 ft.] of the front lot line subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
I. Landscaping

Amendments: 12333, 07/25/94

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:

(a) on a corner lot, this required landscape screening shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the 2 lot lines;

(b) where the driveway or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said driveway; and

(c) in the case of rear yards, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

Amendments: 17290, 12/13/10

1. A secondary suite shall:

(a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

(b) Occupy less than 40% of the habitable floor area of the building.
K. Subdivision

**Amendments: Inserted 14390, 05/22/01**

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to this By-law, where amenities are not provided in accordance with Schedule G of this By-law, the lots created through subdivision shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,047 sq. m.</td>
<td>50 metres</td>
<td>60 metres</td>
</tr>
<tr>
<td>[1 acre]</td>
<td>[164 ft.]</td>
<td>[200 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to this By-law, where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Sub-section K.3 of this Zone.

3. In areas other than those specified in Sub-sections D.1 and D.2 of this Zone, lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,858 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

**Amendments:** 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. **Building** permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special **building setbacks** are as set out in Part 7 Special Building Setbacks, of this By-law.

8. **Hobby kennels** shall be subject to the "Surrey Kennel Regulation By-law".
### A. Intent

This Zone is intended for single family housing on small *suburban lots*, with substantial public *open space* set aside within the subdivision. This Zone shall only be considered if there are special characteristics on the *lot*, such as mature vegetation, watercourses, ravines, heritage *buildings* or other features worthy of preservation and/or there will be a significant contribution to a park designated in the *Official Community Plan*.

### B. Permitted Uses

**Amendments: 13155, 02/09/98; 17290, 12/13/10**

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

1. One *single family dwelling* which may contain 1 *secondary suite*.

2. The following uses are permitted within the *open space* set aside pursuant to Section D.2 of this Zone, provided that these uses do not infringe upon the quality of the features being preserved and are for the enjoyment of the residents within the subdivision and do not constitute a commercial undertaking:
   
   (a) Tennis court, swimming pool, play ground, fitness trail, baseball diamond, picnic area, putting green and pitch and putt course, provided that the enclosed or covered portion of the said facility does not exceed 5% of the total *open space* set aside; and

   (b) Equestrian facilities, both open and covered, provided however, that the enclosed or covered portion of this facility does not exceed 10% of the total *open space* set aside.

3. *Accessory uses* including the following:

   (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
(b) The keeping of boarders or lodgers in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

The minimum site area for subdivision shall be 1 hectare [2.5 acres], except in the case of a remainder lot, where the lots including the remainder lot which were created by the same plan of subdivision are zoned RH-G.

D. Density

Amendments: 13155, 02/09/98; 14519, 10/15/01; 18414, 03/23/15; 18771, 07/25/16; 19073, 02/20/17; 19333, 12/18/17

1. For the purpose of subdivision:

(a) In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed 2.5 dwelling units per gross hectare [1 u.p.a.]. The maximum density may be increased to 3.95 dwelling units per hectare [1.6 u.p.a.], calculated on the basis of the entire lot, if amenities are provided in accordance with Schedule G of this By-law.

(b) In areas other than the ones in Sub-section D.1(a) of this Zone, the maximum density shall not exceed 3.95 dwelling units per hectare [1.6 u.p.a.], calculated on the basis of the entire lot.

2. The maximum density may be increased from 3.95 dwelling units per hectare [1.6 u.p.a.] to 5 dwelling units per hectare [2.0 u.p.a.], both calculated on the basis of the entire lot, provided:

(a) Open space in an amount of not less than 15% of the lot area is preserved in its natural state or retained for park and recreational purposes;

(b) The said open space shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage buildings or features, and/or contribute to a park designated in the Official Community Plan; and

(c) The said open space shall be accessible by the public from a highway.
3. **Undevelopable areas** may be included in the *open space* set aside in Sub-section D.1(a), however, this *undevelopable area* shall be discounted by 50%.

4. (a) For *building construction* within a *lot* the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [108 sq. ft.] shall be reserved for use as *accessory buildings* and *structures*.

   (b) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:

   i. Covered areas used for parking, unless the covered parking is located within the *basement*;

   ii. The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];

   iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

   iv. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

      (a) staircases;
      (b) 19 square metres [200 sq. ft.] and
      (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

   (c) Notwithstanding Sub-section D. 4. (a), where the lot is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone (RF) shall apply.
E. Lot Coverage

**Amendments: 18771, 07/25/16**

The maximum lot coverage shall be 25%, except where the lot is 1,500 square metres \([16,000 \text{ sq. ft.}]\) in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks

**Amendments: 13093, 05/12/97; 18414, 03/23/15**

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Principal Building</em></td>
<td></td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>3.0 m.</td>
<td>7.5 m.</td>
</tr>
<tr>
<td><em>Accessory Buildings and Structures Greater Than 10 square metres [108 sq. ft.] in Size</em></td>
<td></td>
<td>18.0 m.</td>
<td>1.8 m</td>
<td>1.0 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td><em>Other Accessory Buildings and Structures</em></td>
<td></td>
<td>18.0 m</td>
<td>0.0 m</td>
<td>0.0 m.</td>
<td>7.5 m</td>
</tr>
<tr>
<td><em>Buildings and Structures For Uses Permitted Under Section. B.2 of this Zone</em></td>
<td></td>
<td>7.5 m.</td>
<td>30.0 m.</td>
<td>15.0 m.</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.
G. **Height of Buildings**

**Amendments:** 12239, 04/18/94; 18414, 03/23/15

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building:**
   
   (a) The *building height* shall not exceed 9 metres [30 ft.].

   (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. **Accessory buildings and structures:** The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. **Off-Street Parking and Loading/Unloading**

**Amendments:** 12333, 07/25/94; 13093, 05/12/97; 13774, 07/26/99; 17471, 10/03/11; 18719, 05/30/16; 18771, 07/25/16

1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:

   (a) A maximum of 3 cars or trucks;

   (b) *House trailer*, *camper* or boat provided that the combined total shall not exceed 1; and

   (c) The total amount permitted under (a) and (b) shall not exceed 4.

3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:

   (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 1 *house trailer* or 1 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 [3 ft.]
to a side lot line nor within 1 metre [3 ft.] of the front lot line subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:
   (a) on a corner lot, this required landscape screening shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the 2 lot lines;
   (b) where the driveway or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said driveway; and
   (c) in the case of rear yards, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

3. The open space set aside pursuant to Section D.2(a) of this Zone, shall be improved with a basic level of landscaping work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

1. A secondary suite shall:
   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
   (b) Occupy less than 40% of the habitable floor area of the building.
K. Subdivision

Amendments: 13155, 02/09/98

1. For the purpose of subdivision:

(a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law.

(b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Sub-sections K.2 or K.3 of this Zone.

2. Lots created through subdivision shall meet the dimensional requirements of the RH Zone.

3. Lots created through subdivision in accordance with Section D.2.(a) of this Zone, shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regular</td>
<td>1,300 sq. m.</td>
<td>30 metres</td>
</tr>
<tr>
<td>Standard Lots</td>
<td>[14,000 sq.ft.]</td>
<td>[100 ft.]</td>
</tr>
<tr>
<td>Permissible Reduction as set out below*</td>
<td>1,120 sq. m.</td>
<td>24 metres</td>
</tr>
<tr>
<td></td>
<td>[12,000 sq.ft.]</td>
<td>[80 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

* Permissible reduction for up to 50% of the lots within a plan of subdivision where 15% or more of the lands subdivided are set aside as open space pursuant to Section D.2.(a) of this Zone.
L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. Building permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.
Cluster Residential Zone

Part 15A - RC, Cluster Residential Zone

Amendments: 12301, 06/17/97

A. Intent

Amendments: 17471, 10/03/11

This Zone is intended to accommodate and regulate the development of family-oriented housing on a large site, in the form of single-family dwellings or duplexes on individual lots or in the form of ground-oriented multiple unit residential buildings with substantial public open space set aside within the development site in accordance with a comprehensive design. This Zone shall only be considered if there are special amenities such as mature vegetation, watercourses, ravines, or other landscape or heritage features worthy of preservation, or the site can contribute open space to a park designated in the Official Community Plan, or the site is impacted by slopes or incompatible uses.

B. Permitted Uses

Amendments: 17290, 12/13/10; 17471, 10/03/11

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. One single-family dwelling on an individual lot which may contain 1 secondary suite.

2. Duplexes on individual lots.

3. Ground-oriented multiple unit residential buildings, or a combination of ground-oriented multiple unit residential buildings, duplexes and single-family dwellings.

C. Lot Area

The minimum lot area for subdivision shall be 2 hectares [5 acres], except in the case of a remainder lot, where the lots, including the remainder lot which were created by the same plan of subdivision are zoned RC.
D. Density

Amendments: 14519, 10/15/01; 14757, 07/22/02; 15350, 05/03/04; 18414, 03/23/15; 19073, 02/20/17; 19333, 12/18/17

1. For the purpose of subdivision:

   (a) In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum unit density shall not exceed 2.5 dwelling units per gross hectare [1 u.p.a.]. The maximum unit density may be increased to 3.95 dwelling units per hectare [1.6 u.p.a.] calculated on the basis of the entire lot, if amenities are provided in accordance with Schedule G of this By-law;

   (b) In areas other than the ones in Sub-section D.1(a) of this Zone, the maximum unit density shall not exceed 3.95 dwelling units per hectare [1.6 u.p.a.], calculated on the basis of the entire lot.

2. The maximum unit density may be increased from 3.95 dwelling units per hectare [1.6 u.p.a.] to 5 dwelling units per gross hectare [2 u.p.g.a.] on the basis of the entire lot, provided that:

   (a) Open space is preserved in its natural state or retained for park and recreational purposes as follows:

   
<table>
<thead>
<tr>
<th>Cluster Housing Type</th>
<th>Minimum Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type I Single-Family Dwellings</td>
<td>50% of the site area for subdivision</td>
</tr>
<tr>
<td>Type II Single-Family Dwellings and Duplexes</td>
<td>70% of the site area for subdivision</td>
</tr>
<tr>
<td>Type III Ground-Oriented Multiple</td>
<td>80% of the site area for subdivision</td>
</tr>
<tr>
<td>Unit Residential Buildings</td>
<td></td>
</tr>
<tr>
<td>A combination of Types I, II and III above</td>
<td>50% to 80% of the site area for subdivision*</td>
</tr>
</tbody>
</table>

   * The amount of open space shall be calculated in proportion to the housing types.
(b) The said open space shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage buildings or features, and/or contribute to a park designated in the Official Community Plan; and

(c) The said open space shall be accessible by the public from a highway.

3. Undevelopable areas may be included in the open space set aside in Sub-section D.2(a).

4. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of floor area ratio unless the covered parking is located within the basement; and

(b) For building construction within a lot created under this Zone:

i. The maximum floor area ratio shall be as follows;

<table>
<thead>
<tr>
<th>Cluster Housing Type</th>
<th>Maximum Floor Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type I Single-Family Dwellings</td>
<td>0.45*</td>
</tr>
<tr>
<td>Type II Single-Family Dwellings and Duplexes</td>
<td>0.50*</td>
</tr>
<tr>
<td>Type III Ground-Oriented Multiple Unit Residential Buildings</td>
<td>0.50**</td>
</tr>
</tbody>
</table>

* For Type I and Type II, the maximum floor area ratio is based on the lot area on which the single family dwelling is constructed, provided that, of the resulting allowable floor area, 35 square metres [380 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where any accessory building is greater than 10 square metres [105 sq. ft.] in size that the area in excess of 10 square metres [105 sq. ft.] shall be included as part of the floor area for the purpose of calculating floor area ratio.

** For Type III, the maximum Floor Area Ratio is based on the development area excluding all the open space set aside in Sub-section D.2(a).
ii. For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, the following must be included in the calculation of floor area ratio:

(a) Covered areas used for parking, unless the covered parking is located within the basement;

(b) The area of an accessory building in excess of 10 square metres [108 sq. ft.];

(c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

(d) Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

   (i.) staircases;
   (ii.) 19 square metres [200 sq. ft.] and
   (iii.) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

Amendments: 15350, 05/03/04

1. (a) The maximum lot coverage shall be 40%.

(b) Where Type I refers to single-family dwellings, Type II refers to single-family dwellings and duplexes, and Type III refers to ground-oriented multiple unit residential buildings:

   i. **Type I**: The maximum lot coverage is calculated based on the lot area on which the buildings are constructed;

   ii. **Type II**: The maximum lot coverage is calculated based on the lot area on which the buildings are constructed; and

   iii. **Type III**: The maximum lot coverage is calculated based on the lot area excluding all the open space set aside pursuant to Sub-section D.2(a).
F. Yards and Setbacks

Amendments: 13540, 10/19/98; 16918, 05/04/09

Buildings and structures shall be sited in accordance with the following minimum setbacks:

1. **Single-Family Dwellings and Duplexes:**

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m.*</td>
<td>7.5 m.</td>
<td>1.8 m.**</td>
<td>3.6 m.</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>7.5 m.</td>
<td>1.8 m.</td>
<td>1.0 m</td>
<td>7.5 m</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* The minimum front yard setback of a garage or a carport which forms part of a principal building may be reduced to 5.5 metres [18 ft.] provided that at least 50% of the front yard setback of the principal building remains 7.5 metres [25 ft.] or more.

** One (1) interior side yard for single-family dwellings for Type II developments may be 0.0 metre.

2. **Ground-Oriented Multiple Unit Residential Buildings:**

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (measurements to be determined as per Part 1 Definitions, of this By-law).
G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building**:
   (a) The *building height* shall not exceed 9 metres [30 ft.].
   (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. **Accessory buildings and structures**: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking and Loading/Unloading

1. **Single-Family Dwellings and Duplexes**:
   (a) Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
   (b) Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to each *dwelling unit* shall be limited as follows:
      i. A maximum of 2 cars or trucks;
      ii. *House trailer, camper* or boat, provided that the combined total shall not exceed 1; and
      iii. The total amount permitted under (i) and (ii) shall not exceed 2.
   (c) *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
      i. No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
ii. *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad; and

iii. The total area surfaced or paved for a *driveway* shall be as follows:

a. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;

b. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located; and

c. Notwithstanding H.1.c.iii.b additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard set back* and is uniformly tapered over the required *front yard* to a width of 6 m [20 ft.] at the *front lot line*.

d. Where the *driveway* is constructed in a *side yard* off a *flanking street* all reference to *front yard* within this Section shall be read as *side yard*; and

iv. The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed two.

(d) No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling unit*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:

i. 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 1 *house trailer* or 1 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 [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
ii. Notwithstanding Sub-section H.1(c)(i), no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting lot lines at a street corner and a straight line points 9 metres [30 ft.] along the said lot lines from the point of intersection of the two lot lines; and

iii. Adequate screening, as described in Section I.1 of this Zone is provided.

2. **Ground-Oriented Multiple Residential Building**

(a) Resident and visitor parking spaces shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law; and

(b) 50% of required parking spaces shall be provided underground or within the building envelope;

(c) Parking within required setbacks is prohibited;

(d) **Tandem parking** for a ground-oriented multiple unit residential building may be permitted as follows:

i. *Dwelling units* with tandem parking spaces are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area or if that roadway has been reconstructed to a 5-lane cross-section or if "No Parking" restrictions are installed to preclude parking along the entire frontage of the lot;

ii. **Tandem parking spaces** must be enclosed and attached to each dwelling unit;

iii. Both parking spaces must be held by the same owner; and

iv. **Tandem parking** is not permitted for dwelling units located within 6 metres [20 ft.] from lot entrances/exits.
I. **Landscaping**

**Amendments:** 15350, 05/03/04; 17471, 10/03/11

1. **Single-Family Dwellings and Duplexes:**

   (a) The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:

   i. on a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;

   ii. where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and

   iii. in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

   (b) The *open space* set aside pursuant to Section D.2 of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

2. **Ground-Oriented Multiple Unit Residential Buildings:**

   (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

   (b) Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 5 metres [16 ft.] in width shall be provided within the *lot*.

   (c) The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*. 
(d) Garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

(e) The open space set aside pursuant to Section D.2 of this Zone, shall be improved with a basic level of landscaping work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passages, wherever appropriate.

J. Special Regulations

Amendments: 17290, 12/13/10

1. A secondary suite shall:

   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the building.

K. Subdivision

Amendments: 15350, 05/03/04

1. For subdivision of land in Neighbourhood Concept Plan and Infill Areas as described and outlined on maps attached as Schedule F of this By-law:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law; and

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Sub-sections J.2 or J.3 of this Zone.

2. Lots created through subdivision shall meet the dimensional requirements of the RH Zone.

3. Lots created through subdivision in accordance with Sub-section D.2(a) of this Zone, shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Type</th>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type I*</td>
<td>700 sq. m</td>
<td>18 metres</td>
<td>30 metres</td>
</tr>
</tbody>
</table>

- 15.a.10 -

<table>
<thead>
<tr>
<th>Type</th>
<th>Area</th>
<th>Minimum Distance</th>
<th>Maximum Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwellings</td>
<td>372 sq. m</td>
<td>9 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>Duplexes</td>
<td>745 sq. m.</td>
<td>15 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>Type III*</td>
<td>2,000 sq. m</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

* Where Type I refers to single-family dwellings, Type II refers to single-family dwellings and duplexes and Type III refers to ground-oriented multiple unit residential buildings.

### L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law."

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. For single-family dwellings, subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. Building permits shall be subject to the "Surrey Building By-law".

6. Building permits for duplexes and ground-oriented multiple unit residential buildings shall be subject to the "Surrey Development Cost Charge By-law".

7. Sign regulations are as provided in Surrey Sign By-law No. 13656.
8. Special *building setbacks* are as set out in Part 7 Special Building Setbacks of this By-law.

9. Development permits may be required in accordance with the *Official Community Plan*."
A. **Intent**

Amendments: 17471, 10/03/11

This Zone is intended to accommodate and regulate the construction of a large *single family dwelling* on a large *lot* where there are no *lots* except for *railway land* located between the subject *lot* and an oceanfront.

B. **Permitted Uses**

Amendments: 17290, 12/13/10

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

1. One *single family dwelling* which may contain 1 *secondary suite*.

2. *Accessory uses* including the following:
   
   (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
   
   (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. **Lot Area**

Not applicable to this zone.

D. **Density**

Amendments: 16918, 05/04/09; 18414, 03/23/15; 18771, 07/25/16; 19333, 12/18/17

1. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*.
2. For building construction on a lot:

(a) The floor area ratio shall not exceed 0.32 provided that of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an accessory building is greater than 10 square metres [108 sq. ft.] in size that the area in excess of 10 square metres [108 sq. ft.] shall be included as part of the floor area for the purpose of calculating floor area ratio;

(b) Notwithstanding Sub-section D.2(a), where a lot is less than 1,500 square metres [16,000 sq. ft.] in area, the requirements of the Single Family Residential Zone (RF) shall apply; and

(c) The maximum permitted floor area of a second storey for a principal building shall not exceed 80% of the floor area of the first storey including attached garage. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls at the first storey level or a combination thereof.

(d) For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, the following must be included in the calculation of floor area ratio:

i. Covered areas used for parking, unless the covered parking is located within the basement;

ii. The area of an accessory building in excess of 10 square metres [108 sq. ft.];

iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

iv. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

   (a) staircases;
   (b) 19 square metres [200 sq. ft.] and
(c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

Amendments: 18771, 07/25/16

The maximum lot coverage shall be 25\%", except where the lot is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply."

F. Yards and Setbacks

Amendment: 18414, 03/23/15

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>10 m.</td>
<td>10 m.</td>
<td>1.8 m.</td>
<td>7.5 m.</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>10 m.</td>
<td>10 m.</td>
<td>1.0 m.</td>
<td>7.5 m.</td>
</tr>
<tr>
<td>Greater Than 10 sq. m. [108 sq. ft.] in Size</td>
<td>10 m.</td>
<td>10 m.</td>
<td>0.0 m.</td>
<td>7.5 m.</td>
</tr>
<tr>
<td>Other Accessory Buildings and Structures</td>
<td>10 m.</td>
<td>10 m.</td>
<td>0.0 m.</td>
<td>7.5 m.</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.
G. **Height of Buildings**

*Amendment: 18414, 03/23/15*

Measurements to be determined as per Part 1 Definitions, of this By-law.

1. **Principal building:**
   
   (a) The building height shall not exceed 9 metres [30 ft.].

   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. **Accessory buildings and structures:** The building height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5 metres [16.5 ft.]

H. **Off-Street Parking and Loading/Unloading**

*Amendments: 17471, 10/03/11; 18719, 05/30/16; 18771, 07/25/16*

1. Resident and visitor parking spaces shall be provided as stated in Table C.1 of in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Outside parking or storage of campers, boats and vehicles including cars, trucks and house trailers ancillary to the residential use, shall be limited to:

   (a) A maximum of 3 cars or trucks;

   (b) House trailer, utility trailers, camper or boat provided that the combined total shall not exceed 1; and

   (c) The total amount permitted under (a) and (b) shall not exceed 4.

3. No outside parking or storage of a house trailer or boat is permitted within the front yard setback, or within the required side yards adjacent the dwelling, or within 1 metre [3 ft.] of the side lot line, except 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 1 house trailer or 1 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 [3 ft.] to a side lot line nor within 1 metre [3 ft.] of the front lot line subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:
   
   (a) on a corner lot, this required landscape screening shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the 2 lot lines;

   (b) where the driveway or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said driveway; and

   (c) in the case of rear yards, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

Amendments: 17290, 12/13/10

1. A secondary suite shall:

   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the building.
K. Subdivision

1. Lots created through subdivision shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,000 square metres</td>
<td>20 metres</td>
<td>45 metres</td>
</tr>
<tr>
<td>[10,764 sq. ft.]</td>
<td>[65 ft.]</td>
<td>[150 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law, 1986, No. 8830".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law, 2002, No. 14650" and the "Tree Preservation By-law, 1996, No. 12880".

5. Building permits shall be subject to the "Surrey Building By-law, 1987, No. 9011".

6. Sign regulations are as provided in "Surrey Sign By-law, 1999, No. 13656".

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.
Quarter Acre Residential Zone

**Part 15C – Quarter Acre Residential Zone**

**Part 15C RQ**

**A. Intent**

This Zone is intended for single family housing on small _suburban lots_, where lot size may be reduced with substantial public _open space_ set aside within the subdivision.

**B. Permitted Uses**

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

1. One _single family dwelling_ which may contain 1 _secondary suite_.

2. _Accessory uses_ including the following:
   
   (a) _Bed and breakfast_ use in accordance with Section B.2, Part 4 _General Provisions_, of this _By-law_; and

   (b) The keeping of _boarders or lodgers_ in accordance with Section B.2, Part 4 _General Provisions_, of this _By-law_.

**C. Lot Area**

The minimum _site area for subdivision_ shall be 0.4 hectare [1 acre], except in the case of a remainder _lot_, where the _lots_ including the remainder _lot_ which were created by the same plan of subdivision are zoned RQ.
D. Density

1. For the purpose of subdivision:

   (a) In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed 2.5 dwelling units per gross hectare [1 u.p.a.]. The maximum density may be increased to 10 dwelling units per hectare [4 u.p.a.], calculated on the basis of the entire lot, if amenities are provided in accordance with Schedule G of this By-law.

   (b) In areas other than the ones in Sub-section D.1(a) of this Zone, the maximum density shall not exceed 10 dwelling units per hectare [4 u.p.a.], calculated on the basis of the entire lot.

2. For building construction within a lot:

   (a) the floor area ratio shall not exceed 0.32, provided that, of the resulting allowable floor area, 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 and structures;

   (b) For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, the following must be included in the calculation of floor area ratio:

      i. Covered area used for parking unless the covered parking is located within the basement;

      ii. The area of an accessory building in excess of 10 square metres [108 sq. ft.];

      iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
iv. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

(a) Staircases;
(b) 19 square metres [200 sq. ft.]; and
(c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.”

(c) Notwithstanding Sub-section D.2(a), where the lot is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply.

E. Lot Coverage

The maximum lot coverage shall be 25%, except where the lot is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m. [25 ft.]</td>
<td>7.5 m. [25 ft.]</td>
<td>2.4 m. [8 ft.]</td>
<td>3.6 m. [12 ft.]</td>
</tr>
</tbody>
</table>
Accessory Buildings
and Structures
Greater Than 10
square metres [108
sq. ft.] in Size

<table>
<thead>
<tr>
<th>Accessory Buildings</th>
<th>18.0 m</th>
<th>1.8 m</th>
<th>1.0 m</th>
<th>7.5 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>[60 ft.]</td>
<td>[6 ft.]</td>
<td>[3 ft.]</td>
<td>[25 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Other Accessory
Buildings and
Structures

<table>
<thead>
<tr>
<th>Other Accessory Buildings and Structures</th>
<th>18.0 m</th>
<th>0.0 m</th>
<th>0.0 m</th>
<th>7.5 m [25 ft.]</th>
</tr>
</thead>
<tbody>
<tr>
<td>[60 ft.]</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building:**
   
   (a) The building height shall not exceed 9.0 metres [30 ft.]; and
   
   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. **Accessory buildings and structures:** The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

1. Resident and visitor parking spaces shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Outside parking or storage of campers, boats and vehicles including cars, trucks and house trailers ancillary to the residential use, shall be limited to:

(a) A maximum of 3 cars or trucks;

(b) House trailer, camper or boat provided that the combined total shall not exceed 1; and

(c) The total amount permitted under (a) and (b) shall not exceed 4.

3. No outside parking or storage of a house trailer or boat is permitted within the front yard setback, or within the required side yards adjacent the dwelling, or within 1 metre [3 ft.] of the side lot line, except as follows:

(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 1 house trailer or 1 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 [3 ft.] to a side lot line nor within 1 metre [3 ft.] of the front lot line subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:

(a) On a corner lot, this required landscape screening shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the 2 lot lines;
(b) Where the driveway or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said driveway; and

(c) In the case of rear yards, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

3. The open space set aside pursuant to Section K.2 of this Zone, shall be improved with a basic level of landscaping work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

1. A secondary suite shall:

   (a) Not exceed 90 square metres [968 sq. ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the building.

2. Basement access and basement wells are permitted only between the principal building and the rear lot line and must not exceed a maximum area of 28 square metres [300 sq. ft.], including stairs.

K. Subdivision

1. For the purpose of subdivision:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law.

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
2. For the purposes of subdivision:

(a) Lots created shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>930 sq. m.</td>
<td>24 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[10,000 sq. ft.]</td>
<td>[80 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

(b) Notwithstanding Sub-section K.2.(a), where not less than 15% of the lands subdivided are set aside as open space preserved in its natural state or retained for park and recreational purposes, lots created shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>775 sq. m.</td>
<td>20 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[8,300 sq. ft.]</td>
<td>[66 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

(c) Notwithstanding Sub-sections K.2.(a) and K.2.(b), where not less than 30% of the lands subdivided are set aside as open space preserved in its natural state or retained for parks and recreation purposes, the minimum lot standards set out in Section K.2(b) may be reduced for up to 50% of the lots created to the following minimum standards:
Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

3. The open space referenced in this Section shall:
   
   (a) Contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage buildings or features, and/or be dedicated as a public park; and
   
   (b) Be accessible by the public from a highway.

4. For the purposes of calculating the amount of open space referenced in this Section to be set aside, undevelopable areas may be included, however, this undevelopable area shall be discounted by 50%.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. *Building* permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
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Part 16 - RF, Single Family Residential Zone

A. Intent

Amendments: 12824, 06/24/96

This Zone is intended for single family dwellings.

B. Permitted Uses

Amendments: 17290, 12/13/10

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

1. One single family dwelling which may contain 1 secondary suite.

2. Accessory uses including the following:
   (a) Bed and breakfast use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
   (b) The keeping of boarders or lodgers in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12101, 07/11/94; 12681, 12/04/95; 12824, 06/24/96; 13093, 05/12/97; 14519, 10/15/01; 15587, 12/13/04; 16957, 06/29/09; 17471, 10/03/11; 17989, 29/07/13; 18050, 09/23/13; 18414, 03/23/15; 19073, 02/20/17; 19333, 12/18/17

1. For the purpose of subdivision in all Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum unit density is 2.5 dwelling units per hectare [1 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum unit density may be increased to 14.8 dwelling units per hectare [6 u.p.a.] and Section K.2 of this
Zone shall apply if amenities are provided in accordance with Schedule G of this By-law.

2. (a) For building construction within a lot:

i. The floor area ratio must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of lot area and 0.35 for the remaining lot area in excess of 560 square metres [6,000 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport.

ii. Notwithstanding Sub-section D.2.(a)i., the maximum allowable floor area is as follows:

   (a) 465 square metres [5,000 sq.ft.], except in the area shown in Schedule D.1.(a); and

   (b) For building construction on a lot within the area shown in Schedule D.1.(a), the maximum allowable floor area is 84 square metres [900 sq.ft.] and a basement is not permitted on such lot.

iii. The maximum permitted floor area of a second storey for a principal building must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the structure located within 7.5 metres [25 ft.] of the front lot line. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and

iv. For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, the following must be included in the calculation of floor area ratio:

   (a) Covered areas used for parking, unless the covered parking is located within the basement;

   (b) The area of an accessory building in excess of 10 square metres [108 sq. ft.];

   (c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum
allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

(d) Floor area including staircases, garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

(i.) 19 square metres [200 sq. ft.] and
(ii.) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

Amendments: 17989, 29/07/13; 18771, 07/25/16

1. For lots with a size of a 560 square metres [6,000 sq.ft.] or less, the maximum lot coverage is 40%.

2. For lots with a size greater than 560 square metres [6,000 sq. ft.], the maximum lot coverage is reduced at a rate of 2% for each 93 square metres [1,000 sq. ft.] of additional lot area until a lot coverage of 25% is reached, which is the maximum lot coverage for lots greater than 1,262 square metres [13,500 sq. ft.] in area.

F. Yards and Setbacks

Amendments: 12101, 07/11/94; 13093, 05/12/97; 17471, 10/03/11; 17704, 07/23/12; 17989, 07/29/13; 18414, 03/23/15; 18771, 07/25/16

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard$^{1,2,3}$</th>
<th>Rear Yard$^4$</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>1.8 m.$^5$</td>
<td>3.6 m.</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and Structures Greater</td>
<td>18.0 m.</td>
<td>1.8 m.</td>
<td>1.0 m</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[60 ft.]</td>
<td>[6 ft.]</td>
<td>[3 ft.]</td>
<td>[25 ft.]</td>
<td></td>
</tr>
</tbody>
</table>
Than 10 square metres [108 sq.ft.] in Size

<table>
<thead>
<tr>
<th>Other Accessory Buildings and Structures</th>
<th>18.0 m</th>
<th>0.0 m</th>
<th>0.0 m.</th>
<th>7.5 m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>[60 ft.]</td>
<td>[25 ft.]</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

1. Except for a garage, the front yard setback may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the principal building. If a minimum of 50% of the width of the principal building is set back 9 metres [30 ft.], the setback to an attached garage may be relaxed to 6.7 metres [22 ft.].

2. With the exception of a garage with its main access doors facing a side yard, an attached garage to the principal building must not extend towards the highway for more than half the depth of the said garage, measured from the front face of the principal building, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a highway contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 0.9 metre [3 ft.] from the front of the said garage.

3. The required front yard setback is increased to 11.0 metres [36 ft.] to the front face of an attached garage on lots that front onto a cul-de-sac bulb and which have a frontage of less than 8.0 metres [26 ft.], as determined by measuring a straight line drawn between the two front corners of the lot.

4. 50% of the length of the rear building face may be setback a distance of 6.0 metres [20 ft.] from the rear lot line provided the remainder of the building face is setback at least 8.5 metres [28 ft.] from the rear lot line.

5. The side yard setback may be reduced to 1.2 metres [4 ft.] along one side lot line adjoining a lot zoned Single Family Residential (RF) provided that the side yard setback on the opposite side of the lot is increased to 2.4 metres [8 ft.].
G. Height of Buildings

Amendments: 12239, 04/18/94; 12101, 07/11/94; 18414, 03/23/15

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building:
   (a) The building height shall not exceed 9 metres [30 ft.].
   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. Accessory buildings and structures: The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13093, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 18719, 05/30/16; 18771, 07/25/16; 18859, 10/03/16

1. Resident parking spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Outside parking or storage of campers, boats and vehicles including cars, trucks and house trailers ancillary to a residential use shall be limited as follows:
   (a) A maximum of 3 cars or trucks, which may be increased to a maximum of 4 cars or trucks on lots where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the front lot line;
   (b) House trailer, camper or boat, provided that the combined total shall not exceed 1; and
   (c) The total amount permitted under (a) and (b) shall not exceed 3, which may be increased to 4 where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the front lot line.
3. Vehicle parking may be permitted in either the front yard or side yard subject to the following:

(a) No off-street parking space shall be permitted within the required front yard or side yard setback except on a driveway. Driveways may be constructed off either the frontage or flanking street;

(b) Parking spaces shall be located only on a driveway leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad; and

(c) The total area surfaced or paved for a driveway shall be as follows:

i. Every lot may have one driveway with a uniform width of 8.0 metres [26 ft.] extending from the lot line to the garage, car port, or parking pad on the lot;

ii. Notwithstanding Sub-section H.3.(c) (i) additional driveway width may also be allowed to provide access to additional parking spaces in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side parking spaces, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side parking spaces measured at the required front yard setback and is uniformly tapered over the required front yard to a width of 8 metres [26 ft.] at the front lot line; and

iii. Notwithstanding Sub-sections H.3.(c) (i) and (ii), a driveway shall not exceed 53% of the total area of the front yard or required side yard within which the driveway is located;

iv. Where the driveway is constructed in a side yard off a flanking street all references to front yard within this Section shall be read as side yard; and

4. No outside parking or storage of a house trailer or boat is permitted within the front yard setback, or within the required side yards adjacent the dwelling unit, or within 1 metre [3 ft.] of the side lot line, except as follows:

(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 1 house trailer or 1 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 [3 ft.] to a side lot line nor within 1 metre [3 ft.] of the front lot line subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;
(b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the two lot lines; and

(c) Adequate screening, as described in Section I.2 of this Zone is provided.

I. Landscaping

Amendments: 12333, 07/25/94; 17989, 07/29/13; 18771, 07/25/16

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. A minimum of 30% of the lot must be covered by porous surfaces.

3. The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:

(a) on a corner lot, this required landscape screening shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the 2 lot lines;

(b) where the driveway or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said driveway; and

(c) in the case of rear yards, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.
J. Special Regulations

Amendments: 17290, 12/13/10; 17989, 07/29/13; 18050, 09/23/13

1. For lots within designated floodplain in the Bridgeview area as referred to in Part 8 Floodproofing, of this By-law, the uses listed in Section B of this Zone shall be permitted only if the lot has a frontage of not less than 15 metres [50 ft.] and an area of not less than 464 square metres [5,000 sq.ft.].

2. Basement access and basement wells are permitted only between the principal building and the rear lot line and must not exceed a maximum area of 28 square metres [300 sq. ft.], including the stairs.

3. A secondary suite shall:
   
   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
   
   (b) Occupy less than 40% of the habitable floor area of the building.

K. Subdivision

Amendments: 12824, 06/24/96

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in sub-section K.3 of this Zone.

3. Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision 560 sq. m. [6,000 sq.ft.]</td>
<td>15 metres [50 ft.]</td>
<td>28 metres [90 ft.]</td>
</tr>
</tbody>
</table>
Lot Consolidation in Bridgeview's Designated Floodplain Areas

<table>
<thead>
<tr>
<th>Lot</th>
<th>464 sq. m.</th>
<th>15 metres</th>
<th>no minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,000 sq.ft.</td>
<td>[50 ft.]</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. Building permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Floodproofing shall be as set out in Part 8 Floodproofing, of this By-law.
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A. Intent

This Zone is intended exclusively for single family housing containing 1 secondary suite on urban lots.

B. Permitted Uses

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

1. One single family dwelling which may contain 1 secondary suite.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12101, 07/11/94; 14519, 10/15/01; 18414, 03/23/15; 19333, 12/18/17

1. For building construction within a lot:

   (a) The floor area ratio must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of lot area and 0.35 for the remaining lot area in excess of 560 square metres [6,000 sq.ft.], provided that 39 square metres [420 sq.ft.] must be reserved for use only as a garage or carport;

   (b) The maximum allowable floor area is as follows:

      i. 465 square metres [5,000 sq.ft.], except in the area shown in Schedule D.1.(a); and
ii. For building construction on a lot within the area shown in Schedule D.1.(a), the maximum allowable floor area is 84 square metres [900 sq.ft.] and a basement is not permitted on such lot;

(c) The maximum permitted floor area of a second storey for a principal building must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the structure located within 7.5 metres [25 ft.] of the front lot line. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and

(d) For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, the following must be included in the calculation of floor area ratio:

i. Covered areas used for parking, unless the covered parking is located within the basement;

ii. The area of an accessory building in excess of 10 square metres [108 sq. ft.];

iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

iv. Floor area including staircases, garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

(a) 19 square metres [200 sq. ft.] and
(b) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

The maximum lot coverage shall be 40%.
F. Yards and Setbacks

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard*</th>
<th>Rear Yard***</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>1.8 m.**</td>
<td>3.6 m.</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>18.0 m.</td>
<td>1.8 m</td>
<td>1.0 m</td>
<td>7.5 m</td>
<td></td>
</tr>
<tr>
<td>Greater Than 10 square metres [108 sq.ft.] in Size</td>
<td>[60 ft.]</td>
<td>[6 ft.]</td>
<td>[3 ft.]</td>
<td>[25 ft]</td>
<td></td>
</tr>
<tr>
<td>Other Accessory Buildings and Structures</td>
<td>18.0 m.</td>
<td>0.0 m</td>
<td>0.0 m.</td>
<td>7.5 m.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[60 ft.]</td>
<td></td>
<td></td>
<td>[25 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* The front yard setback may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the dwelling for all portions of the dwelling excluding the garage. If 50% of the building face is setback 9 metres [30 ft.] from the front lot line, the setback to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 metres [22 ft.], except that the setbacks for a garage whose main access doors face a side yard may be relaxed to 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a side yard, an attached garage to the principal building shall not extend towards the highway for more than half the depth of the said garage, measured from the exterior front face of the principal building, excluding any front face of the exterior wall above the said garage. If the aforementioned 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 ft.] from the front of the said garage.
** The *side yard* may be reduced to not less than 1.2 metres [4 ft.] provided that the opposite *side yard* on the *lot* is at least 2.4 metres [8 ft.].

*** 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*:
   (a) The *building height* shall not exceed 9 metres [30 ft.].
   (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. *Accessory buildings* and *structures*: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]
3. Vehicle parking may be permitted in either the front yard or side yard subject to the following:

(a) No off-street parking space shall be permitted within the required front yard or side yard setback except on a driveway. Driveways may be constructed off either the frontage or flanking street;

(b) Parking spaces shall be located only on a driveway leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad; and

(c) The total area surfaced or paved for a driveway shall be as follows:

   i. Every lot may have one driveway with a uniform width of 6 metres [20 ft.] extending from the lot line to the garage, carport, or parking pad on the lot;

   ii. The driveway width may be expanded provided that the total area of the driveway within the front yard or required side yard does not exceed 33% of the total area of the front yard or required side yard within which the driveway is located; and

   iii. Notwithstanding 3.(c) (ii) additional driveway width may also be allowed to provide access to additional parking spaces in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side parking spaces, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side parking spaces measured at the required front yard set back and is uniformly tapered over the required front yard to a width of 6 m [20 ft.] at the front lot line.

   iv. Where the driveway is constructed in a side yard off a flanking street all references to front yard within this Section shall be read as side yard; and

(d) The number of vehicles parked in a driveway within the front yard or side yard shall not exceed two.

4. No outside parking or storage of a house trailer or boat is permitted within the front yard setback, or within the required side yards or within 1 metre [3 ft.] of the side lot line, except as follows:

(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
1 house trailer or 1 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 [3 ft.] to a side lot line nor within 1 metre [3 ft.] of the front lot line subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;

(b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the two lot lines; and

(c) Adequate screening, as described in Section I.2 of this Zone is provided.

I. Landscaping

| Amendments: 12333, 07/25/94 |

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:

(a) on a corner lot, this required landscape screening shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the 2 lot lines;

(b) where the driveway or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said driveway; and

(c) in the case of rear yards, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.
J. Special Regulations

Amendments: 12348, 07/25/94; 17290, 12/13/10

1. For lots within designated floodplain in the Bridgeview area as referred to in Part 8 Floodproofing, of this By-law, the uses listed in Section B of this Zone shall be permitted only if the lot has a frontage of not less than 15 metres [50 ft.] and an area of not less than 464 square metres [5,000 sq.ft.].

2. A secondary suite shall:
   
   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the building.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>560 sq. m.</td>
<td>15 metres</td>
<td>28 metres</td>
</tr>
<tr>
<td>[6,000 sq.ft.]</td>
<td>[50 ft.]</td>
<td>[90 ft.]</td>
</tr>
</tbody>
</table>

Lot Consolidation in Bridgeview's Designated Floodplain Areas

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>464 sq. m.</td>
<td>15 metres</td>
<td>no minimum</td>
</tr>
<tr>
<td>[5,000 sq.ft.]</td>
<td>[50 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. Building permits shall be subject to the "Surrey Building By-law".

6. The operation of a secondary suite shall be subject to the "Business License By-law".

7. Sign regulations are as provided in Surrey Sign By-law No. 13656.

8. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

9. Floodproofing shall be as set out in Part 8 Floodproofing, of this By-law.
A. Intent

This Zone is intended for single family housing on small urban lots at least 12.0 metres [40 ft.] wide.

B. Permitted Uses

Land and structures shall be used only for one single family dwelling, which may contain 1 secondary suite, on each lot.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision:

(a) In all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum unit density shall be 2.5 dwelling units per hectare [1 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Sub-sections K.1(a) of this Zone. The maximum unit density may be increased to 28 dwelling units per hectare [11.5 u.p.a.] and Sub-section K.1(b) shall apply if amenities are provided in accordance with Schedule G of this By-law; and
Part 16B RF-13

(b) In areas other than those described in Sub-section D.1(a) of this Zone, the maximum \textit{unit density} shall not exceed 28 \textit{dwelling units} per hectare [11.5 u.p.a.] and the dimensions of the \textit{lots} created in a subdivision shall be in accordance with Section K.2 of this Zone.

2. (a) For the purpose of this Section and notwithstanding the definition of \textit{floor area ratio} in Part 1 Definitions of this By-law, the following must be included in the calculation of \textit{floor area ratio}:

i. Covered areas used for parking, unless the covered parking is located within the \textit{basement};

ii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10\% of the maximum allowable floor area of which 10 square metres [108 sq. ft.] must be reserved for a front porch or veranda; and

iii. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

(a) Staircases;
(b) 19 square metres [200 sq. ft.]; and
(c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.

(b) For building construction within a lot:

i. The \textit{floor area ratio} shall not exceed 0.72, provided that, of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport, which may be reduced to 20 square metres [215 sq. ft.] for a single attached garage or carport and further provided that the garage meets the dimensional requirements of Section H.5 of this Zone;

ii. The maximum floor area of a second storey of the \textit{principal building} shall not exceed 80\% of the floor area of the first storey.
including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls only at the first storey level or a combination thereof; and

iii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum principal building floor area, inclusive of a garage or carport, shall be 265 square metres [2,860 sq. ft.].

E. Lot Coverage

The maximum lot coverage shall be 50%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>6.0 m.¹</td>
<td>[20 ft.]</td>
<td>7.5 m.³⁴</td>
<td>1.2 m.</td>
<td>2.4 m.</td>
</tr>
<tr>
<td>Accessory Building and Structures</td>
<td>_²</td>
<td>1.0 m.⁵</td>
<td>0.0 m.</td>
<td>6.0 m.</td>
<td></td>
</tr>
<tr>
<td>Accessory Structures</td>
<td></td>
<td>[3 ft.]</td>
<td>[0 ft.]</td>
<td>[20 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

¹ The front yard setback of the principal building may be reduced to a minimum of 4.0 metres [13 ft.] for up to 50% of the width of the front of the principal building, or for the entire first storey or part thereof of the principal building, or for a principal building not exceeding 5.0 metres [16 ft.] in building height, provided that the front yard setback of a garage or carport shall be a minimum of
6.0 metres [20 ft.]. The minimum 6.0 metres [20 ft.] and the permitted 4.0 metres [13 ft.] front yard setbacks may be further reduced to a minimum of 4.0 metres [13 ft.] and 2.0 metres [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the principal building.

Accessory buildings and structures are not permitted within the front yard setback.

The minimum rear yard setback of the principal building may be reduced to 6.0 metres [20 ft.] for a maximum of 50% of the width of the rear of the principal building for Type II lots permitted by Section K.2 of this Zone. The rear yard setback of the principal building on Type II lots may be further reduced to 4.5 metres [15 ft.] for a maximum of 50% of the width of the rear of the principal building at the first floor by an unenclosed deck with a maximum area of 14 square metres [150 sq. ft.] which may be covered by a sloped roof, and by stairways with more than 3 risers.

Notwithstanding whether it is a Type I or a Type II lot, when a garage or carport is located at the rear of the lot and attached to the principal building, the rear yard setback measured to the face of the attached garage or carport may be reduced to a minimum of 6.0 metres [20 ft.], provided that the rear yard setback is a minimum of 7.5 metres [25 ft.] for the remaining portion of the principal building excluding the attached garage or carport. The rear yard setback of the principal building with a garage or carport located at the rear of the lot may be reduced to 4.5 metres [15 ft.] at the first floor by an unenclosed deck with a maximum area of 14 square metres [150 sq. ft.] which may be covered by a sloped roof, and by stairways with more than 3 risers.

A minimum separation of 5 metres [16 ft.] is required between the principal building and accessory buildings and structures exceeding 3.0 m [10 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof.
G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building:
   
   (a) The building height shall not exceed 9.0 metres [31 ft.].
   
   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. Accessory buildings and structures: The building height shall not exceed 3.0 metres [10 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 metres [16 ft.].

H. Off-Street Parking

1. Where there is a lane up to or along the rear lot line or side lot line, a driveway access is permitted only from the lane.

2. A minimum of 3 off-street parking spaces shall be provided, 2 of which may be in the driveway.

3. The width of a driveway on the lot shall not exceed 6.0 metres [20 ft.].
4. Notwithstanding the width of the parking space required for a single garage and a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, a single garage to accommodate only one vehicle or a double garage to accommodate two vehicles parked side by side in this Zone shall meet the following requirements:

(a) Single garage that accommodates one vehicle only: The maximum width of a garage shall be 4.0 metres [13 ft.] measured between the interior faces of the side walls of the garage.

(b) Double garage that accommodates two vehicles parked side by side: The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be 6.3 metres [23 ft.] in width; provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].

5. A double garage or carport to accommodate two vehicles parked side by side shall not be permitted on any lot less than 13.4 metres [44 ft.] wide or on a Type I corner lot pursuant to Section K.2, unless the said garage or carport is located at the rear of the single family dwelling on the lot and has vehicle access from a rear lane or side street.

6. A triple garage to accommodate three vehicles parked side by side is not permitted.

7. Outside parking of vehicles ancillary to a residential use shall be limited to a maximum of 3 cars or trucks.

8. Outside parking or storage of campers, boats, or house trailers shall not be permitted.

9. No parking is permitted on a corner lot within an area bounded by the intersecting lot lines at a street corner and a straight line joining points 6.0 metres [20 ft.] along the said lot lines from the point of intersection of the two lot lines.
I. Landscaping

Amendments: 19491, 02/19/18

1. All portions of the lot not covered by buildings, structures, and non-porous or paved surfaces shall be landscaped. This landscaping shall be maintained.

2. Non-porous or paved surfaces, including a driveway, shall not cover more than 30% of the lot area that is not occupied by the principal and accessory buildings or structures.

3. Landscaping in the front yard shall be as follows:
   
   (a) Where the driveway is located in the front yard, a minimum of 75% of the required front yard, except the driveway, shall be landscaped, which shall not include any non-porous or paved surfaces; and

   (b) Where the driveway is not located in the front yard, a minimum of 90% of the required front yard, except for a maximum 1.5 metres [5 ft.] wide entrance path and a maximum 1.0 metre [3 ft.] wide path leading to the side yard, shall be landscaped, which shall not include any non-porous or paved surfaces.

J. Special Regulations

1. Basement access and basement wells are permitted only between the principal building and the rear lot line and must not exceed a maximum area of 14 square metres [150 sq.ft.], including the stairs.

2. A secondary suite shall:

   (a) Not exceed 90 square metres [968 sq. ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the building.
K. Subdivision

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law; or

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K.2 of this Zone.

2. In areas other than those described in Sub-section D.1(a) of this Zone, the lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type I</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>336 sq. m.</td>
<td>12 m.</td>
</tr>
<tr>
<td></td>
<td>[3,595 sq. ft.]</td>
<td>[40 ft.]</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>380 sq. m.</td>
<td>14 m.</td>
</tr>
<tr>
<td></td>
<td>[4,066 sq. ft.]</td>
<td>[46 ft.]</td>
</tr>
<tr>
<td>Type II</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>336 sq. m.</td>
<td>13.4 m.</td>
</tr>
<tr>
<td></td>
<td>[3,595 sq. ft.]</td>
<td>[44 ft.]</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>380 sq. m.</td>
<td>15.4 m.</td>
</tr>
<tr>
<td></td>
<td>[4,066 sq. ft.]</td>
<td>[51 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E. 21, Part 4 General Provisions, of this By-law.
L. **Other Regulations**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of this By-law.

4. Subdivisions shall be subject to the Surrey Development Cost Charge By-law, as amended and Surrey Tree Preservation By-law, 1996, No. 12880, as amended.

5. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.

6. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Floodproofing shall be as set out in Part VIII Floodproofing, of Surrey Zoning By-law, 1979, No. 5942, as amended.

9. Unless specifically noted, all applicable fees and charges associated with the RF-13 zone will be assessed at the same rates as those in the RF-12 zone, including those set out in the Development Cost Charges Bylaw, 2016, No. 18664, the Tree Protection Bylaw, 2006, No. 16100, the Development Application Fees Bylaw, 2016, No. 18641 and the Subdivision and Development By-law, 1986, No. 8830.
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A. Intent

Amendments: 17471, 10/03/11

This Zone is intended for single family housing on small urban lots, with substantial public open space set aside within the subdivision. This Zone shall only be considered if there are special amenities such as mature vegetation, watercourses, ravines or other landscape or heritage features worthy of preservation or the lot can contribute open space to a park designated in the Official Community Plan.

B. Permitted Uses

Amendments: 13155, 02/09/98; 17290, 12/13/10; 17471, 10/03/11

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

1. One single family dwelling which may contain 1 secondary suite.

2. The following uses are permitted within the open space set aside pursuant to Section D.2 of this Zone, provided that these uses do not infringe upon the quality of the features being preserved and are for the enjoyment of the residents within the subdivision and do not constitute a commercial undertaking:

   (a) Tennis court, swimming pool, play ground, fitness trail, baseball diamond, picnic area, putting green and pitch and putt course provided that the enclosed or covered portion of the said facility does not exceed 5% of the total open space set aside; and

   (b) Equestrian facilities, both open and covered, provided however, that the enclosed or covered portion of this facility does not exceed 10% of the total open space set aside.
C. Lot Area

Amendments: 17471, 10/03/11

The minimum site area for subdivision shall be 1 hectare [2.5 acres], except in the case of a remainder lot, where the lots including the remainder lot which were created by the same plan of subdivision are zoned RF-G.

D. Density

Amendments: 12101, 07/11/94; 13093, 05/12/97; 13155, 02/09/98; 14519, 10/15/01; 14651, 03/25/02; 17471, 10/03/11; 17797, 11/26/12; 18414, 03/23/15; 19073, 02/20/17; 19333, 12/18/17; 19491, 02/19/18

1. For the purpose of subdivision:

   (a) In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed 2.5 dwelling units per hectare [1 u.p.a.]. The density may be increased to 14.75 dwelling units per hectare [6 u.p.a.], calculated on the basis of the entire lot, if amenities are provided in accordance with Schedule G of this By-law.

   (b) In areas other than the ones in Sub-section D.1(a) of this Zone, the maximum density shall not exceed 14.75 dwelling units per hectare [6 u.p.a.], calculated on the basis of the entire lot.

2. The maximum density of development may be increased from 14.75 dwelling units per hectare [6 u.p.a.] to 18.5 dwelling units per hectare [7.5 u.p.a.], both calculated on the basis of the entire lot, provided:

   (a) Open space in an amount of not less than 15% of the lot area is preserved in its natural state or retained for park and recreational purposes;

   (b) The said open space shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage buildings or features, and/or contribute to a park designated in the Official Community Plan; and

   (c) The said open space shall be accessible by the public from a highway

3. Undevelopable areas may be included in open space set aside in Sub-section D.2(b), however, this undevelopable area shall be discounted by 50%.

4. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, the following must be included in the calculation of floor area ratio:
i. Covered areas used for parking, unless the covered parking is located within the basement;

ii. The area of an accessory building in excess of 10 square metres [108 sq. ft.];

iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

iv. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

   (a) staircases;
   (b) 19 square metres [200 sq. ft.]; and
   (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

(b) For building construction within a lot, the floor area ratio shall not exceed 0.60, provided that, of the resulting allowable floor area, 28 square metres [300 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an accessory building is greater than 5 square metres [50 sq. ft.] in size that the area in excess of 5 square metres [50 sq. ft.] shall be included as part of the floor area for the purposes of calculating floor area ratio; and

(c) The maximum permitted floor area of a second storey for a principal building shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the structure located within 7.5 metres [25 sq. ft.] of the front lot line. The reduced floor area of the second storey shall be accomplished by a setback at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof; and

(d) notwithstanding the above, the maximum allowable floor area shall be 260 square metres [2,800 sq.ft.].

E. Lot Coverage

The maximum lot coverage shall be 45%.
F. Yards and Setbacks

Amendments: 12101, 07/11/94; 13093, 05/12/97; 17704, 07/23/12; 18414, 03/23/15

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard*</th>
<th>Rear Yard***</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td></td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>1.2 m.</td>
<td>3.6 m.</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td></td>
<td>18.0 m.</td>
<td>1.8 m.</td>
<td>1.0 m.</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Greater Than 10 square metres</td>
<td></td>
<td>18.0 m.</td>
<td>0.0 m.</td>
<td>0.0 m.</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Other Accessory Buildings and Structures</td>
<td></td>
<td>18.0 m.</td>
<td>0.0 m.</td>
<td>0.0 m.</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Buildings and Structures For Uses Permitted</td>
<td>7.5 m.</td>
<td>30.0 m.</td>
<td>15.0 m.</td>
<td>7.5 m.</td>
<td></td>
</tr>
<tr>
<td>Under Section B.2 of This Zone</td>
<td></td>
<td>7.5 m.</td>
<td>30.0 m.</td>
<td>15.0 m.</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* The front yard setback may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the dwelling for all portions of the dwelling excluding the garage. If 50% of the building face is setback 9 metres [30 ft.] from the front lot line, the setback to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 metres [22 ft.], except that the setbacks for a garage whose main access doors face a side yard may be relaxed to 4.5 metres [15 ft.].
With the exception of a garage whose main access doors face a side yard, the minimum front yard setback of a garage or a carport which forms part of a principal building may be reduced to 5.5 metres [18 ft.], as long as at least 50% of the front yard setback of the principal building remains 7.5 metres [25 ft.] or more.

*** 50% of the length of the rear building face may be setback a distance of 6.0 metres [20 ft.] from the rear lot line provided the remainder of the building face is setback at least 8.5 metres [28 ft.] from the rear lot line.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building:
   
   (a) The building height shall not exceed 9 metres [30 feet].
   
   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. Accessory buildings and structures: The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

1. Resident and visitor parking spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Outside parking or storage of campers, boats and vehicles including cars, trucks and house trailers ancillary to a residential use shall be limited as follows:

   (a) A maximum of 2 cars or trucks;

   (b) House trailer, camper or boat, provided that the combined total shall not exceed 1; and

   (c) The total amount permitted under (a) and (b) shall not exceed 2.
3. Vehicle parking may be permitted in either the front yard or side yard subject to the following:

(a) No off-street parking space shall be permitted within the required front yard or side yard setback except on a driveway. Driveways may be constructed off either the frontage or flanking street;

(b) Parking spaces shall be located only on a driveway leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad;

(c) The total area surfaced or paved for a driveway shall be as follows:

   i. Every lot may have one driveway with a uniform width of 6 metres [20 ft.] extending from the lot line to the garage, carport, or parking pad on the lot;

   ii. The driveway width may be expanded provided that the total area of the driveway within the front yard or required side yard does not exceed 33% of the total area of the front yard or required side yard within which the driveway is located;

   iii. Notwithstanding 3.(c) (ii) additional driveway width may also be allowed to provide access to additional parking spaces in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side parking spaces, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side parking spaces measured at the required front yard set back and is uniformly tapered over the required front yard to a width of 6 m [20 ft.] at the front lot line; and

   iv. Where the driveway is constructed in a side yard off a flanking street all references to front yard within this Section shall be read as side yard; and

(d) The number of vehicles parked in a driveway within the front yard or side yard shall not exceed two.

4. No outside parking or storage of a house trailer or boat is permitted within the front yard setback, or within the required side yards or within 1 metre [3 ft.] of the side lot line, except as follows:

(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 1 house trailer or 1 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 [3 ft.] to a side lot line nor within 1 metre [3 ft.] of the front lot line subject to the
residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;

(b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the two lot lines; and

(c) Adequate screening, as described in Section I.2 of this Zone is provided.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:

   (a) on a corner lot, this required landscape screening shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the 2 lot lines;

   (b) where the driveway or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said driveway; and

   (c) in the case of rear yards, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

3. The open space set aside pursuant to Section D.2.(a) of this Zone, shall be improved with a basic level of landscaping work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.
J. Special Regulations

Amendments: 17290, 12/13/10

1. A secondary suite shall:

   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the building.

K. Subdivision

Amendments: 13093, 05/12/97; 13155, 02/09/98; 17797, 11/26/12

1. Lots created through subdivision shall meet the dimensional requirements of the RF Zone.

2. Lots created through subdivision in accordance with Section D.2 of this Zone, shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regular</td>
<td>370 sq. m.</td>
<td>12.0 metres</td>
</tr>
<tr>
<td>Standard Lots</td>
<td>[4,000 sq.ft.]</td>
<td>[40 ft.]</td>
</tr>
<tr>
<td>Permissible Reduction as set out below*</td>
<td>325 sq. m.</td>
<td>10.5 metres</td>
</tr>
<tr>
<td></td>
<td>[3,500 sq.ft.]</td>
<td>[35 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

* Permissible reduction for up to 50% of the lots within a plan of subdivision where 15% or more of the lands subdivided are set aside as open space pursuant to Section D.2(b) of this Zone.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. Building permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.
A. **Intent**

This Zone is intended for single family housing on small *urban lots* at least 12.0 metres [40 ft.] wide.

B. **Permitted Uses**

Land and *structures* shall be used only for one *single family dwelling*, which may contain 1 *secondary suite*, on each *lot*.

C. **Lot Area**

Not applicable to this Zone.

D. **Density**

1. For the purpose of subdivision:

   (a) In all Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Sub-sections K.1(a) of this Zone. The maximum *unit density* may be increased to 28 *dwelling units* per hectare [11.5 u.p.a.] and Sub-section K.1(b) shall apply if amenities are provided in accordance with Schedule G of this By-law; and

   (b) In areas other than those described in Sub-section D.1(a) of this Zone, the maximum *unit density* shall not exceed 28 *dwelling units* per hectare [11.5 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone.

- 17.a.1 -
2. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:

i. Covered areas used for parking, unless the covered parking is located within the *basement*;

ii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 10 square metres [108 sq. ft.] must be reserved for a front porch or veranda; and

iii. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
   (a) staircases;
   (b) 19 square metres [200 sq. ft.] and
   (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

(b) For *building* construction within a *lot*:

i. The *floor area ratio* shall not exceed 0.72, provided that:
   (a) of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport that meets the dimensional requirements of Section H.5 of this Zone; and
   (b) the maximum *principal building* floor area, inclusive of a garage or carport, shall be 265 square metres [2,860 sq. ft.];

ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls only at the first storey level or a combination thereof.
E. Lot Coverage

The maximum lot coverage shall be 50%.

F. Yards and Setbacks

Amendments: 15716, 05/30/05; 17471, 10/03/11; 18050, 09/23/13; 18771, 07/25/16

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td></td>
<td>6.0 m. 1</td>
<td>7.5 m. 3,4</td>
<td>1.2 m.</td>
<td>2.4 m.</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td></td>
<td>1.0 m. 5</td>
<td>0.0 m.</td>
<td>6.0 m.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>[3 ft.]</td>
<td>[0 ft.]</td>
<td>[20 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part I Definitions, of this By-law.

1 The front yard setback of the principal building may be reduced to a minimum of 4.0 metres [13 ft.] for up to 50% of the width of the front of the principal building, or for the entire first storey or part thereof of the principal building, or for a principal building not exceeding 5.0 metres [16 ft.] in building height, provided that the front yard setback of a garage or carport shall be a minimum of 6.0 metres [20 ft.]. The minimum 6.0 metres [20 ft.] and the permitted 4.0 metres [13 ft.] front yard setbacks may be further reduced to a minimum of 4.0 metres [13 ft.] and 2.0 metres [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the principal building.

2 Accessory buildings and structures are not permitted within the front yard setback.

3 The minimum rear yard setback of the principal building may be reduced to 6.0 metres [20 ft.] for a maximum of 50% of the width of the rear of the principal building for Type II lots permitted by Section K.2 of this Zone. The rear yard setback of the principal building on Type II lots may be further reduced to 4.5 metres [15 ft.] for a maximum of 50% of the width of the rear of the principal building at the first floor by an unenclosed deck with a maximum area of 14 square
metres [150 sq. ft.] which may be covered by a sloped roof, and by stairways with more than 3 risers.

4 Notwithstanding whether it is a Type I or a Type II lot, when a garage or carport is located at the rear of the lot and attached to the principal building, the rear yard setback measured to the face of the attached garage or carport may be reduced to a minimum of 6.0 metres [20 ft.], provided that the rear yard setback is a minimum of 7.5 metres [25 ft.] for the remaining portion of the principal building excluding the attached garage or carport. The rear yard setback of the principal building with a garage or carport located at the rear of the lot may be reduced to 4.5 metres [15 ft.] at the first floor by an unenclosed deck with a maximum area of 14 square metres [150 sq. ft.] which may be covered by a sloped roof, and by stairways with more than 3 risers.

5 A minimum separation of 5 metres [16 ft.] is required between the principal building and accessory buildings and structures exceeding 3.0 m [10 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof.

G. Height of Buildings

**Amendment: 18414, 03/23/15; 18771, 07/25/16**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building:*
   
   (a) The building height shall not exceed 9.0 metres [30 ft.].

   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. *Accessory buildings and structures:* The building height shall not exceed 3.0 metres [10 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 metres [16 ft.].
H. Off-Street Parking and Loading/Unloading

Amendments: 14757, 07/22/02; 15128, 10/27/03; 18719, 05/30/16; 18771, 07/25/16

1. Where there is a lane up to or along the rear lot line or side lot line, a driveway access is permitted only from the lane.

2. A minimum of 3 off-street parking spaces shall be provided, 2 of which may be in the driveway.

3. The width of a driveway on the lot shall not exceed 6.0 metres [20 ft.].

4. Notwithstanding the width of the parking space required for a single garage and a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, a single garage to accommodate only one vehicle or a double garage to accommodate two vehicles parked side by side in this Zone shall meet the following requirements:

   (a) Single garage that accommodates one vehicle only: The maximum width of a garage shall be 4.0 metres [13 ft.] measured between the interior faces of the side walls of the garage.

   (b) Double garage that accommodates two vehicles parked side by side: The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be 6.3 metres [21 ft.] in width; provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].

5. A double garage or carport to accommodate two vehicles parked side by side shall not be permitted on any lot less than 13.4 metres [44 ft.] wide or on a Type I corner lot pursuant to Section K.2, unless the said garage or carport is located at the rear of the single family dwelling on the lot and has vehicle access from a rear lane or side street.

6. A triple garage to accommodate three vehicles parked side by side is not permitted.
7. Outside parking of vehicles ancillary to a residential use shall be limited to a maximum of 3 cars or trucks.

8. Outside parking or storage of campers, boats, or house trailers shall not be permitted.

9. No parking is permitted on a corner lot within an area bounded by the intersecting lot lines at a street corner and a straight line joining points 6.0 metres [20 ft.] along the said lot lines from the point of intersection of the two lot lines.

I. Landscaping

Amendments: 19491, 02/19/18

1. All portions of the lot not covered by buildings, structures, and non-porous or paved surfaces shall be landscaped. This landscaping shall be maintained.

2. Non-porous or paved surfaces, including a driveway, shall not cover more than 30% of the lot area that is not occupied by the principal and accessory buildings or structures.

3. Landscaping in the front yard shall be as follows:
   (a) Where the driveway is located in the front yard, a minimum of 75% of the required front yard, except the driveway, shall be landscaped, which shall not include any non-porous or paved surfaces; and
   (b) Where the driveway is not located in the front yard, a minimum of 90% of the required front yard, except for a maximum 1.5 metres [5 ft.] wide entrance path and a maximum 1.0 metre [3 ft.] wide path leading to the side yard, shall be landscaped, which shall not include any non-porous or paved surfaces.

J. Special Regulations

Amendments: 17290, 12/13/10; 18050, 09/23/13; 18414, 03/23/15

1. Basement access and basement wells are permitted only between the principal building and the rear lot line and must not exceed a maximum area of 14 square metres [150 sq.ft.], including the stairs.
2. A secondary suite shall:

(a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

(b) Occupy less than 40% of the habitable floor area of the building.

K. Subdivision

Amendments: 18771, 07/25/16

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:

(a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law; or

(b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K.2 of this Zone.

2. In areas other than those described in Sub-section D.1(a) of this Zone, the lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Type</th>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type I</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>320 sq.m.</td>
<td>12 m.</td>
<td>26 m.</td>
</tr>
<tr>
<td></td>
<td>[3,445 sq.ft.]</td>
<td>[40 ft.]</td>
<td>[85 ft.]</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>375 sq.m.</td>
<td>14 m.</td>
<td>26 m.</td>
</tr>
<tr>
<td></td>
<td>[4,037 sq.ft.]</td>
<td>[46 ft.]</td>
<td>[85 ft.]</td>
</tr>
<tr>
<td>Type II</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>320 sq.m.</td>
<td>13.4 m.</td>
<td>22 m.</td>
</tr>
<tr>
<td></td>
<td>[3,445 sq.ft.]</td>
<td>[44 ft.]</td>
<td>[72 ft.]</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>375 sq.m.</td>
<td>15.4 m</td>
<td>22 m</td>
</tr>
<tr>
<td></td>
<td>[4,037 sq.ft.]</td>
<td>[51 ft.]</td>
<td>[72 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

Amendments: 18771, 07/25/16

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of this By-law.

4. Subdivisions shall be subject to the Surrey Development Cost Charge By-law, as amended and Surrey Tree Preservation By-law, 1996, No. 12880, as amended.

5. Building permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.

6. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Floodproofing shall be as set out in Part VIII Floodproofing, of Surrey Zoning By-law, 1979, No. 5942, as amended.
A. Intent

This Zone is intended for single family housing on small urban lots at least 12.0 m [40 ft.] wide and to accommodate secondary suites and coach houses.

B. Permitted Uses

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

1. One single family dwelling on each lot.

2. The following uses permitted only in combination with one single family dwelling on the lot:

   (a) One secondary suite; or

   (b) One coach house where the lot is a corner lot; or

   (c) One coach house where the lot is an interior lot with a minimum lot depth of 29 metres [95 ft.] and rear lane access.

C. Lot Area

Not applicable to this Zone.
D. Density

Amendments: 16918, 05/04/09; 19073, 02/20/17; 19333, 12/18/17

1. For the purpose of subdivision:

(a) In all Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum unit density shall be 2.5 dwelling units per hectare [1 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Sub-section K.1(a) of this Zone. The maximum unit density may be increased to 25 dwelling units per hectare [10 u.p.a.] excluding any secondary suites or coach houses permitted in accordance with Sub-section B.2 of this Zone, and Sub-section K.1(b) of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law; and

(b) In areas other than those described in Sub-section D.1(a) of this Zone, the maximum unit density shall not exceed 25 dwelling units per hectare [10 u.p.a.] excluding any coach houses and secondary suites and the dimensions of the lots created in a subdivision shall be in accordance with Sub-section K.2 of this Zone.

2. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, the following must be included in the calculation of floor area ratio:

i. Covered areas used for parking, unless the covered parking is located within the basement;

ii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 10 square metres [108 sq. ft.] must be reserved for a front porch or veranda; and

iii. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

(a) staircases;
(b) 19 square metres [200 sq. ft.] and
(c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.
(b) For building construction within a lot:

i. The floor area ratio shall not exceed 0.70, excluding any coach house permitted in accordance with Sub-section B.2 of this Zone provided that of the resulting allowable floor area, 35 square metres [380 sq.ft.] shall be reserved for use only as a garage or carport, which may be reduced to 20 square metres [215 sq.ft.] for a single attached garage or carport and further provided that the garage meets the dimensional requirements of Sub-section H.5 of this Zone;

ii. The maximum floor area of a second storey of the principal building shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination thereof;

iii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum principal building size, inclusive of a garage or carport, shall be 260 square metres [2,800 sq. ft.]; and

iv. The floor area of a coach house permitted in accordance with Sub-section B.2 of this Zone shall not exceed 65 m² [700 ft²] excluding a garage or carport.

E. Lot Coverage

The maximum lot coverage shall be 50%, however, the maximum may be increased to 59% where, in accordance with Sub-section B.2 of this Zone, a coach house is built on the lot.
F. Yards and Setbacks

Amendments: 15716, 05/30/05; 17471, 10/03/11, 18050, 09/23/13

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td></td>
<td>6.0 m.¹</td>
<td>7.5 m.³</td>
<td>1.2 m.</td>
<td>2.4 m.</td>
</tr>
<tr>
<td>Coach house as per Sub-section B.2 of this Zone</td>
<td>1.2 m.²</td>
<td>1.2 m.⁴</td>
<td></td>
<td>1.8 m.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>[4 ft.]</td>
<td>[4 ft.]</td>
<td></td>
<td>[6 ft.]</td>
</tr>
<tr>
<td>All Other Accessory</td>
<td></td>
<td>1.0 m.⁵</td>
<td>0.0 m.</td>
<td></td>
<td>6.0 m</td>
</tr>
<tr>
<td>Buildings and Structures</td>
<td></td>
<td>[3 ft.]</td>
<td>[0.0 ft.]</td>
<td></td>
<td>[20 ft.]</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

¹ The front yard setback of the principal building may be reduced to a minimum of 4.0 m [13 ft.] for up to 50% of the width of the front of the principal building, or for the entire first storey or part thereof of the principal building, or for a principal building not exceeding 5.0 m [16 ft.] in building height, provided that the front yard setback of a garage or carport shall be a minimum of 6.0 m [20 ft.]. The minimum 6.0 m [20 ft.] and the permitted 4.0 m [13 ft.] front yard setbacks may be further reduced to a minimum of 4.0 m [13 ft.] and 2.0 m [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the principal building.

² Accessory buildings and structures are not permitted within the front yard setback.

³ The minimum rear yard setback of the principal building may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the width of the rear of the principal building for Type II lots permitted by Section K.2 of this Zone. Notwithstanding whether it is a Type I or a Type II lot, when a garage is located at the rear of the lot and attached to the principal building, the rear yard setback measured to the face of the attached garage may be reduced to a minimum of 1.0 metre [3 ft.], provided that the rear
yard setback is a minimum of 6.0 m [20 ft.] for up to 50% of the rear of the principal building excluding the attached garage and the rear yard setback is a minimum of 7.5 m [25 ft.] for the remaining portion of the principal building excluding the attached garage.

The rear yard setback of a coach house may be reduced to 1.0 m [3 ft.] if the coach house is constructed above a garage or carport which has access from a rear lane. A coach house is not permitted closer than 5.0 m. [16 ft.] from the principal building on the lot.

A minimum separation of 5 m [16 ft.] is required between the principal building and accessory buildings and structures exceeding 3.0 m [10 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building:**

   (a) The building height shall not exceed 9.5 metres [31 ft.].

   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. **Accessory buildings and structures:** The building height shall not exceed 3.0 m. [10 ft.] except that:

   (a) Where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m. [16 ft.]; or

   (b) Where a coach house is constructed above the garage and the roof pitch is a minimum of 10:12, the building height may be increased to 7.0 metres [23 ft.].
H. Off-Street Parking

Amendments: 14757, 07/22/02; 15128, 10/27/03; 18719, 05/30/16

1. Where there is a lane up to or along the rear lot line or side lot line, a driveway access is permitted only from the lane.

2. A minimum of 2 off-street parking spaces shall be provided, 1 of which may be in the driveway.

3. The width of a driveway on the lot shall not exceed 6.0 m [20 ft.].

4. Where a secondary suite or coach house is constructed as permitted in accordance with Sub-section B.2 of this Zone, one additional parking space shall be provided. The additional parking space for the secondary suite may be provided on the driveway on the lot.

5. Where a coach house is constructed as permitted in accordance with Sub-section B.2 of this Zone on a corner lot with a rear lane, the driveway to the required additional parking space shall be provided only from a rear lane.

6. When the driveway provides access to a single garage located at the front of the lot that accommodates only one vehicle and meets the stipulations of Section H.5 of this Zone, the paved portion of the driveway shall not exceed 4.5-metres [15 ft.] in width.

7. Notwithstanding the width of the parking space required for a single garage and a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, a single garage to accommodate only 1 vehicle or a double garage to accommodate 2 vehicles parked side-by-side in this Zone shall meet the following requirements:

<table>
<thead>
<tr>
<th>(a)</th>
<th>Single garage that accommodates 1 vehicle only:</th>
<th>The maximum width of a garage shall be 4.0 m [13 ft.] measured between the interior faces of the side walls of the garage.</th>
</tr>
</thead>
</table>

- 17b-6 -
(b) Double garage that accommodates 2 vehicles parked side-by-side:
The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be:

i. 6.0 metres [20 ft.] for lots greater than 14.4 metres [47 ft.] in width;

ii. 5.8 metres [19 ft.] for lots between 14.0 metres [46 ft.] and 14.4 metres [47 ft.] in width; or

iii. 5.5 metres [18 ft.] for lots less than 14.0 metres [46 ft.] in width;

provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].

8. A double garage or carport to accommodate two vehicles parked side by side shall not be permitted on any lot less than 13.4 m [44 ft.] wide or on a Type I corner lot pursuant to Section K.2, unless the said garage or carport is located at the rear of the single family dwelling on the lot and has vehicle access from a rear lane or side street.

9. A triple garage or carport to accommodate 3 vehicles parked side by side is not permitted except for required parking for the single family dwelling and a secondary suite or coach house as permitted in accordance with sub-section B.2 of this Zone and provided that the said garage or carport is located at the rear of the lot with the driveway access from a rear lane.

10. Outside parking of vehicles ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.

11. Outside parking or storage of campers, boats, or house trailers shall not be permitted.

12. No parking is permitted on a corner lot within an area bounded by the intersecting lot lines at a street corner and a straight line joining points 6.0 m [20 ft.] along the said lot lines from the point of intersection of the two lot lines.

I. Landscaping

1. All portions of the lot not covered by buildings, structures, and non-porous or paved surfaces shall be landscaped. This landscaping shall be maintained.
2. Non-porous or paved surfaces, including a driveway, shall not cover more than 30% of the lot area that is not occupied by the principal and accessory buildings or structures.

3. At least 50% of the area of the required front yard shall be landscaped, which shall not include any non-porous or paved surfaces, provided that the amount of the required landscaped area may be reduced to a minimum of 30% of the front yard for a pie-shaped lot.

J. Special Regulations

Amendments: 17290, 12/13/10; 18050, 09/23/13; 18414, 03/23/15

1. Basement access and basement wells are permitted only between the principal building and the rear lot line and must not exceed a maximum area of 14 square metres [150 sq. ft.], including the stairs."

2. A secondary suite shall:

   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the building.

K. Subdivision

Amendments: 17471, 10/03/11

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:

   (a) where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law; or

   (b) where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Sub-section K.2 of this Zone.
In areas other than those described in Sub-section D.1(a) of this Zone, the lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Type</th>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type I</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>320 sq.m.</td>
<td>12 m.</td>
<td>26 m.</td>
</tr>
<tr>
<td></td>
<td>[3,445 sq.ft.]</td>
<td>[40 ft.]</td>
<td>[85 ft.]</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>375 sq.m.</td>
<td>14 m.</td>
<td>26 m.</td>
</tr>
<tr>
<td></td>
<td>[4,037 sq.ft.]</td>
<td>[46 ft.]</td>
<td>[85 ft.]</td>
</tr>
<tr>
<td><strong>Type II</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>320 sq.m.</td>
<td>13.4 m.</td>
<td>22 m.</td>
</tr>
<tr>
<td></td>
<td>[3,445 sq.ft.]</td>
<td>[44 ft.]</td>
<td>[72 ft.]</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>375 sq.m.</td>
<td>15.4 m.</td>
<td>22 m.</td>
</tr>
<tr>
<td></td>
<td>[4,037 sq.ft.]</td>
<td>[51 ft.]</td>
<td>[72 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of this By-law.

5. Building permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.

6. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Floodproofing shall be as set out in Part VIII Floodproofing, of Surrey Zoning By-law, 1979, No. 5942, as amended.
A. Intent

This Zone is intended for *single family dwellings* on small narrow *urban lots*, primarily with rear lanes.

B. Permitted Uses

Land and *structures* must be used only for one *single family dwelling*, which may contain 1 *secondary suite*, on each *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

**Amendments: 18899, 11/21/16; 19073, 02/20/17**

1. For the purpose of subdivision:

   (a) In all Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum *unit density* is be 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 31 *dwelling units* per hectare [12.6 u.p.a.] and Section K.2 will apply if amenities are provided in accordance with Schedule G of this By-law; and

   (b) In areas other than those in Sub-section D.1(a) of this Zone, the maximum *unit density* must not exceed 31 *dwelling units* per hectare [12.6 u.p.a.] and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.2 of this Zone.
2. (a) For building construction within a lot, the maximum allowable floor area is 217 square metres [2,335 sq.ft.], provided that 39 square metres [420 sq.ft.] must be reserved for use only as a garage or carport; and

(b) For the purpose of calculating floor area in this Section, floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
   i. staircases;
   ii. 10 square metres [108 sq. ft.]; and
   iii. floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

The maximum lot coverage is 52%.

F. Yards and Setbacks

Amendments: 18771, 07/25/16

Buildings and structures must be sited in accordance with the following minimum setbacks:

1. On a Type I lot, pursuant to Section K.2 of this Zone:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street or Flanking Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>4.0 m.(^1)</td>
<td>7.5 m.</td>
<td>1.2 m.</td>
<td>2.7 m.(^5)</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>1.2 m.(^3)</td>
<td>3.0 m.(^4)</td>
<td>3.0 m.(^6)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[4 ft.]</td>
<td>[9 ft. 10 in.]</td>
<td>[9 ft. 10 in.]</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.
1. The *front yard setback* of the *principal building* may be reduced to a minimum of 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*.

2. *Accessory buildings* and *structures* are not permitted within the *front yard setback* of the *principal building*.

3. A minimum *separation* of 6.5 m [21 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 4.0 metres [13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.

4. One *side yard setback* of an *accessory building* and *structure* including a garage may be reduced to 0 m. [0 ft.].

5. The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m. [4 ft.].

6. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m. [1.5 ft.].

2. On a *Type II lot*, pursuant to Section K.2 of this Zone:
Measurements to be determined as per Part 1 Definitions of this By-law.

1. The front yard setback of the principal building may be reduced to a minimum of 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a balcony and is an integral part of the principal building.

2. Accessory buildings and structures are not permitted within the front yard setback of the principal building.

3. The rear yard setback measured to the face of an attached garage or carport must be a minimum of 6.0 m. [20 ft.] and the rear yard setback of the remaining portion of the principal building except the attached garage or carport must be a minimum of 7.5 m. [25 ft.].

4. The side yard setback on a flanking street or flanking lane of the principal building may be reduced to a minimum of 1.2 m. [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a balcony and is an integral part of the principal building. At any corner cut at the intersection of two roads, the side yard setback on a flanking street or flanking lane may be reduced to a minimum of 1.2 m. [4 ft.].

5. At any corner cut at the intersection of two roads, the side yard setback on a flanking street or flanking lane may be reduced to a minimum of 0.5 m. [1.5 ft.].
3. On a Type III lot, pursuant to Section K.2 of this Zone:
### Setback Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street or Flanking Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>4.0 m. (^1)</td>
<td>7.5 m.</td>
<td>1.2 m.</td>
<td>2.7 m. (^5)</td>
</tr>
<tr>
<td><strong>Accessory Buildings and Structures</strong></td>
<td>– (^2)</td>
<td>6.0 m. (^3)</td>
<td>0.85 m. (^4)</td>
<td>3.0 m. (^6)</td>
</tr>
<tr>
<td></td>
<td>– (^2)</td>
<td>[20 ft.]</td>
<td>[2 ft. 10 in.]</td>
<td>[9 ft. 10 in.]</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

1. The *front yard setback* of the *principal building* may be reduced to a minimum of 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*.

2. *Accessory buildings and structures* are not permitted within the *front yard setback* of the *principal building*.

3. A minimum *separation* of 6.5 m [21 ft.] is required between the *principal building* and *accessory buildings and structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 4.0 metres [13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.

4. One *side yard setback* of an *accessory building and structure* including a garage may be reduced to 0 m. [0 ft.].

5. The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a...
flanking street or flanking lane may be reduced to a minimum of 1.2 m. [4 ft.].

6 At any corner cut at the intersection of two roads, the side yard setback on a flanking street or flanking lane may be reduced to a minimum of 0.5 m. [1.5 ft.].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building:
   (a) The building height shall not exceed 9.5 metres [31 ft.].
   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. Accessory buildings and structures: The building height must not exceed 3.0 m. [10 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m. [16 ft.].

H. Off-Street Parking

A driveway is permitted only from a rear lane.

A minimum of 3 off-street parking spaces must be provided.

Where a garage or carport is provided on the lot, no more than a total of 2 off-street parking spaces may be enclosed in a garage or carport.

An attached garage or carport is permitted only where the lot is a Type II lot pursuant to Section K.2 of this Zone.

Outside parking must be limited to a maximum of 2 cars or trucks.

Outside parking or storage of campers, boats, or house trailers is not permitted.
I. Landscaping

1. All portions of the lot not covered by buildings, structures or paved surfaces must be landscaped. All landscaping must be maintained.

2. A minimum of 30% of the lot must be covered by porous surfaces, provided that:

   (a) A minimum of 70% of the area of the required front yard must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of landscaping in Part 1 Definitions, of this By-law; and

   (b) A minimum of 32 square metres [340 sq. ft.] of the area between the principal building and the rear lot line must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of landscaping in Part 1 Definitions, of this By-law. This landscaped area must have a minimum width and depth of 4 metres [13 ft.], except at any corner cut at the intersection of two roads.

J. Special Regulations

**Amendments: 18050, 09/23/13; 18414, 03/23/15**

1. Basement access and basement wells are permitted only between the principal building and the rear lot line and must not exceed a maximum area of 10 square metres [108 sq. ft.], including the stairs.

2. A secondary suite must:

   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the building.

K. Subdivision

**Amendments: 18771, 07/25/16**

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created must conform to the minimum standards
prescribed in Section K of Part 12 One-Acre Residential Zone (RA), of this By-law; or

(b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created must conform to the minimum standards prescribed in Section K.2 of this Zone.

2. In areas other than those described in Section D.1(a) of this Zone, the lots created through subdivision in this Zone must conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Type</th>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type I</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>291 sq. m.</td>
<td>9.7 m.</td>
<td>30 m.</td>
</tr>
<tr>
<td></td>
<td>[3,130 sq. ft.]</td>
<td>[32 ft.]</td>
<td>[98 ft.]</td>
</tr>
<tr>
<td>Corner Lot or Lot on a Flanking Lane</td>
<td>369 sq. m.</td>
<td>12.8 m.</td>
<td>30 m.</td>
</tr>
<tr>
<td></td>
<td>[3,970 sq. ft.]</td>
<td>[42 ft.]</td>
<td>[98 ft.]</td>
</tr>
<tr>
<td>Type II</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>270 sq. m.</td>
<td>12.3 m.</td>
<td>22 m.</td>
</tr>
<tr>
<td></td>
<td>[2,905 sq. ft.]</td>
<td>[40 ft.]</td>
<td>[72 ft.]</td>
</tr>
<tr>
<td>Corner Lot or Lot on a Flanking Lane</td>
<td>293 sq. m.</td>
<td>14.0 m.</td>
<td>22 m.</td>
</tr>
<tr>
<td></td>
<td>[3,150 sq. ft.]</td>
<td>[46 ft.]</td>
<td>[72 ft.]</td>
</tr>
<tr>
<td>Type III</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>324 sq. m.</td>
<td>9 m.</td>
<td>36 m.</td>
</tr>
<tr>
<td></td>
<td>[3,490 sq. ft.]</td>
<td>[30 ft.]</td>
<td>[118 ft.]</td>
</tr>
<tr>
<td>Corner Lot or Lot on a Flanking Lane</td>
<td>363 sq. m.</td>
<td>10.5 m.</td>
<td>36 m.</td>
</tr>
<tr>
<td></td>
<td>[3,910 sq. ft.]</td>
<td>[34 ft.]</td>
<td>[118 ft.]</td>
</tr>
</tbody>
</table>

Dimensions to be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations
In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of this By-law.

4. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

5. Subdivisions must be subject to the Surrey Development Cost Charge By-law, 2013, No. 17856, as amended and Surrey Tree Preservation By-law, 2006, No. 16100, as amended.

6. Building permits must be subject to the Surrey Building By-law, 2012, No. 17850, as amended.

7. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

8. Floodproofing must be as set out in Part VIII Floodproofing of Surrey Zoning By-law, 1979, No. 5942, as amended.
Special Single Family Residential (10) Zone

Part 17D - RF-10S, Special Single Family Residential (10) Zone

Part 17D RF-10S

A. Intent

This Zone is intended for single family dwellings on small narrow urban lots, primarily with rear lanes, and optional limited impact retail, office, eating establishments or service uses.

B. Permitted Uses

Land and structures must be used only for the following use and customarily accessory uses only:

1. One single family dwelling, which may contain 1 secondary suite, on each lot;

2. The following uses may be permitted only in association with the use permitted in Section B.1, provided that the floor area occupied by such uses does not exceed 30% of the floor area of the principal building including basement and garage or carport, and further provided that such uses must not be a singular use on the lot and must be operated by the occupant of the dwelling unit:

   (a) Personal service uses excluding body rub parlours;

   (b) Office uses excluding the following:

      i. social escort services; and

      ii. methadone clinics;

   (c) General service uses excluding the following:

      i. funeral parlours;

      ii. banks and drive-through banks;

      iii. veterinary clinics; and

      iv. adult educational institutions;
(d) *Retail stores* excluding the following:

i. *adult entertainment stores*;

ii. *secondhand stores* and *pawnshops*;

iii. *convenience stores*;

iv. *retail warehouses*; and

v. *flea markets*; and

(e) *Eating establishments* excluding the following:

i. *Drive-through restaurant*; and


C. **Lot Area**

Not applicable to this Zone.

D. **Density**

**Amendments: 18899, 11/21/16; 19073, 02/20/17**

1. For the purpose of subdivision:

   (a) In all Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum *unit density* is 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 31 *dwelling units* per hectare [12.6 u.p.a.] and Section K.2 will apply if amenities are provided in accordance with Schedule G of this By-law; and

   (b) In areas other than those in Sub-section D.1(a) of this Zone, the maximum *unit density* must not exceed 31 *dwelling units* per hectare [12.6 u.p.a.] and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.2 of this Zone.
2.  (a) For building construction within a lot, the maximum allowable floor area is 217 square metres [2,335 sq.ft.], provided that 39 square metres [420 sq.ft.] must be reserved for use only as a garage or carport; and

(b) For the purpose of calculating floor area in this Section, floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
   i.  staircases;
   ii.  10 square metres [108 sq. ft.]; and
   iii.  floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.

E.  Lot Coverage

The maximum lot coverage is 52%.

F.  Yards and Setbacks

Buildings and structures must be sited in accordance with the following minimum setbacks:

1. On a Type I lot, pursuant to Section K.2 of this Zone:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street or Flanking Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>4.0 m.</td>
<td>7.5 m.</td>
<td>1.2 m.</td>
<td>2.7 m.</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>1.2 m.</td>
<td>3.0 m.</td>
<td>3.0 m.</td>
<td>3.0 m.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[4 ft.]</td>
<td>[9 ft. 10 in.]</td>
<td>[9 ft. 10 in.]</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

1 The front yard setback of the principal building may be reduced to a minimum of 2.5 m. [8 ft.] for the main floor level by covered outdoor
space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*.

2 Accessory buildings and structures are not permitted within the *front yard setback* of the *principal building*.

3 A minimum *separation* of 6.5 m [21 ft.] is required between the *principal building* and accessory buildings and structures exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 4.0 metres [13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.

4 One *side yard setback* of an accessory building and structure including a garage may be reduced to 0 m. [0 ft.].

5 The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m. [4 ft.].

6 At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m. [1.5 ft.].
2. On a Type II lot, pursuant to Section K.2 of this Zone:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street or Flanking Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>4.0 m.</td>
<td>7.5 m.</td>
<td>1.2 m.</td>
<td>2.7 m.</td>
<td>2.7 m.</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>6.0 m.</td>
<td>0.85 m.</td>
<td>3.0 m.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>[20 ft.]</td>
<td>[2 ft. 10 in.]</td>
<td>[9 ft. 10 in.]</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

1 The front yard setback of the principal building may be reduced to a minimum of 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a balcony and is an integral part of the principal building.

2 Accessory buildings and structures are not permitted within the front yard setback of the principal building.

3 A minimum separation of 6.5 m [21 ft.] is required between the principal building and accessory buildings and structures exceeding 2.4 m [8 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 4.0 metres [13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.

4 One side yard setback of an accessory building and structure including a garage may be reduced to 0 m. [0 ft.].
The side yard setback on a flanking street or flanking lane of the principal building may be reduced to a minimum of 1.2 m. [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a balcony and is an integral part of the principal building. At any corner cut at the intersection of two roads, the side yard setback on a flanking street or flanking lane may be reduced to a minimum of 1.2 m. [4 ft.].

At any corner cut at the intersection of two roads, the side yard setback on a flanking street or flanking lane may be reduced to a minimum of 0.5 m. [1.5 ft.].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of this By-law.

1. Principal building:
   
   (a) The building height shall not exceed 9.5 metres [31 ft.].
   
   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. Accessory buildings and structures: The building height must not exceed 3.0 m. [10 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m. [16 ft.].

H. Off-Street Parking

1. A driveway is permitted only from a rear lane.

2. A minimum of 2 off-street parking spaces must be provided for the principal building and 1 off-street parking space for a secondary suite.

3. Where a garage or carport is provided on the lot, no more than a total of 2 off-street parking spaces may be enclosed in a garage or carport.
4. Outside parking must be limited to a maximum of 2 cars or trucks.

5. Outside parking or storage of campers, boats, or house trailers is not permitted.

I. Landscaping

1. All portions of the lot not covered by buildings, structures or paved surfaces must be landscaped. All landscaping must be maintained.

2. A minimum of 30% of the lot must be covered by porous surfaces, provided that:
   
   (b) A minimum of 70% of the area of the required front yard must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of landscaping in Part 1 Definitions, of this By-law; and

   (c) A minimum of 32 square metres [340 sq. ft.] of the area between the principal building and the rear lot line must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of landscaping in Part 1 Definitions, of this By-law. This landscaped area must have a minimum width and depth of 4 metres [13 ft.], except at any corner cut at the intersection of two roads.

J. Special Regulations

Amendments: 18050, 09/23/13; 18414, 03/23/15

1. Basement access and basement wells are permitted only between the principal building and the rear lot line and must not exceed a maximum area of 10 square metres [108 sq.ft.], including the stairs.

2. A secondary suite must:

   (d) Not exceed 90 square metres [968 sq.ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the building.
K. Subdivision

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created must conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA), of this By-law; or

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created must conform to the minimum standards prescribed in Section K.2 of this Zone.

2. In areas other than those described in Sub-section D.1(a) of this Zone, the lots created through subdivision in this Zone must conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Type</th>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Area</td>
<td>Width</td>
<td>Depth</td>
</tr>
<tr>
<td>Type I</td>
<td>Interior Lot</td>
<td>291 sq. m.</td>
<td>9.7 m.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>[3,130 sq. ft.]</td>
<td>[32 ft.]</td>
</tr>
<tr>
<td></td>
<td>Corner Lot or</td>
<td>369 sq. m.</td>
<td>12.8 m.</td>
</tr>
<tr>
<td></td>
<td>Lot on a Flanking Lane</td>
<td>[3,970 sq. ft.]</td>
<td>[42 ft.]</td>
</tr>
<tr>
<td>Type II</td>
<td>Interior Lot</td>
<td>324 sq. m.</td>
<td>9 m.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>[3,490 sq. ft.]</td>
<td>[30 ft.]</td>
</tr>
<tr>
<td></td>
<td>Corner Lot or</td>
<td>363 sq. m.</td>
<td>10.5 m.</td>
</tr>
<tr>
<td></td>
<td>Lot on a Flanking Lane</td>
<td>[3,910 sq. ft.]</td>
<td>[34 ft.]</td>
</tr>
</tbody>
</table>

Dimensions to be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of this By-law.

4. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

5. Subdivisions must be subject to the Surrey Development Cost Charge By-law, 2013, No. 17856, as amended and Surrey Tree Preservation By-law, 2006, No. 16100, as amended.

6. Building permits must be subject to the Surrey Building By-law, 2012, No.17850, as amended.

7. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

8. Floodproofing must be as set out in Part VIII Floodproofing of Surrey Zoning By-law, 1979, No. 5942, as amended.
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A. Intent

This Zone is intended for *single family dwellings* on small *urban lots* with a minimum *lot* width of 9.0 m [30 ft.] with rear lanes, provided that up to one-third of the total number of *lots* within a subdivision may be reduced to a minimum *lot* width of 7.9 m [26 ft.].

B. Permitted Uses

Land and *structures* shall be used only for one *single family dwelling*, which may contain 1 *secondary suite*, on each *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision:

   (a) In all Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 36 *dwelling units* per hectare [14.5 u.p.a.] and Section K.2 shall apply if amenities are provided in accordance with Schedule G of this By-law.

   (b) In areas other than those in Sub-section D.1(a) of this Zone, the maximum *unit density* shall not exceed 36 *dwelling units* per hectare [14.5 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone.
2. (a) For building construction within a lot:

   i. Where the lot is a Type I lot or Type III lot pursuant to Section K.2 of this Zone, the maximum allowable floor area of the principal building is 158 sq. m. [1,700 sq. ft.], excluding any garage, carport, and accessory buildings and structures; and

   ii. Where the lot is a Type II lot pursuant to Section K.2 of this Zone, the maximum allowable floor area of the principal building shall be 132 sq. m. [1,420 sq. ft.], excluding any garage, carport, and accessory buildings and structures.

E. Lot Coverage

1. The maximum lot coverage shall be:

   (a) 52% where the lot is a Type I lot or Type II lot pursuant to Section K.2 of this Zone; and

   (b) 60% where the lot is a Type III lot pursuant to Section K.2 of this Zone.
F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

1. On a Type I lot, pursuant to Section K.2 of this Zone:

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>3.5 m. ¹</td>
<td>6.5 m.</td>
<td>1.2 m.</td>
<td>2.7 m. ⁵</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>²</td>
<td>0.5 m. ³</td>
<td>0.0 m. ⁴</td>
<td>1.2 m. ⁶</td>
</tr>
<tr>
<td></td>
<td>[1 ft. 6 in.]</td>
<td>[0.0 ft.]</td>
<td>[4 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

1. The front yard setback of the principal building may be reduced to a minimum of 2.0 m. [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the principal building.

2. Accessory buildings and structures are not permitted within the front yard setback of the principal building.

3. A minimum separation of 6 m [20 ft.] is required between the principal building and accessory buildings and structures exceeding 2.4 m [8 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
4 The side yard setback of an accessory building and structure including a garage shall be increased to a minimum of 2.8 m. [9 ft.] on the opposite side of the lot.

5 The side yard setback on a flanking street of the principal building may be reduced to a minimum of 1.2 m. [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the principal building. At any corner cut at the intersection of two roads, the said side yard on flanking street of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the principal building other than a veranda.

6 At any corner cut at the intersection of a road and a rear lane, the side yard setback on a flanking street may be reduced to a minimum of 0.5 m. [1 ft. 6 in.].

2. On a Type II Lot, pursuant to Section K.2 of this Zone:

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>3.5 m.</td>
<td>6.5 m.</td>
<td>1.2 m.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[11 ft. 6 in.]</td>
<td>[21 ft.]</td>
<td>[4 ft.]</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>_2</td>
<td>0.5 m.</td>
<td>0.0 m.</td>
<td>_4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

1 The front yard setback of the principal building may be reduced to a minimum of 2.0 m [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the principal building.

2 Accessory buildings and structures are not permitted within the front yard setback of the principal building.
3 A minimum *separation* of 6 m [20 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.

4 Type II *corner lots* are not permitted.

3. On a Type III *lot*, pursuant to Section K.2 of this Zone:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>3.5 m.</td>
<td>6.5 m. 3</td>
<td>1.2 m. 4</td>
<td>2.7 m. 5</td>
<td></td>
</tr>
<tr>
<td><strong>Accessory Buildings and Structures</strong></td>
<td>0.5 m.</td>
<td>0.0 m.</td>
<td>1.2 m. 6</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>[1 ft. 6 in.]</td>
<td>[0.0 ft.]</td>
<td>[4 ft.]</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

1 The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m. [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*.

2 *Accessory buildings and structures* are not permitted within the *front yard setback* of the *principal building*.

3 The *rear yard setback* measured to the face of an attached garage or carport, as defined in Section J.1 of this Zone, shall be a minimum of 0.5 m. [1 ft. 6 in.] and the *rear yard setback* of the remaining portion of the *principal building* except the attached garage or carport shall be a minimum of 6.5 m. [21 ft.].

- 17e.5 -
4 The portion of the principal building except an attached garage or carport, as defined in Section J.1 of this Zone, shall be located at the minimum side yard setback of 1.2 m. [4 ft.] and the side yard setback of the attached garage or carport portion of the principal building shall be no more than 0.0 m. [0.0 ft.] on one side of the lot, provided that this may be increased up to 1.2 m. [4 ft.] if the side yard setback on the opposite side of the lot is a minimum of 6 m. [20 ft.].

5 The side yard setback on a flanking street of the principal building may be reduced to a minimum of 1.2 m [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m [5 ft.] deep, covered from above and is an integral part of the principal building. At any corner cut at the intersection of two roads, the said side yard setback on a flanking street of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the principal building other than a veranda.

6 At any corner cut at the intersection of a road and a rear lane, the side yard setback on a flanking street may be reduced to a minimum of 0.5 m. [1 ft. 6 in.].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building:
   (a) The building height shall not exceed 9.5 metres [31 ft.].
   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. Accessory buildings and structures: The building height shall not exceed 3.0 m. [10 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m. [16 ft.].
H. Off-Street Parking

1. Notwithstanding any provision in the Highway and Traffic By-law, 1997, No. 13007, as amended, a driveway to the lot is permitted only from a rear lane regardless of whether the lot fronts an arterial highway or not.

2. A minimum of 2 off-street parking spaces shall be provided per dwelling unit, both of which may be enclosed in a garage or carport, or provided outside on a parking pad on the lot.

3. Tandem parking, either in a garage, carport or outside on a parking pad, shall not be permitted on the lot.

4. Where a garage or carport is provided on the lot, no more than a total of 2 off-street parking spaces shall be enclosed in the garage or carport and the floor area of the garage or carport shall not exceed a maximum of 37 sq. m. [400 sq. ft.].

5. Notwithstanding the width of the parking space required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 vehicles parked side-by-side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for vehicle access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.

6. An attached garage or carport, as defined in Section J.1 of this Zone, is permitted only where the lot is a Type III lot pursuant to Section K.2 of this Zone.

7. Outside parking of vehicles ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.

8. Outside parking or storage of campers, boats, or house trailers shall not be permitted.

I. Landscaping

1. All portions of the lot not covered by buildings, structures, non-porous or paved surfaces shall be landscaped, provided that notwithstanding the definition of landscaping in Part 1 Definitions, of this By-law, landscaping shall not include
any non-porous or paved surfaces except as permitted in Section 1.2 of this Zone. All landscaping shall be maintained.

2. Non-porous or paved surfaces, including a driveway, shall not cover more than 30% of the lot area that is not occupied by the principal building and accessory buildings or structures.

3. At least 75% of the area of the required front yard shall be landscaped, which shall not include any non-porous or paved surfaces, notwithstanding the definition of landscaping in Part 1 Definitions, of this By-law except as permitted in Section 1.2 of this Zone.

J. Special Regulations

Amendments: 17290, 12/13/10; 18050, 09/23/13

1. For the purpose of this Zone, an attached garage or carport shall be permitted as follows:

   (a) Double Garage:

      Where the garage or carport is constructed to accommodate a maximum of two vehicles parked side by side, a minimum of 75% of the length of the rear wall of the garage or rear side of the carport shall be either in common with the rear wall of the remaining portion of the principal building or located within the remaining portion of the principal building; or

   (b) Single Garage:

      Where the garage is constructed to accommodate a maximum of one vehicle, a minimum of 65% of the length of the rear wall of the garage or rear side of the carport shall be either in common with the rear wall of the remaining portion of the principal building or located within the remaining portion of the principal building.

2. Basement access and basement wells are permitted only between the principal building and the rear lot line and must not exceed a maximum area of 5 square metres [50 sq. ft.], in addition to the stairs.

3. A secondary suite shall:

   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
(b) Occupy less than 40% of the habitable floor area of the building.

K. Subdivision

Amendments: 17704, 07/23/12

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA), of this By-law; or

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K.2 of this Zone.

2. In areas other than those described in Section D.1(a) of this Zone, the lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type I</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>250 sq. m.</td>
<td>9 m.</td>
</tr>
<tr>
<td></td>
<td>[2,690 sq. ft.]</td>
<td>[30 ft.]</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>275 sq. m.</td>
<td>10.5 m.</td>
</tr>
<tr>
<td></td>
<td>[2,960 sq. ft.]</td>
<td>[35 ft.]</td>
</tr>
</tbody>
</table>

**Type II**

(A maximum of 33% the total RF-9 lots in a subdivision)

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Lot</td>
<td>220 sq. m.</td>
<td>7.9 m.</td>
</tr>
<tr>
<td></td>
<td>[2,368 sq. ft.]</td>
<td>[26 ft.]</td>
</tr>
</tbody>
</table>

**Corner Lot**

Type II corner lots are not permitted.
<table>
<thead>
<tr>
<th>Type</th>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Lot</td>
<td>270 sq. m.</td>
<td>12.3 m.</td>
<td>22 m.</td>
</tr>
<tr>
<td></td>
<td>[2,905 sq. ft.]</td>
<td>[41 ft.]</td>
<td>[72 ft.]</td>
</tr>
<tr>
<td>Corner lot</td>
<td>285 sq. m.</td>
<td>13.8 m.</td>
<td>22 m.</td>
</tr>
<tr>
<td></td>
<td>[3,068 sq. ft.]</td>
<td>[45 ft.]</td>
<td>[72 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set our in Part 5 Off-Street Parking and Loading/Unloading, of this By-law.


5. Building permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.

6. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Floodproofing shall be as set out in Part VIII Floodproofing of Surrey Zoning By-law, 1979, No. 5942, as amended.
A. Intent

Amendments: 16957, 06/29/09

This Zone is intended for single family dwellings on small urban lots with rear lanes and to accommodate secondary suites and coach houses.

B. Permitted Uses

Amendments: 15433, 07/26/04; 16957, 06/29/09; 17290, 12/13/10

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

1. One single family dwelling on each lot.

2. The following uses permitted only in combination with one single family dwelling on the lot where the lot is a Type I lot pursuant to Section K.2 of this Zone:
   
   (a) One secondary suite; or
   
   (b) One coach house located above a garage, except where a coach house is located at grade, the minimum lot depth shall be 36 metres [118 ft.].

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 15433, 07/26/04; 16957, 06/29/09, 17462, 09/12/11; 18050, 09/23/13; 19073, 02/20/17

1. For the purpose of subdivision:

   (a) In all Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum unit density shall be 2.5 dwelling units per hectare [1 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum unit density may be increased to 36 dwelling units per hectare [14.5 u.p.a.] excluding any secondary suites and coach houses permitted in accordance with Section B.2 of this Zone, and Section K.2 shall apply if amenities are provided in accordance with Schedule G of this By-law.
(b) In areas other than those in Sub-section D.1(a) of this Zone, the maximum unit density shall not exceed 36 dwelling units per hectare [14.5 u.p.a.] excluding any secondary suites and coach houses permitted in accordance with Section B.2 of this Zone, and the dimensions of the lots created in a subdivision shall be in accordance with Section K.2 of this Zone.

2. (a) For building construction within a lot:

i. Where the lot is a Type I lot pursuant to Section K.2 of this Zone, the maximum allowable floor area of the principal building is 158 sq. m. [1,700 sq. ft.], excluding any coach house, garage, carport, and accessory buildings and structures;

ii. Where a coach house is provided above the garage, the maximum allowable floor area of the coach house shall be 46 sq. m. [500 sq. ft.] excluding the garage;

iii. Where a coach house is provided at grade, the maximum allowable floor area of the coach house shall be 40 sq. m. [430 sq. ft.] excluding the garage; and

iv. Where the lot is a Type II lot or Type III lot pursuant to Section K.2 of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, the density for the purpose of building construction shall conform to Sub-section D.2(a)i or ii, as applicable, of the said Part 17C.

E. Lot Coverage

Amendments: 16957, 06/29/09

1. The maximum lot coverage shall be:

   (a) 52% where the lot is a Type I lot pursuant to Section K.2 of this Zone; and

   (b) Where the lot is a Type II lot or Type III lot pursuant to Section K.2 of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, the lot coverage shall conform to Sub-section E.1(a) or (b), as applicable, of the said Part 17C.
F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

1. On a Type I lot, pursuant to Section K.2 of this Zone:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>3.5 m.(^1)</td>
<td>6.5 m.</td>
<td>1.2 m.</td>
<td>2.7 m.(^7)</td>
<td></td>
</tr>
<tr>
<td>Coach House</td>
<td>0.5 m.(^3)</td>
<td>0.0 m.(^4) &amp;(^5)</td>
<td>1.2 m.(^8)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>[1.5 ft.]</td>
<td>[0.0 ft.]</td>
<td>[4 ft.]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>0.5 m.(^3)</td>
<td>0.0 m.(^6)</td>
<td>1.2 m.(^8)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>0.5 m.(^3)</td>
<td>0.0 m. (^6)</td>
<td>1.2 m.(^8)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

1 The front yard setback of the principal building may be reduced to a minimum of 2.0 m. [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the principal building.

2 Coach house and other accessory buildings and structures are not permitted within the front yard setback of the principal building.

3 A minimum separation of 6 m [20 ft.] is required between the principal building and accessory buildings and structures exceeding 2.4 m [8 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
4 Where the lot is not a corner lot and the coach house is located above a garage, the side yard setback of the coach house, excluding the garage below, on the opposite side of the lot shall be increased to a minimum of 2.4 m. [8 ft.]. When the coach house is located at grade, the side yard setback of the coach house, excluding any garage, may be a minimum of 1.2 m. [4 ft.] on each side.

5 Where the lot is a corner lot and the coach house is located above a garage or at grade attached to a garage, the side yard setback of the coach house, excluding the garage, shall be increased to a minimum of 2.4 m. [8 ft.]

6 The side yard setback of an accessory building and structure including a garage shall be increased to a minimum of 2.8 m [9 ft.] on the opposite side of the lot.

7 The side yard setback on a flanking street of the principal building may be reduced to a minimum of 1.2 m [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the principal building. At any corner cut at the intersection of two roads, the said side yard setback on a flanking street of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the principal building other than a veranda.

8 At any corner cut at the intersection of a road and a rear lane, the side yard setback on a flanking street may be reduced to a minimum of 0.5 m. [1 ft. 6 in.].

2. Where the lot is a Type II lot or Type III lot pursuant to Section K.2 of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, the yards and setbacks for Type II lot shall conform to Section F.2 and for Type III lot the yards and setbacks shall conform to Section F.3 of the said Part 17C.

G. Height of Buildings

Amendments: 15433, 07/26/04; 18414, 03/23/15

Measurements to be determined as per Part 1 Definitions of this By-law:

1. Principal building:

(a) The building height shall not exceed 9.5 metres [31 ft.].
(b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. Accessory buildings and structures: The building height shall not exceed 3.0 m. [10 ft.] except that:

(a) Where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m. [16 ft.]; or

(b) Where a coach house is constructed above the garage and the roof pitch is a minimum of 10:12, the building height may be increased to 7.0 metres [23 ft.].

H. Off-Street Parking

Amendments: 16957, 06/29/09; 17471, 10/03/11; 18719, 05/30/16

1. Notwithstanding any provision in the Highway and Traffic By-law, 1997, No. 13007, as amended, a driveway to the lot is permitted only from a rear lane regardless of whether the lot fronts an arterial highway or not.

2. A minimum of 2 off-street parking spaces shall be provided per dwelling unit, both of which may be enclosed in a garage or carport, or provided outside on a parking pad on the lot.

3. Tandem parking, either in a garage, carport or outside on a parking pad, shall not be permitted on the lot.

4. Where a garage or carport is provided on the lot, no more than a total of 2 off-street parking spaces shall be enclosed in a garage or carport and the floor area of the garage or carport shall not exceed a maximum of 37 sq. m. [400 sq. ft.].

5. Where a secondary suite or coach house is constructed one additional parking space shall be provided for the secondary suite or coach house. The said additional parking space may be provided either outside on a parking pad on the lot or enclosed in a garage or carport, provided that the garage or carport is constructed in accordance with Section H.4 of this Zone.
6. Notwithstanding the width of the parking space required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 vehicles parked side-by-side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for vehicle access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.

7. An attached garage or carport is permitted only where the lot is a Type III lot pursuant to Section K of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, and the attached garage or carport shall conform to Sub-Sections J.1(a) or (b), as applicable, of the said Part 17C.

8. Outside parking of vehicles ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.

9. Outside parking or storage of campers, boats, or house trailers shall not be permitted.

I. Landscaping

1. All portions of the lot not covered by buildings, structures, non-porous or paved surfaces shall be landscaped, provided that notwithstanding the definition of landscaping in Part 1 Definitions, of this By-law, landscaping shall not include any non-porous or paved surfaces except as permitted in Section I.2 of this Zone. All landscaping shall be maintained.

2. Non-porous or paved surfaces, including a driveway, shall not cover more than 30% of the lot area that is not occupied by the principal building and accessory buildings or structures.

3. At least 75% of the area of the required front yard shall be landscaped, which shall not include any non-porous or paved surfaces, notwithstanding the definition of landscaping in Part 1 Definitions, of this By-law except as permitted in Section I.2 of this Zone.
J. Special Regulations

**Amendments: 16957, 06/29/09; 17290, 12/13/10; 17471, 10/03/11; 18050, 09/23/13; 18414, 03/23/15**

1. Where the *lot* is a Type III lot pursuant to Section K.2 of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, an attached garage may be permitted which shall conform to Sub-Section J.1(a) or (b), as applicable, of the said Part 17C.

2. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 5 square metres [50 sq. ft.], in addition to the stairs.

3. A *secondary suite* shall:
   
   (a) Not exceed 90 square metres [968 sq. ft.] in floor area; and
   
   (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

**Amendments: 16957, 06/29/09**

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:

   (a) Where amenities are *not* provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA), of this By-law; or

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
2. In areas other than those described in Sub-section D.1(a) of this Zone, the lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type I</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>250 sq. m.</td>
<td>9 m.</td>
</tr>
<tr>
<td></td>
<td>[2,690 sq. ft.]</td>
<td>[30 ft.]</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>275 sq. m.</td>
<td>10.5 m.</td>
</tr>
<tr>
<td></td>
<td>[2,960 sq. ft.]</td>
<td>[35 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of this By-law.


5. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
6. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Floodproofing shall be as set out in Part VIII Floodproofing of Surrey Zoning By-law, 1979, No. 5942, as amended.
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Special Single Family Residential (9) Zone

Part 17G – RF-9S, Special Single Family Residential (9) Zone

A. Intent

This Zone is intended to accommodate and regulate low impact retail, office, eating establishments or service uses, as an optional use, within single family dwellings on small urban lots.

B. Permitted Uses

Land and structures shall be used only for the following use and customarily accessory uses only:

1. One single family dwelling on each lot.

2. The following uses permitted only in combination with one single family dwelling on the lot:
   (a) One secondary suite; or
   (b) One coach house.

3. The following uses may be permitted only in association with the uses permitted under Sections B.1 or B.2, provided that the floor area occupied by such uses does not exceed 30% of the floor area of the dwelling unit including basement, garage or carport, excluding coach house, and further provided that such uses shall not be a singular use on the lot and shall be operated by the occupant of the said dwelling unit:
   (a) Personal service uses excluding body rub parlours.
   (b) Office uses excluding the following:
      i. social escort services; and
      ii. methadone clinics.
   (c) General service uses excluding the following:
      i. funeral parlours;
ii. banks and drive-through banks;

iii. veterinary clinics; and

iv. adult educational institutions.

(d) Retail stores excluding the following:

i. adult entertainment stores;

ii. secondhand stores and pawnshops;

iii. convenience stores;

iv. retail warehouses; and

v. flea markets.

(e) Eating establishments excluding the following:

i. Drive-through restaurant; and

ii. Eating establishment licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 15489, 09/27/04; 17471, 10/03/11; 19073, 02/20/17

1. For the purpose of subdivision:

   (a) In all Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum unit density shall be 2.5 dwelling units per hectare [1 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum unit density may be increased to 36 dwelling units per hectare [14.5 u.p.a.] excluding any secondary suites and coach houses permitted in accordance with Section B.2 of this Zone, and Section K.2 shall apply if amenities are provided in accordance with Schedule G of this By-law;
(b) In areas other than those in Sub-section D.1(a) of this Zone, the maximum unit density shall not exceed 36 dwelling units per hectare [14.5 u.p.a.] excluding any secondary suites and coach houses permitted in accordance with Section B.2 of this Zone, and the dimensions of the lots created in a subdivision shall be in accordance with Section K.2 of this Zone.

2. (a) For building construction within a lot:

i. The maximum allowable floor area of the principal building shall be 173 sq. m. [1,865 sq. ft.], excluding any coach house, basement, garage, carport, and accessory buildings and structures;

ii. Where a garage or carport is provided on the lot the floor area of the garage or carport shall not exceed a maximum of 37 sq. m. [400 sq. ft.]; and

iii. Where a coach house is provided above the garage, the maximum allowable floor area of the coach house shall be 46 sq. m. [500 sq. ft.] excluding the garage; and

iv. Where a coach house is provided at grade, the maximum allowable floor area of the coach house shall be 40 sq. m [430 sq. ft.] excluding the garage.

E. Lot Coverage

The maximum lot coverage shall be 52%.
F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
<td><strong>3.5 m.</strong></td>
<td><strong>6.5 m.</strong></td>
<td><strong>1.2 m.</strong></td>
<td><strong>2.7 m.</strong></td>
</tr>
<tr>
<td>Coach House</td>
<td>[2]</td>
<td>0.5 m.</td>
<td>0.0 m.</td>
<td>1.2 m.</td>
</tr>
<tr>
<td></td>
<td>[1.5 ft.]</td>
<td>[0.0 ft.]</td>
<td>[4 ft.]</td>
<td></td>
</tr>
<tr>
<td>Other Accessory Buildings and Structures</td>
<td>[2]</td>
<td>0.5 m.</td>
<td>0.0 m.</td>
<td>1.2 m.</td>
</tr>
<tr>
<td></td>
<td>[1.5 ft.]</td>
<td>[0.0 ft.]</td>
<td>[4 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

1. The front yard setback of the principal building may be reduced to a minimum of 2.0 m. [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the principal building.

2. Coach house and other accessory buildings and structures are not permitted within the front yard setback of the principal building.

3. A minimum separation of 6 m [20 ft.] is required between the principal building and accessory buildings and structures exceeding 2.4 m [8 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.

4. The side yard setback on the opposite side of the lot shall be increased to a minimum of 2.4 m. [8 ft.].
5 The side yard setback of an accessory building and structure including a garage shall be increased to a minimum of 2.8 m. [9 ft.] on the opposite side of the lot.

6 The side yard setback on a flanking street of the principal building may be reduced to a minimum of 1.2 m. [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the principal building. At any corner cut at the intersection of two roads, the said side yard setback on a flanking street of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the principal building other than a veranda.

7 At any corner cut at the intersection of a road and a rear lane, the side yard setback on a flanking street may be reduced to a minimum of 0.5 m. [1.5 ft.].

G. Height of Buildings

Amendments: 15489, 09/27/04; 17471, 10/03/11; 18414, 03/23/15

Measurements to be determined as per Part 1 Definitions of this By-law.

1. Principal building:
   (a) The building height shall not exceed 9.5 metres [31 ft.].
   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. Accessory buildings and structures: The building height shall not exceed 3.0 m. [10 ft.] except that:
   (a) Where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m. [16 ft.]; or
   (b) Where a coach house is constructed and the roof pitch is a minimum of 10:12, the building height may be increased to 7.0 metres [23 ft.].
H. Off-Street Parking

**Amendments: 18719, 05/30/16**

1. A driveway to the lot shall be permitted only from a rear lane.

2. A minimum of 2 off-street parking spaces shall be provided on a lot.

3. Tandem parking, either in a garage, carport or outside on a parking pad, shall not be permitted on the lot.

4. Where a garage or carport is provided on the lot, no more than a total of 2 off-street parking spaces shall be enclosed in a garage or carport.

5. Where a secondary suite or coach house is constructed one additional parking space shall be provided for the secondary suite or coach house. The said additional parking space may be provided either outside on a parking pad on the lot or enclosed in a garage or carport.

6. Notwithstanding the width of the parking space required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 vehicles parked side-by-side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for vehicle access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.

7. Outside parking of vehicles ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.

8. Outside parking or storage of campers, boats, or house trailers shall not be permitted.

I. Landscaping

1. All portions of the lot not covered by buildings, structures, non-porous or paved surfaces shall be landscaped, provided that notwithstanding the definition of landscaping in Part 1 Definitions, of this By-law, landscaping shall not include any non-porous or paved surfaces except as permitted in Section 1.2 of this Zone. All landscaping shall be maintained.

2. Non-porous or paved surfaces, including a driveway, shall not cover more than 30% of the lot area that is not occupied by the principal building and accessory buildings or structures.
3. At least 75% of the area of the required front yard shall be landscaped, which shall not include any non-porous or paved surfaces, notwithstanding the definition of landscaping in Part 1 Definitions, of this By-law except as permitted in Section I.2 of this Zone.

J. Special Regulations

Amendments: 16918, 05/04/09; 17290, 12/13/10, 18050, 09/23/13

1. Basement access and basement wells are permitted only between the principal building and the rear lot line and must not exceed a maximum area of 5 square metres [50 sq. ft.], in addition to the stairs.

2. A secondary suite shall:

   (c) Not exceed 90 square metres [968 sq. ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the building.

K. Subdivision

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA), of this By-law; or

   (c) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K.2 of this Zone.

2. In areas other than those described in Sub-section D.1(a) of this Zone, the lots created through subdivision in this Zone shall conform to the following minimum standards:
### Table: Lot Dimensions

<table>
<thead>
<tr>
<th></th>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Interior Lot</strong></td>
<td>250 sq. m.</td>
<td>9 m.</td>
<td>28 m.</td>
</tr>
<tr>
<td></td>
<td>[2,690 sq. ft.]</td>
<td>[30 ft.]</td>
<td>[90 ft.]</td>
</tr>
<tr>
<td><strong>Corner Lot</strong></td>
<td>275 sq. m.</td>
<td>10.5 m.</td>
<td>28 m.</td>
</tr>
<tr>
<td></td>
<td>[2,960 sq. ft.]</td>
<td>[35 ft.]</td>
<td>[90 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

### L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Definitions are as set out in Part 1 Definitions, of this By-law.

2. Prior to any use, the Lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the servicing requirements set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions, of this By-law.

4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of this By-law.

5. Subdivisions shall be subject to the Surrey Development Cost Charge By-law, 1993, No. 11951, as amended and Surrey Tree Preservation By-law, 1996, No. 12880, as amended.

6. Building permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.

7. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

8. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

9. Floodproofing shall be as set out in Part VIII Floodproofing of Surrey Zoning By-law, 1979, No. 5942, as amended.
Semi-Detached Residential Zone

A. Intent

This Zone is intended to accommodate and regulate semi-detached residential buildings.

B. Permitted Uses

Land and structures shall be used for only one dwelling unit on each lot contained within a semi-detached residential building and customarily accessory uses.

C. Lot Area

Not applicable to this Zone.

D. Density

**Amendments:** 15744, 06/13/05; 17462, 09/12/11; 19073, 02/20/17; 19491, 02/19/18

1. For the purpose of subdivision:
   
   (a) In all Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum unit density shall be 2.5 dwelling units per hectare [1 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum unit density may be increased to 37 dwelling units per hectare [15 u.p.a.] and Section K.2 shall apply if amenities are provided in accordance with Schedule G of this By-law; and

   (b) In areas other than those in Sub-section D.1 (a) of this Zone, the maximum unit density shall not exceed 37 dwelling units per hectare [15 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Section K.2 of this Zone.

2. For building construction within a lot:
   
   (a) The floor area ratio shall not exceed 0.72;
(b) Notwithstanding the definition of floor area ratio, a garage is not included in the floor area ratio calculation provided the maximum garage size is in accordance with Section H.3 of this Zone; and

(c) Notwithstanding Sub-section D.2(a) of this Zone the maximum floor area of the principal building, including a garage or any portion thereof that is not in a basement, a carport, and accessory buildings and structures, shall be 181 square metres [1,950 sq. ft.].

E. Lot Coverage

The maximum lot coverage shall be 60%.

F. Yards and Setbacks

Amendments: 15716, 05/30/05; 17704, 07/23/12

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>3.5 m.</td>
<td>6.5 m.</td>
<td>1.2 m.</td>
<td>2.7 m.</td>
<td></td>
</tr>
<tr>
<td>Attached Garage</td>
<td>6.0 m.</td>
<td>6.5 m.</td>
<td>3.5 m.</td>
<td>5.9 m.</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and</td>
<td>0.5 m.</td>
<td>0.0 m.</td>
<td>5.2 m.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structures</td>
<td>[1 ft. 6 in.]</td>
<td>[0.0 ft.]</td>
<td>[17 ft.]</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

1 The front yard setback of the principal building may be reduced to a minimum of 2.0 m [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m [5 ft.] deep, covered from above and is an integral part of the principal building.
Accessory buildings and structures are not permitted within the front yard setback of the principal building.

A minimum separation of 6 m [20 ft.] is required between the principal building and accessory buildings and structures exceeding 2.4 m [8 ft.] in building height, including any detached garage or carport regardless of the building height.

A side yard is not required at the common side lot line between two paired lots along which the semi-detached residential building is located.

The side yard setback of an accessory building and structure including a garage or carport shall be increased to a minimum of 3 m. [10 ft.] on the side of the lot opposite to the common side lot line.

The side yard setback on a flanking street of the principal building may be reduced to a minimum of 1.2 m. [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the principal building. At any corner cut at the intersection of two roads, the said side yard on flanking street of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the principal building other than a veranda.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building:
   (a) The building height shall not exceed 9.5 metres [31 ft.].
   (b) The building height of any portion of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. Accessory buildings and structures: The building height shall not exceed 3 m [10 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m [16.5 ft.].
H. Off-Street Parking

1. Where there is a lane up to or along the rear lot line or side lot line, a driveway access is permitted only from the lane.

2. A minimum of 2 off-street parking spaces shall be provided for each dwelling unit.

3. Where a garage or carport is provided on the lot, no more than one off-street parking space shall be within the garage or carport, unless the off-street parking spaces are enclosed side by side in a detached double garage or carport or the off-street parking spaces are provided as tandem parking, and in all cases the floor area of the garage or carport shall not exceed a maximum of 37 sq. m. [400 sq. ft.].

4. Where a detached garage or carport is provided on the lot, such detached garage or carport shall:
   (a) Be located at the rear of the lot;
   (b) Be located at a minimum of 6 m. [20 ft.] from the rear face of the dwelling unit;
   (c) Be located at 0.0 m. [0.0 ft.] side yard setback along the common lot line between the two lots on which the semi-detached residential building is located; and
   (d) Have the driveway access from a rear lane or side street and the driveway width shall not exceed 6 m. [20 ft.].

5. Driveway accesses to the dwelling units within the same semi-detached residential building shall be joined where the said driveways are within the required front yard, provided that the combined driveways shall not be wider than 6 m. [20 ft.].

6. Outside parking of vehicles ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.

7. Outside parking or storage of campers, boats, or house trailers shall not be permitted.

8. No outside parking or driveway is permitted on corner lots in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 6.0 m. [20 ft.] along the said lot lines from the point of intersection of the two lot lines.
I. Landscaping

1. All portions of the lot not covered by buildings, structures, non-porous or paved surfaces shall be landscaped, except as permitted in Section I.2 of this Zone. All landscaping shall be maintained.

2. Non-porous or paved surfaces, excluding a driveway, shall not cover more than 12 sq. m. [129 sq. ft.] in area.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

Amendments: 17471, 10/03/11

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law; or

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
2. In areas other than the ones in Sub-section D.1(a) of this Zone, the lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Lot</td>
<td>200 m²</td>
<td>7.2 m. ¹</td>
</tr>
<tr>
<td>[2,150 sq.ft.]</td>
<td>[24 ft.]</td>
<td>[90 ft.]</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>226 m²</td>
<td>8.7 m. ¹</td>
</tr>
<tr>
<td>[2,430 sq.ft.]</td>
<td>[29 ft.]</td>
<td>[90 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

¹ A minimum lot width of 9 m. [30 ft.] is required if a double garage or carport is provided on the lot.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Definitions are as set out in Part 1 Definitions, of this By-law.

2. Prior to any use, the Lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the servicing requirements set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions, of this By-law.

4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of this By-law.

5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.


9. Development permits may be required in accordance with the Surrey *Official Community Plan*, as amended.
A. Intent

This Zone is intended to accommodate and regulate **duplex** dwellings on *urban lots*.

B. Permitted Uses

**Amendments: 12737, 01/15/96**

Land and *structures* shall be used for the following uses only:

1. One (1) **duplex** provided that the minimum *lot* size shall be 930 square metres [10,000 sq. ft.] and minimum *lot* width shall be 24 metres [80 ft.]. Where the *lot* under this zone is subdivided into strata lots, only 1 *dwelling unit* shall be permitted within each of the strata lots and in the case of such a subdivision, each of the permitted *dwelling units* must form part of the **duplex** constructed on the *lot* as it existed prior to the subdivision.

C. Lot Area

Not applicable to this Zone.

D. Density

**Amendments: 14519, 10/15/01; 15896, 01/09/06**

1. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*;

   (b) For *building* construction within a *corner lot*, the maximum allowable floor area shall be 446 sq. m. [4,800 sq. ft.], provided that, of the allowable maximum floor area, 90 sq. m. [960 sq. ft.] shall be reserved for garage(s) or carport(s), and 20 sq. m. [210 sq. ft.] shall be reserved for use only as *accessory buildings* and *structures*; and.

   (c) For *building* construction within a *lot* other than a *corner lot*, the maximum allowable floor area shall be 372 sq. m. [4,000 sq. ft.], provided that, of the allowable maximum floor area, 90 sq. m. [960 sq. ft.] shall be
reserved for garage(s) or carport(s) and 20 sq. m. [210 sq. ft.] shall be reserved for use only as accessory buildings and structures.

E. Lot Coverage

The maximum lot coverage shall be 33%.

F. Yards and Setbacks

Amendments: 13093, 05/12/97; 18414, 03/23/15

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback Front Yard</th>
<th>Setback Rear Yard</th>
<th>Setback Side Yard</th>
<th>Setback Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>7.5 m. [25 ft.]</td>
<td>7.5 m. [25 ft.]</td>
<td>1.8 m. [6 ft.]</td>
<td>3.6 m. [12 ft.]</td>
</tr>
<tr>
<td><strong>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</strong></td>
<td>18.0 m. [60 ft.]</td>
<td>1.8 m [6 ft.]</td>
<td>1.0 m [3 ft.]</td>
<td>7.5 m [25 ft.]</td>
</tr>
<tr>
<td><strong>Other Accessory Buildings and Structures</strong></td>
<td>18.0 m. [60 ft.]</td>
<td>0.0 m [0 ft.]</td>
<td>0.0 m [0 ft.]</td>
<td>7.5 m [25 ft.]</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.
G. Height of Buildings

**Amendments: 12239, 04/18/94**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building**: The height shall not exceed 9 metres [30 ft.].

2. **Accessory buildings and structures**: The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

**Amendments: 12333, 07/25/94; 13774, 07/26/99; 15896, 01/09/06; 18719, 05/30/16**

1. Resident and visitor parking spaces shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Outside parking or storage of campers, boats and vehicles including cars, trucks and house trailers ancillary to a dwelling unit shall be limited to:
   
   (a) A maximum of 2 cars or trucks;
   
   (b) House trailer, camper or boat, provided that the combined total shall not exceed 1; and
   
   (d) The total amount permitted under (a) and (b) shall not exceed 2.

3. On a corner lot, vehicle parking is permitted in either the front yard or side yard, subject to the following:
   
   (a) No off-street parking space shall be permitted within the required front yard or side yard setback except on a driveway;
   
   (b) Parking spaces shall be located only on a driveway leading to a garage, carport or parking pad and in a garage, in a carport, or on a parking pad;
   
   (c) Vehicle access to each dwelling unit within the duplex shall be provided from a separate driveway with one of the two driveways constructed off
the frontage street and the second driveway constructed off the flanking street, except where there is a lane up to or along the rear lot line or side lot line, in which case a minimum of one of the two driveways shall be constructed off the lane;

(d) Where either the fronting highway or flanking street is designated an arterial highway, vehicle access to the lot shall be provided only as stipulated by Surrey Highway and Traffic By-law, 1997, No. 13007, as amended;

(e) The total area of a driveway shall be as follows:

i. Each dwelling unit within the duplex may have one driveway with a maximum width of 6 metres [20 ft.], extending from the lot line to the garage, carport, or parking pad on the lot; and

ii. Where the driveway is constructed in a side yard off a flanking street all references to front yard within this section shall be read as side yard; and

(f) The total number of vehicles parked on a driveway within the front yard or side yard shall not exceed two for each dwelling unit within the duplex.

4. On a lot other than a corner lot, vehicle parking may be permitted in either the front yard or side yard, subject to the following:

(a) No off-street parking space shall be permitted within the required front yard or side yard setback except on a driveway;

(b) Parking spaces shall be located only on a driveway leading to a garage, carport or parking pad and in a garage, in a carport, or on a parking pad;

(c) Vehicle access to each dwelling unit within the duplex may be provided by a driveway with a maximum width of 6 metres [20 ft.] extending from the lot line to the face of the garage, carport, or parking pad on the lot, provided that the driveways on the same lot must have a minimum landscaped separation of 3.5 metres [12 ft.] along the entire length of the two driveways;

(d) As an alternative to 4(c), a single driveway may be used to provide access to both dwelling units on the lot provided that the driveway has a maximum width of 6.0 metres [20 ft.] at the front lot line and tapers uniformly to a total width no greater than 12.0 metres [40 ft.] at the face of the garages, carports or parking pads; and
(e) The total number of vehicles parked on a driveway within the front yard or side yard shall not exceed two for each dwelling unit within the duplex.

5. Notwithstanding subsection H.4., where there is a lane up to or along the rear lot line or side lot line, vehicle access to a lot other than a corner lot is permitted only from the lane.

6. Notwithstanding the width of the parking space required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 vehicles parked side-by-side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for vehicle access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.

7. No outside parking or storage of a house trailer or boat is permitted within the front yard setback, or within the required side yards or within 1 metre [3 ft.] of the side lot line, except as follows:

(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 1 house trailer or 1 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 [3 ft.] to a side lot line nor within 1 metre [3 ft.] of the front lot line subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;

(b) Notwithstanding Sub-section H.3(a), no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the two lot lines; and

(c) Adequate screening, as described in Section I.1 of this Zone is provided.

I. Landscaping

1. The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:
(a) on a corner lot, this required landscape screening shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the 2 lot lines;

(b) where the driveway or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said driveway; and

(c) in the case of rear yards, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

2. All portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>930 sq. m.</td>
<td>24 metres</td>
<td>28 metres</td>
</tr>
<tr>
<td>[10,000 sq.ft.]</td>
<td>[80 ft.]</td>
<td>[90 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

**Amendments: 13657, 03/22/99; 13774, 07/26/99**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5, Off-Street Parking and Loading/Unloading, of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. Building permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Development permits may be required in accordance with the *Official Community Plan*. 
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 Manufactured Home Residential Zone

Part 19 - RM-M, Manufactured Home Residential Zone

Part 19  RM-M

A. Intent

This Zone is intended for the provision of manufactured home parks and should be read in conjunction with the "Surrey Mobile Homes and Trailer Regulation and Control By-law".

B. Permitted Uses

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Manufactured home park, provided that the minimum area for each manufactured home space shall be 225 square metres [2,420 sq.ft.] with a minimum width of 12 metres [40 ft.].

2. One single family dwelling for the manager of the manufactured home park.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum density shall not exceed 22 dwelling units per hectare [9 u.p.a.].

E. Lot Coverage

The maximum lot coverage for one single family dwelling and the indoor amenity space building, shall be 5%.
F.  Yards and Setbacks

Amendments: 17471, 10/03/11

Measurements to be determined as per Part 1 Definitions, of this By-law:

1.  Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines.

2.  In the case of a manufactured home park in a bare land strata development, Section F.1 does not apply to the placement of a manufactured home within a bare land strata lot, other than in the case of a bare land strata lot line which forms the boundary of the manufactured home park.

3.  Where a lot abuts another lot zoned RM-M and which is used as a manufactured home park, the abutting yards may be reduced to not less than 3 metres [10 ft.].

G.  Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1.  Principal buildings:
   
   (a)  Manufactured Homes: The height shall not exceed 4.5 metres [15 ft.].
   
   (b)  Single Family Dwelling: The height shall not exceed 9 metres [30 ft.].

2.  Accessory buildings and structures: The height shall not exceed 4 metres [13 ft.].

H.  Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99

1.  Resident and visitor parking spaces shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2.  No parking shall be permitted within the required setbacks.
I. Landscaping

1. All developed portions of the developed lot not covered by buildings, structures, parking areas, roadways and designated manufactured home spaces shall be landscaped and maintained, including the retention of mature trees.

2. The required setback area shall be fully landscaped and adequately maintained.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Amenity space shall be provided on the lot as follows:

   (a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and

   (b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fee Simple Lots</td>
<td>2 hectares</td>
<td>50 metres</td>
<td>50 metres</td>
</tr>
<tr>
<td></td>
<td>[5 acres]</td>
<td>[165 ft.]</td>
<td>[165 ft.]</td>
</tr>
<tr>
<td>Bare Land</td>
<td>225 sq. m.</td>
<td>12 metres</td>
<td>15 metres</td>
</tr>
<tr>
<td>Strata Lots</td>
<td>[2,420 sq.ft.]</td>
<td>[40 ft.]</td>
<td>[50 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.

8. Manufactured home parks shall be subject to the "Surrey Mobile Homes and Trailer Regulation and Control By-law".
**Multiple Residential 10 Zone**

**Part 20 - RM-10, Multiple Residential 10 Zone**

**Part 20**

**RM-10**

A. **Intent**

This Zone is intended to accommodate and regulate the development of *family* oriented, *ground-oriented*, low *density* housing and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, as opposed to a fee simple subdivision.

B. **Permitted Uses**

**Amendments: 13774, 07/26/99**

Land and *structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

1. *Single family dwellings* and *duplexes* provided that they form part of a *comprehensive design*.

2. *Child care centres*, provided that such centres:

   (a) Do not constitute a singular use on the *lot*; and

   (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. **Lot Area**

Refer to Sections D and E of this Zone.
D. **Density**

| Amendments: | 13155, 02/09/98; 17462, 09/11/11; 18414, 03/23/15; 19073, 02/20/17 |

For the purpose of *building* construction:

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Sub-sections D.3 and D.4 of this Zone if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum *density* shall not exceed that prescribed in Sub-sections D.3 and D.4 of this Zone.

3. *Single Family Dwellings* and *Duplexes*: The maximum *density* shall not exceed a *floor area ratio* of 0.5 and 25 *dwelling units* per hectare [10 u.p.a.].

4. *Indoor Amenity Space*: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the *floor area ratio*. 
E. Lot Coverage

Amendments: 17704, 07/23/12

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

Amendments: 17471, 10/03/11

*Buildings* and *structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* other than the interior *lot lines* created by a bare land strata subdivision (measurements to be determined as per Part 1 Definitions, of this By-law).

G. Height of Buildings

Amendments: 13094, 05/12/97; 17471, 10/03/11

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal buildings*: The *height* shall not exceed 9 metres [30 ft.].

2. *Accessory buildings and structures*:
   
   (a) *Indoor amenity space buildings*: The *height* shall not exceed 9 metres [30 ft.]; and

   (b) *Other accessory buildings and structures*: The height shall not exceed 4 metres [13 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13774, 07/26/99; 14120, 10/16/00; 17471, 10/03/11; 18414, 03/23/15; 18434, 04/27/15

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as parking within the *building envelope*.

3. Parking within the required *setbacks* is not permitted.
4. Tandem parking for ground-oriented multiple unit residential buildings shall be permitted as follows:

(a) A maximum of fifty percent (50%) of all required resident parking spaces may be provided as tandem parking spaces, excluding parking spaces provided as underground parking. For underground parking a maximum of ten percent (10%) of all required resident parking spaces may be provided as tandem parking spaces;

(b) Dwelling units with tandem parking spaces shall not be permitted direct vehicular access to an adjacent highway;

(c) Tandem parking spaces must be attached to each dwelling unit, excluding parking spaces provided as underground parking; and

(d) Both tandem parking spaces must be held by the same owner.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Amenity space shall be provided on the lot as follows:

   (a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and

   (b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.
2. *Child care centres* shall be located on the *lot* such that these centres:

(a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and

(b) Have direct access to an *open space* and play area within the *lot*.

### K. Subdivision

Amendments: 13155, 02/09/98

1. For the purpose of subdivision in Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law:

(a) Where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One Acre Residential Zone (RA) of this By-law.

(b) Where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.2 of this Zone.

2. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fee Simple</td>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>Lots</td>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
<tr>
<td>Bare Land</td>
<td>325 sq. m.</td>
<td>9 metres</td>
<td>27 metres</td>
</tr>
<tr>
<td>Strata Lots</td>
<td>[3,500 sq.ft.]</td>
<td>[30 ft.]</td>
<td>[90 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.

A. Intent

Amendments: 12824, 06/24/96

This Zone is intended to accommodate and regulate the development of family-oriented, low density, ground-oriented multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design in existing urban areas and in new urban areas where density bonus is provided.

B. Permitted Uses

Amendments: 13774, 07/26/99

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Ground-oriented multiple unit residential buildings.

2. Child care centres, provided that such centres:
   
   (a) Do not constitute a singular use on the lot; and
   
   (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per dwelling unit.

C. Lot Area

Refer to Sections D and E of this Zone.
D. Density

Amendments: 12333, 07/25/94; 12824, 06/24/96; 17462, 09/12/11; 17471, 10/03/11; 18414, 03/23/15; 19073, 02/20/17; 19491, 02/19/18

For the purpose of building construction:

1. For the purpose of building construction in all Areas described and outlined on the map attached as Schedule F of this By-law, the maximum density shall be 1 dwelling unit per acre and the dimensions of the lots created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum density shall be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of this By-law.

2. Ground-Oriented Multiple Unit Residential Buildings: The maximum density shall not exceed a floor area ratio of 0.70 and 37 dwelling units per hectare [15 u.p.a.].

3. Indoor Amenity Space: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the floor area ratio.

E. Lot Coverage

Amendments: 12333, 07/25/94; 17704, 07/23/12

The maximum lot coverage shall be 45%.

F. Yards and Setbacks

Amendments: 17471, 10/03/11

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (measurements to be determined as per Part 1 Definitions, of this By-law).

G. Height of Buildings

Amendments: 13094, 05/12/97; 17471, 10/03/11

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal buildings: The height shall not exceed 11 metres [36 ft.].

2. Accessory buildings and structures:
(a) Indoor amenity space buildings: The height shall not exceed 11 metres [36 ft.]; and

(b) Other accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13094, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 17471, 10/03/11; 18414, 03/23/15; 18434, 04/27/15; 18719, 05/30/16

1. Resident, visitor and employee parking spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Fifty percent (50%) of all required resident parking spaces shall be provided as underground parking or as parking within the building envelope.

3. Parking within the required setbacks is not permitted.

4. Tandem parking for ground-oriented multiple unit residential buildings shall be permitted as follows:

   (a) A maximum of fifty percent (50%) of all required resident parking spaces may be provided as tandem parking spaces, excluding parking spaces provided as underground parking. For underground parking a maximum of ten percent (10%) of all required resident parking spaces may be provided as tandem parking spaces;

   (b) Dwelling units with tandem parking spaces shall not be permitted direct vehicular access to an adjacent highway;

   (c) Tandem parking spaces must be attached to each dwelling unit, excluding parking spaces provided as underground parking; and

   (d) Both tandem parking spaces must be held by the same owner.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Amenity space shall be provided on the lot as follows:

   (a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and

   (b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.

2. Child care centres shall be located on the lot such that these centres:

   (a) Are accessed from a highway, independent from the access to the residential uses permitted in Section B of this Zone; and

   (b) Have direct access to an open space and play area within the lot.

K. Subdivision

Amendments: 12824, 06/24/96

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas described and outlined on the map attached as Schedule F of this By-law where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas described and outlined on the map attached as Schedule F of this By-law where amenities are provided in accordance with Schedule G of this By-law, the lots
created shall conform to the minimum standards prescribed in sub-section K.3 of this Zone.

3. Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.

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A. Intent

This Zone is intended to accommodate and regulate attached dwelling units on lots contained in a row housing building.

B. Permitted Uses

Land and structures shall be used for only one dwelling unit on each lot contained within a row housing building and customarily accessory uses.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 17462, 09/12/11; 19073, 02/20/17

1. For the purpose of subdivision:

   (a) In all Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum unit density shall be 2.5 dwelling units per hectare [1 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Sub-section K.1(a) of this Zone. The maximum unit density may be increased to 57 dwelling units per hectare [23 u.p.a.] and Section K.2 shall apply if amenities are provided in accordance with Schedule G of this By-law; and

   (b) In areas other than those described in Sub-section D.1(a) of this Zone, the maximum unit density shall not exceed 57 dwelling units per hectare [23 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Section K.2 of this Zone.
2. For building construction within a lot the maximum allowable floor area of the dwelling unit shall be 144 sq. m. [1,550 sq. ft.], excluding any basement, garage, carport, or accessory buildings and structures.

E. Lot Coverage

The maximum lot coverage shall be:

1. 60% where the lot is an internal lot pursuant to Section K.2 of the Zone.
2. 50% where the lot is an end lot or a corner lot pursuant to Section K.2 of the Zone.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Dwelling Unit</td>
<td>3.5 m. 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>[11 ft. 5 in.]</td>
<td>12.5 m.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>[41 ft.]</td>
<td>0.0 m.</td>
<td>_</td>
<td></td>
</tr>
<tr>
<td>End Dwelling Unit</td>
<td>3.5 m. 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>[11 ft. 5 in.]</td>
<td>12.5 m.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>[41 ft.]</td>
<td>1.2 m. 4</td>
<td>_</td>
<td></td>
</tr>
<tr>
<td>Corner Dwelling Unit</td>
<td>3.5 m. 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>[11 ft. 5 in.]</td>
<td>12.5 m.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>[41 ft.]</td>
<td>0.0 m.</td>
<td>2.7 m. 6</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>_</td>
<td>0.5 m. 3</td>
<td>0.0 m. 5</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[1 ft. 6 in.]</td>
<td>[0 ft.]</td>
<td>1.2 m. 7</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.
The front yard setback of the principal building may be reduced to a minimum of 2.0 m. [6 ft 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the principal building.

Accessory buildings and structures shall not be located in the front yard setback of the principal building.

Accessory buildings and structures exceeding 2.4 m. [8 ft.] in building height and any detached garage or carport regardless of the building height are not permitted within 6.0 m. [20 ft.] of the principal building.

A side yard setback is not required at the common side lot line between two lots along which the same row housing building is located.

The side yard setback of an accessory building and structure including a garage shall be increased to a minimum of 2.7 m. [9 ft.] on the opposite side of the lot.

The side yard setback on a flanking street of the principal building may be reduced to a minimum of 1.2 m. [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the principal building. At any corner cut at the intersection of two roads, the said side yard on flanking street of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the principal building other than a veranda.

At any corner cut at the intersection of a road and a rear lane, the side yard setback on a flanking street may be reduced to a minimum of 0.5 m. [1 ft. 6 in.].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of this By-law.

1. **Principal building:** The building height shall not exceed 9.5 m. [31 ft.].

2. **Accessory buildings and structures:** The building height shall not exceed 3 m. [10 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5.0 m. [16.5 ft.].
H. Off-Street Parking

1. A driveway to the lot shall be permitted only from a rear lane.

2. A minimum of 2 off-street parking spaces shall be provided for each dwelling unit at the rear of the lot.

3. Where a garage or carport is provided on the lot, no more than one off-street parking space shall be within the garage or carport.

4. The floor area of the garage or carport shall not exceed a maximum of 22 sq. m. [240 sq. ft.].

5. Where a detached garage or carport is provided on the lot, such detached garage or carport shall:
   
   (a) Be located at a minimum of 6 m [20 ft.] from the rear face of the dwelling unit; and

   (b) The driveway width shall not exceed 6 m [20 ft.].

6. Outside parking of vehicles ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.

7. Outside parking or storage of campers, boats or house trailers shall not be permitted.

8. No outside parking or driveway is permitted on corner lots in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 6.0 m [20 ft.] along the said lot lines from the point of intersection of the two lot lines.

I. Landscaping

1. All portions of the lot not covered by buildings, structures, non-porous or paved surfaces shall be landscaped, except as permitted in Section I.2 of this Zone. All landscaping shall be maintained.

2. Non-porous or paved surfaces, excluding a driveway, shall not cover more than 12 sq.m. [129 sq.ft.] in area.
J. Special Regulations

No more than six dwelling units shall be attached in a row to one another within each row housing building.

K. Subdivision

Amendments: 16957, 06/29/09

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law; or

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K.2 of this Zone.

2. In areas other than those described in Sub-section D.1(a) of this Zone, the lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Lot</td>
<td>165 sq. m.</td>
<td>6.3 m.</td>
</tr>
<tr>
<td></td>
<td>[1,776 sq. ft.]</td>
<td>[21 ft.]</td>
</tr>
<tr>
<td>End Lot</td>
<td>200 sq. m.</td>
<td>7.2 m.</td>
</tr>
<tr>
<td></td>
<td>[2,150 sq. ft.]</td>
<td>[24 ft.]</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>226 sq. m.</td>
<td>8.7 m.</td>
</tr>
<tr>
<td></td>
<td>[2,430 sq. ft.]</td>
<td>[29 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:
1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Prior to any use, the Lands must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.


4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.

5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.


9. Development permits may be required in accordance with the Official Community Plan.
A. Intent

This Zone is intended to accommodate and regulate the development of medium density, multiple unit residential buildings, ground-oriented multiple residential buildings and related amenity spaces which are to be developed in accordance with a comprehensive design.

B. Permitted Uses

Amendments: 13774, 07/26/99; 17574, 02/06/12

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Multiple unit residential buildings and ground-oriented multiple unit residential buildings

2. Child care centres, provided that such centres:
   (a) Do not constitute a singular use on the lot; and
   (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per dwelling unit.

C. Lot Area

Refer to Sections D and E of this Zone.
D. **Density**

**Amendments:** 13155, 02/09/98; 07574, 02/06/12; 17704, 07/23/12; 18414, 03/23/15; 19073, 02/20/17; 19491, 02/19/18

For the purpose of *building* construction:

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* of development may be increased to that prescribed in Sub-sections D.3 and D.4 of this Zone if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum *density* shall not exceed that prescribed in Sub-sections D.3 and D.4 of this Zone.

3. *Multiple Unit Residential Buildings* and *Ground-Oriented Multiple Unit Residential Buildings:* The *density* shall not exceed a *floor area ratio* of 1.00 and 75 *dwelling units* per hectare [30 u.p.a].

4. *Indoor Amenity Space:* The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the *floor area ratio*.

E. **Lot Coverage**

The maximum *lot coverage* shall be 45%.

F. **Yards and Setbacks**

*Buldings* and *structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).

G. **Height of Buildings**

**Amendments:** 13540, 10/19/98

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal buildings:* The *height* shall not exceed 13 metres [43 ft.]
2. **Accessory buildings and structures:**

   (a) Indoor *amenity space buildings*: The *height* shall not exceed 11 metres [36 ft.]; and

   (b) Other *accessory buildings* and *structures*: The *height* shall not exceed 4.5 metres [15 ft.].

H. **Off-Street Parking and Loading/Unloading**

   **Amendments:** 12333, 07/25/94; 13094, 05/12/97; 13540, 10/19/98; 13774, 07/26/99; 14120, 10/16/00; 17471, 10/03/11; 18414, 03/23/15; 18434, 04/27/15; 18719, 05/30/16; 19817, 05/27/19

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as parking within the *building envelope*.

3. Parking within the required *setbacks* is not permitted.

4. No parking shall be permitted in front of the main entrance of a non-ground-oriented multiple unit residential building, except for the purpose of short-term drop-off or pick-up and for accessible parking.

5. **Tandem parking** for ground-oriented multiple unit residential buildings shall be permitted as follows:

   (a) A maximum of fifty percent (50%) of all required resident *parking spaces* may be provided as *tandem parking spaces*, excluding *parking spaces* provided as *underground parking*. For *underground parking*, a maximum of ten percent (10%) of all required resident *parking spaces* may be provided as *tandem parking spaces*;

   (b) *Dwelling units* with *tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;

   (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *parking spaces* provided as *underground parking*; and

   (d) Both *tandem parking spaces* must be held by the same owner.
I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Amenity space shall be provided on the lot as follows:

   (a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and

   (b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.

2. Child care centres shall be located on the lot such that these centres:

   (a) Are accessed from a highway, independent from the access to the residential uses permitted in Section B of this Zone; and

   (b) Have direct access to an open space and play area within the lot.

3. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit or 4.6 square metres [50 sq.ft.] per dwelling unit, whichever is greater.
K. Subdivision

**Amendments: 13155, 02/09/98**

1. For the purpose of subdivision in Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law.

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Sub-section K.2 of this Zone.

2. Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of this By-law.

L. Other Regulations

**Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.

Multiple Residential 45 Zone

Part 23 - RM-45, Multiple Residential 45 Zone

Part 23

RM-45

A. Intent

This Zone is intended to accommodate and regulate the development of medium density, medium-rise, multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design.

B. Permitted Uses

Amendments: 13774, 07/26/99; 17462, 09/12/11

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Multiple unit residential buildings and Ground-Oriented Multiple Unit Residential Buildings.

2. Child care centres, provided that such centres:
   (a) Do not constitute a singular use on the lot; and
   (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per dwelling unit.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12333, 07/25/94; 13155, 02/09/98; 17462, 09/12/11; 17704, 07/23/12; 18414, 03/23/15; 19073, 02/20/17; 19614, 07/23/18

For the purpose of building construction:

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density may be increased to that prescribed in Sub-sections D.3 and D.4 of this Zone if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed that prescribed in Sub-sections D.3 and D.4 of this Zone.

3. **Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings**: The density shall not exceed a floor area ratio of 1.30 and 111 dwelling units per hectare [45 u.p.a.].

4. **Indoor Amenity Space**: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the floor area ratio.

5. **Secure Bicycle Parking Area**: A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or below finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 square metres [1,830 sq. ft.].

E. **Lot Coverage**

The maximum lot coverage shall be 45%.

F. **Yards and Setbacks**

*Buildings* and *structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).

G. **Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal buildings**: The height shall not exceed 15 metres [50 ft.].

2. **Accessory buildings and structures**: The height shall not exceed 4.5 metres [15 ft.].
H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13094, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 17471, 10/03/11; 18414, 03/23/15; 18434, 04/27/15; 18719, 05/30/16; 19817, 05/27/19

1. Resident, visitor and employee parking spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Fifty percent (50%) of all required resident parking spaces shall be provided as underground parking or as parking within the building envelope.

3. Parking within the required setbacks is not permitted.

4. No parking shall be permitted in the front of the main entrance of a multiple unit residential building, except for the purpose of short-term drop-off or pick-up and for accessible parking.

5. Tandem parking for ground-oriented multiple unit residential buildings shall be permitted as follows:

   (a) For underground parking, a maximum of ten percent (10%) of all required resident parking spaces may be provided as tandem parking spaces;

   (b) Dwelling units with tandem parking spaces shall not be permitted direct vehicular access to an adjacent highway;

   (c) Tandem parking spaces must be attached to each dwelling unit, excluding parking spaces provided as underground parking; and

   (d) Both tandem parking spaces must be held by the same owner.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.
4. Garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Amenity space shall be provided on the lot as follows:
   (a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and
   (b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.

2. Child care centres shall be located on the lot such that these centres:
   (a) Are accessed from a highway, independent from the access to the residential uses permitted in Section B of this Zone; and
   (b) Have direct access to an open space and play area within the lot.

3. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres [50 sq.ft.] per dwelling unit, whichever is greater.

K. Subdivision

Amendments: 13155, 02/09/98

1. For the purpose of subdivision in Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law:
   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law.
   (b) Where amenities are provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Sub-section K.2 of this Zone.
2. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

| Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

6. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the *Official Community Plan*.

8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.
A. Intent

This Zone is intended to accommodate and regulate the development of medium density, high-rise multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design.

B. Permitted Uses

**Amendments: 13774, 07/26/99; 17462, 09/12/11**

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Multiple unit residential buildings and Ground-Oriented Multiple Unit Residential Buildings.

2. Child care centres, provided that such centres:
   
   (a) Do not constitute a singular use on the lot; and
   
   (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per dwelling unit.

C. Lot Area

Refer to Sections D and E of this Zone.
D. Density

**Amendment: 18414, 03/23/15; 19073, 02/20/17; 19614, 07/23/18**

1. For the purpose of building construction, in all areas described and outlined on the maps attached as Schedule F of this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density of development may be increased to that prescribed in Sub-sections D.2 of this Zone if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed that prescribed in the following:

   (a) **Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings:** The floor area ratio shall not exceed 1.50.

   (b) Indoor Amenity Space: The amenity space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the floor area ratio.

3. **Secure Bicycle Parking Area:** A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or below finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 square metres [1,830 sq. ft.].

E. Lot Coverage

The maximum lot coverage shall be 33%.

F. Yards and Setbacks

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (measurements to be determined as per Part 1 Definitions, of this By-law).

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal buildings:** The height shall not exceed 50 metres [164 ft.]

2. **Accessory buildings and structures:** The height shall not exceed 4.5 metres [15 ft.].
H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13094, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 17471, 10/03/11; 18434, 04/27/15; 18719, 05/30/16; 19817, 05/27/19

1. Resident, visitor and employee parking spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Fifty percent (50%) of all required resident parking spaces shall be provided as underground parking or as parking within the building envelope.

3. Parking within the required setbacks is not permitted.

4. No parking shall be permitted in the front of the main entrance of a multiple unit residential building, except for the purpose of short-term drop-off or pick-up and for accessible parking.

5. Tandem parking for ground-oriented multiple unit residential buildings shall be permitted as follows:

   (a) A maximum of fifty percent (50%) of all required resident parking spaces may be provided as tandem parking spaces, excluding parking spaces provided as underground parking. For underground parking, a maximum of ten percent (10%) of all required resident parking spaces may be provided as tandem parking spaces;

   (b) Dwelling units with tandem parking spaces shall not be permitted direct vehicular access to an adjacent highway;

   (c) Tandem parking spaces must be attached to each dwelling unit, excluding parking spaces provided as underground parking; and

   (d) Both tandem parking spaces must be held by the same owner.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Amenity space shall be provided on the lot as follows:
   (a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and
   (b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.

2. Child care centres shall be located on the lot such that these centres:
   (a) Are accessed from a highway, independent from the access to the residential uses permitted in Section B of this Zone; and
   (b) Have direct access to an open space and play area within the lot.

3. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres [50 sq.ft.] per dwelling unit, whichever is greater.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
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<tr>
<th>Lot Size</th>
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<td>2,000 sq. m.</td>
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<tr>
<td>[0.5 acre]</td>
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</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

**Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.

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A. Intent

This Zone is intended to accommodate and regulate the development of medium high density, high-rise multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design.

B. Permitted Uses

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Multiple unit residential buildings and Ground-Oriented Multiple Unit Residential Buildings.

2. Child care centres, provided that such centres:
   (a) Do not constitute a singular use on the lot; and
   (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per dwelling unit.

C. Lot Area

Refer to Section D of this Zone.
D. Density

Amendments: 17462, 09/12/11; 18414, 03/23/15; 19073, 02/20/17; 19614, 07/23/18

1. For the purpose of building construction, in all areas described and outlined on the maps attached as Schedule F of this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density of development may be increased to that prescribed in Sub-sections D.2 of this Zone if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed that prescribed in the following:

   (a) Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings: The floor area ratio shall not exceed 2.50.

   (b) Indoor Amenity Space: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the floor area ratio.

3. Secure Bicycle Parking Area: A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or below finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 square metres [1,830 sq. ft.].

E. Lot Coverage

The maximum lot coverage shall be 33%.

F. Yards and Setbacks

1. All buildings and structures shall be sited in accordance with the following minimum setbacks (measurements to be determined as per Part 1 Definitions, of this By-law):

   (a) 7.5 metres [25 ft.]; or

   (b) 50% of the height of the building;

from all lot lines, whichever is greater.
G. **Height of Buildings**

Not applicable to this Zone.

H. **Off-Street Parking and Loading/Unloading**

Amendments: 12333, 07/25/94; 13094, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 17471, 10/03/11; 18434, 04/27/15; 18719, 05/30/16; 19817, 05/27/19

1. Resident, visitor and employee parking spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Fifty percent (50%) of all required resident parking spaces shall be provided as underground parking or as parking within the building envelope.

3. Parking within the required setbacks is not permitted.

4. No parking shall be permitted in the front of the main entrance of a multiple unit residential building, except for the purpose of short-term drop-off or pick-up and for accessible parking.

5. Tandem parking for ground-oriented multiple unit residential buildings shall be permitted as follows:

   (a) For underground parking, a maximum of ten percent (10%) of all required resident parking spaces may be provided as tandem parking spaces;

   (b) Dwelling units with tandem parking spaces shall not be permitted direct vehicular access to an adjacent highway;

   (c) Tandem parking spaces must be attached to each dwelling unit, excluding parking spaces provided as underground parking; and

   (d) Both tandem parking spaces must be held by the same owner.

I. **Landscaping**

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Amenity space shall be provided on the lot as follows:

   (a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and

   (b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.

2. Child care centres shall be located on the lot such that these centres:

   (a) Are accessed from a highway, independent from the access to the residential uses permitted in Section B of this Zone; and

   (b) Have direct access to an open space and play area within the lot.

3. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres [50 sq.ft.] per dwelling unit, whichever is greater.
K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

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Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.
8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.
A. Intent

This Zone is intended to accommodate and regulate the development of medium high density, high-rise multiple unit residential buildings and related amenity spaces, and commercial uses, which are to be developed in accordance with a comprehensive design.

B. Permitted Uses

Amendments: 13564, 11/16/98; 13774, 07/26/99; 13769, 01/22/01; 17462, 09/12/11; 17471, 10/03/11

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Multiple unit residential buildings and Ground-Oriented Multiple Unit Residential Buildings.

2. Child care centres, provided that such centres:
   (a) Do not constitute a singular use on a lot; and
   (b) Do not exceed a total of 3.0 square metres [32 sq.ft.] per dwelling unit.

3. The following uses, provided that any one of these uses, or a combination thereof do not constitute a singular use on the lot:
   (a) Retail stores excluding adult entertainment stores;
   (b) Personal service uses excluding body rub parlours;
   (c) General service uses excluding funeral parlours and drive-through banks
   (d) Eating establishments excluding drive-through restaurants;
   (e) Neighbourhood pubs;
(f) Office uses excluding the following:
   i. social escort services
   ii. methadone clinics

(g) Indoor recreational facilities;

(h) Entertainment uses excluding arcades and adult entertainment stores; and

(i) Community services.

C. Lot Area

Refer to Section D of this Zone.

D. Density

Amendments: 17462, 09/12/11; 18414, 03/23/15; 19073, 02/20/17; 19614, 07/23/2018

1. For the purpose of building construction, in all areas described and outlined on the maps attached as Schedule F of this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density of development may be increased to that prescribed in Sub-sections D.2 of this Zone if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed that prescribed in the following:

   (a) Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings: The floor area ratio shall not exceed 2.50.

   (b) Uses Listed Under Section B.3: The maximum density for uses listed under Section B.3 shall be a floor area ratio of 0.50 provided that the density for the total lot does not exceed the maximum stated in Section D.1 of this Zone.

   (c) Indoor Amenity Space: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the floor area ratio.

3. Secure Bicycle Parking Area: A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or below finished grade, with convenient access to the outside of the building, is excluded
from the calculation of the floor area ratio to a maximum of 170 square metres [1,830 sq. ft.].

**E. Lot Coverage**

The maximum lot coverage shall be 33%.

**F. Yards and Setbacks**

1. All buildings and structures shall be sited in accordance with the following minimum setbacks (measurements to be determined as per Part 1 Definitions, of this By-law):

   (a) 7.5 metres [25 ft.]; or

   (b) 50% of the height of the building;

   from all lot lines, whichever is greater.

**G. Height of Buildings**

Not applicable to this Zone.

**H. Off-Street Parking and Loading/Unloading**

1. Resident, visitor and employee parking spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Fifty percent (50%) of all required resident parking spaces shall be provided as underground parking or as parking within the building envelope.

3. No parking shall be permitted within 7.5 metres [25 ft.] from any lot line.

4. No parking shall be permitted in the front of the main entrance of a multiple unit residential building, except for the purpose of short-term drop-off or pick-up and for accessible parking.

5. Tandem parking for ground-oriented multiple unit residential buildings shall be permitted as follows:
(a) For **underground parking**, a maximum of ten percent (10%) of all required resident **parking spaces** may be provided as **tandem parking spaces**;

(b) **Dwelling units** with **tandem parking spaces** shall not be permitted direct vehicular access to an adjacent **highway**;

(c) **Tandem parking spaces** must be attached to each **dwelling unit**, excluding **parking spaces** provided as **underground parking**; and

(d) Both **tandem parking spaces** must be held by the same owner.

6. For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required **parking spaces** may be provided as **tandem parking**.

I. Landscaping

1. All developed portions of the **lot** not covered by **buildings**, **structures** or paved areas shall be landscaped including the retention of mature trees. This **landscaping** shall be maintained.

2. Along the developed sides of the **lot** which abut a **highway**, a continuous **landscaping** strip of not less than 1.5 metres [5 ft.] in width shall be provided within the **lot**.

3. The boulevard areas of **highways** abutting a **lot** shall be seeded or sodded with grass on the side of the **highway** abutting the **lot**, except at **driveways**.

4. Garbage containers and **passive recycling containers** shall be screened to a height of at least 2.5 metres [8 ft.] by **buildings**, a **landscaping** screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

Amendment: 18414, 03/23/15

1. **Amenity space** for the **multiple unit residential building** shall be provided on the **lot** as follows:

(a) Outdoor **amenity space**, in the amount of 3.0 square metres [32 sq.ft.] per **dwelling unit** and shall not be located within the required **setbacks**; and
(b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.

2. **Child care centres** shall be located on the lot such that these centres:
   (a) Are accessed from a highway, independent from the access to the residential uses permitted in Section B of this Zone; and
   (b) Have direct access to an open space and play area within the lot.

3. **Balconies** are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres [50 sq.ft.] per dwelling unit, whichever is greater.

4. The uses listed under Section B.3 of this Zone shall be located on the ground floor and second storey and shall have access independent of the residential access.

K. **Subdivision**

Lots created through subdivision in this Zone shall conform to the following minimum standards:

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</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

**Amendments:** 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.

A. Intent

This Zone is intended to accommodate and regulate the development of high density, high-rise multiple unit residential buildings and related amenity spaces, and commercial uses, which are to be developed in accordance with a comprehensive design.

B. Permitted Uses

Amendments: 13564, 11/16/98; 13774, 07/26/99; 13769, 01/22/01; 17462, 09/12/11; 17471, 10/03/11

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Multiple unit residential buildings and Ground-Oriented Multiple Unit Residential Buildings.

2. Child care centres, provided that such centres:
   
   (a) Do not constitute a singular use on a lot; and
   
   (b) Do not exceed a total of 3.0 square metres [32 sq.ft.] per dwelling unit.

3. The following uses, provided that any one of these uses or a combination thereof do not constitute a singular use on the lot:
   
   (a) Retail stores excluding adult entertainment stores;
   
   (b) Personal service uses excluding body rub parlours;
   
   (c) General service uses excluding funeral parlours and drive-through banks.
   
   (d) Eating establishments excluding drive-through restaurants;
   
   (e) Neighbourhood pubs;
(f) Office uses excluding the following:
   
i. social escort services
   
ii. methadone clinics

(g) Indoor recreational facilities;

(h) Entertainment uses excluding arcades and adult entertainment stores; and

(i) Community services.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 16918, 05/04/09; 17462, 09/12/11; 18414, 03/23/15; 19073, 02/20/17; 19614, 07/23/18

1. For the purpose of building construction, in all areas described and outlined on the maps attached as Schedule F of this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density of development may be increased to that prescribed in Sub-sections D.2 of this Zone if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed that prescribed in the following:

   (a) Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings: The floor area ratio shall not exceed 3.50.

   (b) Indoor Amenity Space: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the floor area ratio.

3. Secure Bicycle Parking Area: A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or below finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 square metres [1,830 sq. ft.].
E. Lot Coverage

The maximum lot coverage shall be 33%.

F. Yards and Setbacks

1. All buildings and structures shall be sited in accordance with the following minimum setbacks (measurements to be determined as per Part 1 Definitions, of this By-law):

   (a) 7.5 metres [25 ft.]; or

   (b) 50% of the height of the building;

   from all lot lines, whichever is greater.

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 14120, 10/16/00; 17471, 10/03/11; 18719, 05/30/16; 19817, 05/27/19

1. Resident, visitor and employee parking spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Fifty percent (50%) of all required resident parking spaces shall be provided as underground parking or as parking within the building envelope.

3. No parking shall be permitted within 7.5 metres [25 ft.] from any lot line.

4. No parking shall be permitted in the front of the main entrance of a multiple unit residential building, except for the purpose of short-term drop-off or pick-up and for accessible parking.

5. Tandem parking for multiple unit residential buildings may be permitted as follows:

   (a) Dwelling units with tandem parking spaces are permitted directly adjacent to an arterial roadway only if:

      i. there is an internal access to the parking area; or

      ii. that roadway has been reconstructed to a 5-lane cross-section; or
iii. "No Parking" restrictions are installed to preclude parking along the entire frontage of the lot.

(b) Both tandem parking spaces must be held by the same owner.

(c) Tandem parking is not permitted for units located within 6 metres [20 ft.] from lot entrances/exits.

6. For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Amenity space for the multiple unit residential building shall be provided on the lot as follows:

   (a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and

   (b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.
2. *Child care centres* shall be located on the *lot* such that these centres:

   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and

   (b) Have direct access to an *open space* and play area within the *lot*.

3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

4. The uses listed under Section B.4 of this Zone shall be located on the ground floor and second storey and shall have access independent of the residential access.

K. **Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

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Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

6. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the *Official Community Plan*.

8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.
Special Care Housing 1 Zone

Part 28 - RMS-1, Special Care Housing 1 Zone

Part 28 RMS-1

A. Intent

Amendments: 17181, 06/07/10

This Zone is intended to accommodate and regulate outside the Town Centre, the development of care facilities, which may be subject to the Community Care and Assisted Living Act, S.B.C., 2002, c. 75, as amended.

B. Permitted Uses

Amendments: 12333, 07/25/94; 13769, 01/22/01; 14835, 11/18/02

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

1. Care facilities.

2. One dwelling unit per lot provided that the dwelling unit is:
   (a) Contained within the principal building; and
   (b) Occupied by the owner or the owner's employee for the operation of the care facility.

3. Accessory uses including the following:
   (a) Personal service uses, limited to barbershops and hair salons;
   (b) Child care centres;
   (c) Office uses limited to physical and mental health services on an out-patient basis, medical and dental offices, health clinics and counselling services, but excluding methadone clinics;
   (d) Eating establishment provided that the seating capacity shall not exceed 35 and the said eating establishment is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended; and
(e) Convenience store.

C. Lot Area

Not applicable to this Zone.

D. Density

| Amendments: | 12333, 07/25/94; 13155, 02/09/98; 18414, 03/23/15, 19073, 02/20/17 |

For the purpose of building construction:

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or a building area of 300 square metres [3,230 sq.ft.] whichever is smaller. The maximum density may be increased to that prescribed in Sub-sections D.3 and D.4 of this Zone if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed that prescribed in Sub-sections D.3 and D.4 of this Zone.

3. Care Facility: The maximum density shall not exceed a floor area ratio of 0.50.

4. Personal Service Uses, Child Care Centres, Office Uses, Eating Establishment or Convenience Store: The maximum density shall not exceed 20% of the permitted density of the care facility.

E. Lot Coverage

The maximum lot coverage shall be 25%.

F. Yards and Setbacks

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (measurements to be determined as per Part 1 Definitions, of this By-law).
G. **Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal buildings**: The *height* shall not exceed 9 metres [30 ft.]

2. **Accessory buildings and structures**: The *height* shall not exceed 4.5 metres [15 ft.]

H. **Off-Street Parking and Loading/Unloading**

   *Amendments: 13774, 07/26/99; 18719, 05/30/16*

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. **Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any residential *lot*.

4. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

5. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
J. Special Regulations

1. *Child care centres* shall be located on the *lot* such that these centres:

   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and

   (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.

8. Provincial licensing of care facilities is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

Special Care Housing 1A Zone

Part 28A - RMS-1A, Special Care Housing 1A Zone

Amendments: 13474B, 06/12/00; 17471, 10/03/11

A. Intent

This Zone is intended to accommodate and regulate alcohol and drug recovery houses and single family dwellings.

B. Permitted Uses

Land and structures shall be used for one of the following uses only:

1. Alcohol and drug recovery house accommodating a maximum of 12 persons.
2. One single family dwelling.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendment: 18414, 03/23/15; 19491, 02/19/18

1. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of floor area ratio; and
(b) For building construction within a lot:

i. The floor area ratio shall not exceed 0.52 for lots of 560 square metres [6,000 sq. ft.] or less and 0.48 for lots in excess of 560 square metres [6,000 sq. ft.] provided that of the resulting allowable floor area, 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an accessory building is greater than 10 square metres [108 sq. ft.] in size that the area in excess of 10 square metres [108 sq. ft.] shall be included as part of the floor area for the purpose of calculating floor area ratio;

ii. The maximum permitted floor area of a second storey for a principal building shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the structure located within 7.5 metres [25 ft.] of the front lot line. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof; and

iii. Notwithstanding the above, the maximum allowable floor area shall be as follows:

(a) 270 square metres [2,900 sq. ft.] for lots of 560 square metres [6,000 sq. ft.] or less; and

(b) 330 square metres [3,500 sq. ft.] for lots in excess of 560 square metres [6,000 sq. ft.].

E. Lot Coverage

The maximum lot coverage shall be 40%.
**Part 28A RMS-1A**

### F. Yards and Setbacks

**Amendment: 18414, 03/23/15**

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Front Yard*</th>
<th>Rear Yard***</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Building</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>1.8 m**</td>
<td>3.6 m</td>
</tr>
<tr>
<td>Accessory Buildings and Structures Greater Than 10 square metres [108 sq. ft.] in size</td>
<td>18.0 m.</td>
<td>1.8 m.</td>
<td>1.0 m.</td>
<td>7.5 m.</td>
</tr>
<tr>
<td></td>
<td>[60 ft.]</td>
<td>[6 ft.]</td>
<td>[3 ft.]</td>
<td>[25 ft.]</td>
</tr>
<tr>
<td>Other Accessory Buildings and Structures</td>
<td>18.0 m.</td>
<td>0.0 m.</td>
<td>0.0 m.</td>
<td>7.5 m.</td>
</tr>
<tr>
<td></td>
<td>[60 ft.]</td>
<td></td>
<td></td>
<td>[25 ft.]</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* The front yard setback may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the dwelling for all portions of the dwelling excluding the garage. If 50% of the building face is set back 9 metres [30 ft.] from the front lot line, the setback to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 metres [22.0 ft.], except that the setbacks for a garage whose main access doors face a side yard may be relaxed to 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a side yard, an attached garage to the principal building shall not extend towards the highway for more than half the depth of the said garage, measured from the exterior front face of 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 ft.] from the front of the said garage.

** The side yard may be reduced to not less than 1.2 metres [4 ft.] provided that the opposite side yard on the lot is at least 2.4 metres [8 ft.].

*** 50% of the length of the rear building face may be setback a distance of 6.0 metres [20 ft.] from the rear lot line provided the remainder of the building face, not including decks is setback at least 8.5 metres [28 ft.] from the rear lot line.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building:**
   
   (a) The height shall not exceed 9 metres [30 ft.]
   
   (b) The height of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. **Accessory buildings and structures:** The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Refer to Part 5 Off-Street Parking and Loading/Unloading, of this By-law.

I. Landscaping

**Amendments: 17471, 10/03/11**

1. All developed portions of the lot not covered by buildings, structures, or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. **Special Regulations**

1. For *lots* within designated floodplain in the Bridgeview area as referred to in Part 8 Floodproofing, of this By-law, the uses listed in Section B of this Zone shall be permitted only if the *lot* has a *frontage* of not less than 15 metres [50 ft.] and an area of not less than 464 square metres [5,000 sq. ft.].

K. **Subdivision**

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th></th>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision</td>
<td>560 sq. m.</td>
<td>15 metres</td>
<td>28 metres</td>
</tr>
<tr>
<td></td>
<td>[6,000 sq. ft.]</td>
<td>[50 ft.]</td>
<td>[90 ft.]</td>
</tr>
<tr>
<td><em>Lot Consolidation in Bridgeview’s Designated Floodplain Areas</em></td>
<td>464 sq. m.</td>
<td>15 metres</td>
<td>no minimum</td>
</tr>
<tr>
<td></td>
<td>[5,000 sq. ft.]</td>
<td>[50 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. Building permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as set out in Part 6 Signs, of this By-law.

7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Floodproofing shall be set out in Part 8 Floodproofing, of this By-law.

9. Development permits may be required in accordance with the Official Community Plan.

10. Alcohol and drug recovery houses shall be subject to the "Surrey Business License By-law".
A. Intent

**Amendments: 17181, 06/07/10; 17471, 10/03/11**

This Zone is intended to accommodate and regulate the development within the *Town Centre*, of *care facilities*, which may be subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

B. Permitted Uses

**Amendments: 12333, 07/25/94; 13769, 01/22/01; 14835, 11/18/02**

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

1. *Care facilities.*

2. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
   
   (a) Contained within the *principal building*; and

   (b) Occupied by the owner or the owner's employee for the operation of the *care facility*.

3. *Accessory uses* including the following:
   
   (a) *Personal service uses*, limited to barbershops and hair salons;

   (b) *Child care centres*;

   (c) Office uses limited to physical and mental health services on an out-patient basis, medical and dental offices, health clinics and counselling services, but excluding *methadone clinics*;
(d) *Eating establishment* provided that the seating capacity shall not exceed 35 and the said *eating establishment* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended; and

(e) *Convenience store.*

C. **Lot Area**

Not applicable to this Zone.

D. **Density**

*Amendments: 12333, 07/25/94; 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17*

For the purpose of *building* construction:

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* of development may be increased to that prescribed in Sub-section D.3 and D.4 of this Zone if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, *maximum density* shall not exceed that prescribed in Sub-sections D.3 and D.4 of this Zone.

3. *Care Facility: * The maximum *density* shall not exceed a *floor area ratio* of 1.00.

4. *Personal Service Uses, Child Care Centres, Office Uses, Eating Establishment or Convenience Store:* The maximum *density* shall not exceed 20% of the permitted *density* of the *care facility*.

E. **Lot Coverage**

The maximum *lot coverage* shall be 45%.

F. **Yards and Setbacks**

*Buildings* and *structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).
G. **Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal buildings**: The height shall not exceed 13 metres [43 ft.]

2. **Accessory buildings and structures**: The height shall not exceed 4.5 metres [15 ft.].

H. **Off-Street Parking and Loading/Unloading**

| Amendments: 13774, 07/26/99; 18719, 05/30/16 |

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. **Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.

4. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

5. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
J. Special Regulations

1. *Child care centres* shall be located on the *lot* such that these centres:

   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and

   (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

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<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

**Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.

8. Provincial licensing of care facilities is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

A. Intent

This Zone is intended to accommodate cemeteries and related uses, subject to the Cemetery and Funeral Services Act S.B.C. 1989, c. 21.

B. Permitted Uses

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

1. Cemetery including crematories, columbarium, mausoleums and mortuaries.

2. General service uses limited to the following:
   (a) Funeral parlour; and
   (b) Memorial service facility, provided that such facility does not constitute a singular use on the lot.

3. Pet cemetery including pet crematories.

4. Accessory uses including the following:
   (a) One dwelling unit provided that the dwelling unit is occupied by the owner or the owner's employee, for the protection of the uses permitted on the lot.

C. Lot Area

Not applicable to this Zone.
D. **Density**

**Amendment: 18414, 03/23/15**

The maximum density shall not exceed a floor area ratio of 0.20.

E. **Lot Coverage**

**Amendments: 12333, 07/25/94**

The maximum lot coverage for building construction for cemetery operations shall be 20% and excludes burial plots.

F. **Yards and Setbacks**

**Amendments: 12333, 07/25/94; 17471, 10/03/11**

*Buildings and structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* excepting internal *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).

G. **Height of Buildings**

**Amendments: 12333, 07/25/94**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal Buildings:* The height shall not exceed 14.0 metres [45 ft].
2. *Accessory Buildings and Structures:* The height shall not exceed 5.0 metres [17 ft.].

H. **Off-Street Parking and Loading/Unloading**

**Amendments: 13774, 07/26/99; 18719, 05/30/16**

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. *Dwelling unit:* Two (2) off-street parking spaces shall be provided.
I. Landscaping

Amendments: 12333, 07/25/94; 17471, 10/03/11

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Screen planting at least 3 metres [10 ft.] wide shall be provided along all lot lines excluding internal lot lines, and shall include trees and/or hedges.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

J. Special Regulations

Amendments: 12333, 07/25/94

Where a pet cemetery and a human cemetery are located within the same cemetery operation, these two uses shall be separated by a minimum 10 metre [33 ft.] wide landscape buffer which shall include trees and/or hedges.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>2 times the width of lot</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. **Other Regulations**

**Amendments: 13657, 03/22/99; 13774, 07/26/99**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

5. Sign regulations are as provided in Surrey Sign By-law No. 13656.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

7. Provincial regulations with respect to cemeteries are contained within the *Cemetery and Funeral Services Act* S.B.C. 1989, c. 21.
Assembly Hall 1 Zone

Part 31 - PA-1, Assembly Hall 1 Zone

Part 31 PA-1

A. Intent

Amendments: 17181, 06/07/10; 17471, 10/03/11; 19817, 05/27/19

This Zone is intended for neighbourhood-scale assembly halls, including places of worship, private schools and child care centres subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

B. Permitted Uses

Amendments: 12333, 07/25/94; 19817, 05/27/19

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

1. Assembly halls, including places of worship, which accommodate a maximum of 300 seats.

2. Private schools provided that the enrollment is limited to 50 students.

3. Child care centres provided that the enrollment at any one time is limited to 50 students.

4. Community services.

5. Accessory uses, including the following:

   (a) One (1) or 2 dwelling units for the accommodation of official, manager or caretaker of the principal use provided that such use is limited in area to 260 square metres [2800 sq.ft.] either accommodated in one separate building or within the principal building.

C. Lot Area

Not applicable to this Zone.
D. Density

Amendments: 13155, 02/09/08; 18414, 03/23/15; 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or a building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density may be increased to a maximum floor area ratio of 0.35 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed a floor area ratio of 0.35.

E. Lot Coverage

The maximum lot coverage shall be 35%.

F. Yards and Setbacks

1. All front yard, rear yard and side yard setbacks shall be greater than or equal to the measurement of the height of the highest building on the lot.

2. Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
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</thead>
<tbody>
<tr>
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<td>7.5 m.</td>
<td>7.5 m.</td>
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<td>7.5 m.</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.
G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building: The height shall not exceed 9 metres [30 ft.].
2. Accessory buildings and structures: The height shall not exceed 4 metres [13 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. No off-street parking shall be permitted within the front yard setback or the side yard setback along a flanking street.

I. Landscaping

Amendments: 12333, 07/25/94; 17471, 10/03/11

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Along all lot lines of the developed portion of the lot, a 3 metre [10 ft.] wide landscaped strip shall be provided, consisting of hedges, ground cover or a decorative fence or a combination thereof.
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot except at driveways.

J. Special Regulations

1. Child care centres shall be located on the lot such that these centres:
   (a) Are accessed from a highway, independent from the access to other uses permitted in Section B of this Zone; and
   (b) Have direct access to an open space and play area within the lot.
K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
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<tbody>
<tr>
<td>1,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.25 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10; 19491, 02/19/18

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

5. Sign regulations are as provided in Surrey Sign By-law No. 13656.

6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

7. Provincial licensing for a child care centre is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

8. Private schools are regulated by the Independent School Act, R.S.B.C. 1996, Chapter 216, as amended.
Assembly Hall 2 Zone

Part 32 - PA-2, Assembly Hall 2 Zone

Part 32 PA-2

A. Intent

Amendments: 17181, 06/07/10; 19817, 05/27/19

This Zone is intended for regional-scale assembly halls, including places of worship, private schools and child care centres subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

B. Permitted Uses

Amendments: 12333, 07/25/94; 19817, 05/27/19

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

1. Assembly halls, including places of worship.
2. Private schools.
4. Community services.
5. Accessory uses, including the following:
   (a) One (1) or 2 dwelling units for the accommodation of official, manager or caretaker of the principal use provided that such use is limited in area to 260 square metres [2800 sq.ft.] either accommodated in one separate building or within the principal building.

C. Lot Area

Not applicable to this Zone.
D. Density

**Amendments:** 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or a building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density may be increased to a maximum floor area ratio of 0.50 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed a floor area ratio of 0.50.

E. Lot Coverage

The maximum lot coverage shall be 40%.

F. Yards and Setbacks

1. All front yard, rear yard and side yard setbacks shall be greater than or equal to the measurement of the height of the highest building on the lot.

2. Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>7.5 m. [25 ft.]</td>
<td>7.5 m. [25 ft.]</td>
<td>3.6 m. [12 ft.]</td>
<td>7.5 m. [25 ft.]</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.
G. **Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building**: The height shall not exceed 9 metres [30 ft.].
2. **Accessory buildings and structures**: The height shall not exceed 4 metres [13 ft.].

H. **Off-Street Parking and Loading/Unloading**

| Amendments: 13774, 07/26/99; 18719, 05/30/16 |

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. No off-street parking shall be permitted within the front yard setback or the side yard setback along a flanking street.

I. **Landscaping**

| Amendments: 12333, 07/25/94; 17471, 10/03/11 |

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Along all lot lines of the developed portion of the lot, a 3 metre [10 ft.] wide landscaped strip shall be provided, consisting of hedges, ground cover or a decorative fence or a combination thereof.
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot except at driveways.

J. **Special Regulations**

1. **Child care centres** shall be located on the lot such that these centres:
   - (a) Are accessed from a highway, independent from the access to other uses permitted in Section B of this Zone; and
   - (b) Have direct access to an open space and play area within the lot.
K. **Subdivision**

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

**Amendments:** 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10; 19491, 02/19/18

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

5. Sign regulations are as provided in Surrey Sign By-law No. 13656.

6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

7. Provincial licensing for a child care centre is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

8. Private schools are regulated by the Independent School Act, R.S.B.C. 1996, Chapter 216, as amended.
A. Intent

This Zone is intended to accommodate public and private hospitals and public and private universities and colleges.

B. Permitted Uses

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

1. Hospitals.
2. Universities named under the University Act R.S.B.C. 1979, c. 419.
3. Colleges and Institutes designated as such under the Colleges and Institutes Act R.S.B.C. 1979, c. 53.
4. Accessory uses including the following:
   (a) Child care centres.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 14390, 05/22/01; 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the floor area ratio shall not exceed 0.1 provided that the gross floor area on the lot does not exceed 300 square metres [3,230 sq. ft.]. The floor area ratio shall not exceed 0.50 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than those specified in Sub-section D.1 of this Zone, the floor area ratio shall not exceed 0.50.

E. Lot Coverage

The maximum lot coverage shall not exceed 40%.

F. Yards and Setbacks

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (measurements to be determined as per Part 1 Definitions, of this By-law).

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal buildings: The height shall not exceed 9 metres [30 ft.].
2. Accessory buildings and structures: The height shall not exceed 4 metres [13 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Screen planting at least 3 metres [10 ft.] wide shall be provided along all lot lines and shall include trees.

3. Screen planting at least 1.5 metres [5 ft.] high and/or a solid decorative fence shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

4. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot except at driveways.
J. Special Regulations

1. Child care centres shall be located on the lot such that these centres have direct open access to an open space and play area within the lot.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.

4. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

5. Sign regulations are as provided in Surrey Sign By-law No. 13656.

6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.
7. Provincial licensing of child care centres is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c. 75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

8. Hospitals are regulated by the Hospital Act R.S.B.C. 1979, c. 176.

9. Universities are regulated by the University Act R.S.B.C. 1979, c. 419.

10. Colleges and Institutes designated as such are regulated by the Colleges and Institutes Act R.S.B.C. 1979, c. 53.
Local Commercial Zone

Part 34 - C-4, Local Commercial Zone

A. Intent

This Zone is intended to accommodate and regulate the development of local small scale commercial developments.

B. Permitted Uses

Amendments: 14835, 11/18/02

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

1. The following uses are permitted, provided that the total floor area does not exceed 370 square metres [4,000 sq.ft.]:

   (a) Retail store limited to the following:

      i. Convenience store;
      
      ii. Video rental; and

      iii. Florist shop;

   (b) Eating establishment excluding the following:

      i. Drive-through restaurant; and

      ii. Eating establishment licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended; and

   (c) Personal service uses limited to the following:

      i. Barbershop;
      
      ii. Beauty parlour;

      iii. Cleaning and repair of clothing; and
iv. Shoe repair shop.

2. One dwelling unit per lot provided that the dwelling unit is:
   (a) Contained within the principal building;
   (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.

C. Lot Area

Not applicable to this Zone.

D. Density

   Amendments: 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or a building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density area may be increased to a maximum floor area ratio of 0.40 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed a floor area ratio of 0.40.

E. Lot Coverage

The maximum lot coverage shall be 40%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>6.0 m.*</td>
<td>7.5 m.</td>
</tr>
</tbody>
</table>
Measurements to be determined as per Part 1 Definitions, of this By-law.

* The side yard setback may be 3.0 metres [10 ft.] if the side yard adjoins a lot other than a residential lot.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building: The height shall not exceed 9 metres [30 ft.].

2. Accessory buildings and structures: The height shall not exceed 4 metres [13 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Tandem parking may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.
I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,500 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[16,000 sq.ft.]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

**Amendments:** 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special **building setbacks** are as set out in Part 7 Special Building Setbacks, of this By-law.

6. **Building** permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the **Official Community Plan**.
Neighbourhood Commercial Zone

Part 35 - C-5, Neighbourhood Commercial Zone

Part 35

C-5

A. Intent

This Zone is intended to accommodate and regulate the development of neighbourhood scale shopping nodes.

B. Permitted Uses

Amendments: 12333, 07/25/94; 13251A, 03/16/98; 13769, 01/22/01; 17291, 12/13/10; 17471, 10/03/11

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

1. The following uses are permitted provided that the gross floor area of each individual business does not exceed 370 square metres [4,000 sq.ft.]:

   (a) Retail stores excluding the following:

      i. adult entertainment stores; and

      ii. auction houses.

      iii. secondhand stores and pawnshops.

   (b) Personal service uses limited to the following:

      i. Barbershops;

      ii. Beauty parlours;

      iii. Cleaning and repair of clothing; and

      iv. Shoe repair shops;
(c) **Eating establishments** excluding **drive-through restaurants**;

(d) **Neighbourhood pub**;

(e) Office uses excluding the following:
   i. **social escort services**
   ii. **methadone clinics**

(f) **General service uses** excluding funeral parlours, **drive-through banks** and **vehicle rentals**;

(g) Indoor **recreational facilities**;

(h) **Community services**; and

(i) **Child care centres**.

2. One **dwelling unit** per **lot** provided that the **dwelling unit** is:

(a) Contained within the **principal building**; and

(b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the **lot**.

C. **Lot Area**

Not applicable to this Zone.

D. **Density**

| Amendments: 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17 |

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum **density** shall not exceed a **floor area ratio** of 0.1 or a **building area** of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum **density** may be increased to a maximum **floor area ratio** of 0.50 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum **density** shall not exceed a **floor area ratio** of 0.50.
E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

*Buildings* and *structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*: The *height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 4 metres [13 ft.].

H. Off-Street Parking and Loading/Unloading

**Amendments: 13774, 07/26/99; 18719, 05/30/16**

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*. 
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.

2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

3. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. **Other Regulations**

**Amendments:** 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

6. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the *Official Community Plan*.

8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

9. Provincial licensing of *neighbourhood pubs* is regulated by the *Liquor Control and Licensing Act* R.S.B.C.
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Community Commercial Zone

Part 36 - C-8, Community Commercial Zone

Part 36 C-8

A. Intent

This Zone is intended to accommodate and regulate the development of community shopping centres serving a community of several neighbourhoods.

B. Permitted Uses

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

1. Retail stores excluding the following:
   
   (a) adult entertainment stores; and
   
   (b) secondhand stores and pawnshops.

2. Personal service uses excluding body rub parlours.

3. General service uses excluding funeral parlours and drive-through banks.

4. Beverage container return centres provided that:

   (a) the use is confined to an enclosed building or a part of an enclosed building; and

   (b) the beverage container return centre does not exceed a gross floor area of 418 sq. metres (4,500 sq.ft.).

5. Eating establishments excluding drive-through restaurants.


7. Liquor store.
8. Office uses excluding the following:
   i. social escort services
   ii. methadone clinics
   iii. marijuana dispensaries


10. Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs] G.V.W., provided that such use is associated with a use permitted under Section B.1 of this Zone.

11. Indoor recreational facilities.

12. Entertainment uses excluding arcades and adult entertainment stores.

13. Assembly halls.

14. Community services.

15. Child care centres.

16. One dwelling unit per lot provided that the dwelling unit is:
    (a) Contained within the principal building; and
    (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.

17. Cultural Uses

C. Lot Area

   Not applicable to this Zone.

D. Density

   **Amendments: 14390, 05/22/01; 19073, 02/20/17**

   1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the floor area ratio shall not exceed 0.1 provided that the gross floor area on the lot does not exceed 300 square metres [3,230 sq. ft.]. The floor area ratio shall not exceed 0.80 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than those specified in Sub-section D.1 of this Zone, the floor area ratio shall not exceed 0.80.

E. Lot Coverage

The maximum lot coverage shall be 50%.

F. Yards and Setbacks

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (measurements to be determined as per Part 1 Definitions, of this By-law).

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building: The height shall not exceed 12 metres [40 ft.].
2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Tandem parking may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.

I. Landscaping

Amendments: 17471, 10/03/11

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot except at driveways.

4. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or solid decorative fence and/or substantial landscaping strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

J. Special Regulations

Amendments: 13497, 09/15/98

1. Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.

2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

3. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

4. Land and structures shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 70 dB(A) measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60 dB(A).
K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
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</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.

9. Provincial licensing of *neighbourhood pubs* is regulated by the *Liquor Control and Licensing Act* R.S.B.C.
Community Commercial A Zone

Part 36A - C-8A, Community Commercial A Zone

Part 36A C-8A

A. Intent

Amendments: 17145, 04/12/10

This Zone is intended to accommodate and regulate the development of community shopping areas.

B. Permitted Uses

Amendments: 12333, 07/25/94; 12715, 12/04/95; 13251A, 03/16/98; 13564, 11/16/98; 13769, 01/22/01; 17145, 04/12/10

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

1. Retail stores excluding the following:
   
   (a) adult entertainment stores;
   
   (b) theatre 2 uses;
   
   (c) secondhand stores; and
   
   (d) pawnshops.

2. Personal service uses excluding body rub parlours.

3. General service uses excluding funeral parlours and drive-through banks.

4. Eating establishments excluding drive-through restaurants.

5. Neighbourhood pubs.

6. Office uses excluding the following:
   
   i. social escort services
   
   ii. methadone clinics
7. *Parking facilities.*

8. Indoor *recreational facilities.*


10. *Assembly halls.*

11. *Community services.*

12. One *dwelling unit* per *lot* provided that the *dwelling unit* is:

   (a) Contained within the *principal building*; and

   (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

*Amendments: 14390, 05/22/01; 19073, 02/20/17*

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.1 provided that the *gross floor area* on the *lot* does not exceed 300 square metres [3,230 sq. ft.]. The *floor area ratio* shall not exceed 0.80 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 0.80.

**E. Lot Coverage**

The maximum *lot coverage* shall be 50%.
F. Yards and Setbacks

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (measurements to be determined as per Part 1 Definitions, of this By-law).

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building: The height shall not exceed 12 metres [40 ft.].
2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Tandem parking may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.

I. Landscaping

Amendments: 17471, 10/03/11

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot except at driveways.

4. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or solid decorative fence and/or substantial landscaping strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

J. Special Regulations

1. Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.

2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

3. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
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</tr>
<tr>
<td>[0.5 acres]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.


9. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.
Community Commercial B Zone

Part 36B - C-8B, Community Commercial B Zone

A. Intent

Amendments: 13564, 11/16/98; 17145, 04/12/10

This zone is intended to accommodate and regulate the development of community shopping areas, including adult entertainment stores and theatre 2 uses, secondhand stores, pawnshops, body rub parlours, social escort services and marijuana dispensaries.

B. Permitted Uses

Amendments: 13564, 11/16/98; 13769, 01/22/01; 17145, 04/12/10; 17421; 06/27/11; 17863, 02/18/13; 17773, 04/22/13; 19529, 04/23/18

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

1. Retail stores including the following:
   (a) adult entertainment stores and theatre 2 uses provided that the total floor area of the adult entertainment stores and theatre 2 uses on the lot, including but not limited to sales area, projection room, seating areas, viewing areas, storage areas, and foyer, does not exceed 186 square metres [2,000 sq.ft.]; and
   (b) secondhand stores and pawnshops.

2. Cannabis

3. Cannabis production facility

4. Firearms certification.

5. Personal service uses including body rub parlours.

6. General service uses excluding funeral parlours and drive-through banks.

7. Eating establishments excluding drive-through restaurants.

9. Office uses:
   i. including social escort services
   ii. excluding methadone clinics


11. Indoor recreational facilities.

12. Entertainment uses excluding arcades.

13. Assembly halls.

14. Community services.

15. Child care centres.

16. One dwelling unit per lot provided that the dwelling unit is:
   (a) Contained within the principal building; and
   (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 14390, 05/22/01

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the floor area ratio shall not exceed 0.1 provided that the gross floor area on the lot does not exceed 300 square metres [3,230 sq. ft.]. The floor area ratio shall not exceed 0.80 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than those specified in Sub-section D.1 of this Zone, the floor area ratio shall not exceed 0.80.
E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

*Buildings and structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*: The *height* shall not exceed 12 metres [40 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking and Loading/Unloading

**Amendments:** 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

I. Landscaping

**Amendments:** 17471, 10/03/11

1. All developed portions of the *lot* not covered by *buildings, structures*, or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*. 
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot* except at *driveways*.

4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portions of the *lot* from any *residential lot*.

5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

**J. Special Regulations**

1. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.

2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

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<th>Lot Size</th>
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<tr>
<td>[0.5 acres]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

| Amendments: | 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10 |

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.

8. Secondhand stores and pawnshops shall be subject to the "Surrey Secondhand Dealers and Pawnbrokers By-law".


10. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.
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A. Intent

This Zone is intended to accommodate and regulate the development of retail and service commercial facilities, offices, recreation and associated uses as well as residential uses developed in a comprehensive manner, serving a town of several communities.

B. Permitted Uses

Amendments: 12333, 07/25/94; 12715, 12/04/95; 13251A, 03/16/98; 13564, 11/16/98; 14120, 10/16/00; 13769, 01/22/01; 15064, 07/21/03; 17687, 10/01/12; 19073, 02/20/17

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

1. Retail stores excluding the following:
   (a) adult entertainment stores; and
   (b) secondhand stores and pawnshops.

2. Personal service uses excluding body rub parlours.

3. General service uses excluding drive-through banks.

4. Eating establishments excluding drive-through restaurants.

5. Neighbourhood pubs.


7. Office uses excluding:
   i. social escort services
ii. methadone clinics

8. Tourist accommodation.

9. Indoor recreational facilities.


11. Entertainment uses excluding arcades and adult entertainment stores.

12. Assembly halls.

13. Community services.


15. Multiple unit residential building may be provided subject to such use forming an integral part of the commercial uses on the lot.

16. Cultural Uses

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 14120, 10/16/00; 14390, 5/22/01; 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the floor area ratio shall not exceed 0.1 provided that the gross floor area on the lot does not exceed 300 square metres [3,230 sq. ft.]. The floor area ratio shall not exceed 1.50 if amenities are provided in accordance with Schedule G of this By-law, provided that not more than 67% of the developed floor area may be used as a multiple unit residential building.

2. In areas other than those specified in Sub-section D.1 of this Zone, the floor area ratio shall not exceed 1.50 provided that not more than 67% of the developed floor area may be used as a multiple unit residential building.

E. Lot Coverage

The maximum lot coverage shall be 80%.
F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>2.0 m.</td>
<td>7.5 m.</td>
<td>3.0 m.*</td>
<td>2.0 m.</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* The side yard setback may be reduced to 0.0 metre if the side yard adjoins a lot other than a residential lot.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building: The height shall not exceed 14 metres [45 ft.].

2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. No parking shall be permitted within the front yard or within any side yard which abuts a flanking street.

3. Tandem parking may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.
I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Garbage containers and passive recycling containers shall not be located within any required setbacks adjacent any residential lot.

2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

3. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

4. Amenity space for the multiple unit residential building shall be provided on the lot as follows:

   (a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and
(b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

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Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
7. Development permits may be required in accordance with the *Official Community Plan*.

8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

9. Provincial licensing of *neighbourhood pubs* is regulated by the *Liquor Control and Licensing Act R.S.B.C.*
A. Intent

Amendments: 12333, 07/25/94; 13774, 07/26/99

This Zone is intended to accommodate and regulate the development of comprehensive commercial projects of retail, office, service, recreational and residential uses in Surrey City Centre.

B. Permitted Uses

Amendments: 12333, 07/25/94; 12715, 12/04/95; 13251A, 03/16/98; 13564, 11/16/98; 14120, 10/16/00; 13769, 01/22/01; 19073, 02/20/17

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

1. Retail stores excluding the following:
   (a) adult entertainment stores; and
   (b) secondhand stores and pawnshops.

2. Personal service uses excluding body rub parlours.

3.General service uses excluding drive-through banks.

4. Eating establishments excluding drive-through restaurants.

5. Neighbourhood pubs.

6. Office uses excluding:
   i. social escort services
   ii. methadone clinics

- 38.1 -
7. Tourist accommodation.

8. Indoor recreational facilities.

9. Parking facilities provided that such parking is contained within a structure.

10. Entertainment uses excluding arcades and adult entertainment stores.

11. Cultural uses.

12. Assembly halls.

13. Community services.


15. Multiple unit residential building may be provided subject to such use forming an integral part of the commercial uses on the lot.

16. Cultural Uses

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12333, 07/25/94; 14120, 10/16/00; 18414, 03/23/15; 19073, 02/20/17

1. For the purpose of building construction, in all areas described and outlined on the maps attached as Schedule F of this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density of development may be increased to that prescribed in Sub-sections D.2 of this Zone if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed that prescribed in the following:

(a) The maximum floor area ratio shall not exceed 3.50 provided that no more than 67% of the developed floor area may be used as multiple unit residential building.
(b) Indoor Amenity Space. The space required in Sub-section J.3 of this Zone, is excluded from calculation of floor area ratio (FAR).

E. Lot Coverage

The maximum lot coverage shall be 85%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Front Yard</th>
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<th>Side Yard</th>
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<td>2.0 m.</td>
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</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* The side yard setback may be reduced to 0.0 metre if the side yard adjoins a lot other than a residential lot.

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. All parking shall be located underground or within a structure.

3. Tandem parking may be permitted as specified:

   For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.
I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Garbage containers and passive recycling containers shall not be located within any required setbacks adjacent any residential lot.

2. Outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

3. Amenity space for the multiple unit residential building shall be provided on the lot as follows:

   (a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and

   (b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.
4. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. **Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

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<tr>
<th>Lot Size</th>
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<tr>
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<td>[100 ft.]</td>
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Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

**Amendments:** 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 *Uses Limited*, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 *General Provisions*, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 *Off-Street Parking and Loading / Unloading* of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special *building setbacks* are as set out in Part 7 *Special Building Setbacks*, of this By-law.

6. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
7. Development permits may be required in accordance with the Official Community Plan.


9. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.
Highway Commercial Industrial Zone

A. Intent

Amendments: 13774, 07/26/99

This Zone is intended to accommodate and regulate those commercial and related uses requiring large lots and exposure to major highways, which generally are not accommodated in shopping centre, Town Centre or Surrey City Centre as shown in Schedule D.1 developments.

B. Permitted Uses

Amendments: 12333, 07/25/94; 12523, 02/13/95; 12715, 12/04/95; 13201, 09/16/97; 13316, 02/09/98; 13251A, 03/16/98; 13497, 09/15/98; 15271, 11/01/04; 15977, 04/24/06; 17462, 09/12/11; 17471, 10/03/11; 19073, 02/20/17

Land and structures outside the sub-area of the City Centre, as identified on Map D.1(a), shall be restricted to the uses listed in Sub-sections 1 through 16 only, or for a combination of the uses listed in Sub-sections 1 through 16. Land and structures located within the sub-area of the City Centre, as identified on Map D.1(a), shall be restricted to any of the uses listed in Sub-section 17 only or for a combination of any of the uses listed in Sub-section 17.

Outside the sub-area of the City Centre as shown on Map D.1(a)

1. **Automotive service uses** of vehicles less than 5,000 kilograms [11,023 lbs.] *G.V.W.*

2. **Eating establishments** including drive-through restaurants.

3. **General service uses** including drive-through banks.

4. **Beverage container return centres** provided that:

   (a) the use is confined to an enclosed building or a part of an enclosed building; and

   (b) the beverage container return centre does not exceed a gross floor area of 418 sq. metres (4,500 sq.ft.).
5. Indoor recreational facilities, including bingo halls.

6. Light impact industry including retail of products processed or manufactured on the lot.

7. Tourist accommodation

8. Parking facilities.

9. Retail stores limited to the following:
   
   (a) Animal feed and tack shops;
   
   (b) Appliance stores;
   
   (c) Auction houses;
   
   (d) Automotive parts, new;
   
   (e) Building supply stores;
   
   (f) Convenience stores;
   
   (g) Used clothing stores or flea markets, provided that the operation is contained within a building;
   
   (h) Furniture stores;
   
   (i) Garden supply stores;
   
   (j) Marine parts, new;
   
   (k) Retail warehouse uses;
   
   (l) Sales and rentals of boats;
   
   (m) Sports card shops; and
   
   (n) Sporting goods stores.

10. Warehouse uses.
11. Sales and rentals of *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*

12. *Assembly halls.*

13. *Community services.*

14. Office uses limited to:
   
   (a) Engineering and surveying offices;
   (b) General contractor offices;
   (c) Government offices; and
   (d) Utility company offices.

15. *Child care centres.*

16. Self-Storage Warehouse

17. *Accessory uses* including the following:
   
   (a) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
      
      i. Contained within the *principal building*; and
      ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot.*

   (b) Automobile painting and body work provided that:
      
      i. it is part of a business selling and renting *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*;
      ii. the storage of damaged or *wrecked vehicles* shall be completely enclosed within a *building* or approved walled or fenced area;
      iii. *wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored;
      iv. all automobile painting and body work shall be carried out only in an enclosed *building*; and
      v. the number of *wrecked vehicles* stored within the walled or fenced area shall not exceed 5 at any time.

**Within the sub-area of the City Centre as Shown on Map D.1(a)**

18. Land and *structures* located within the sub-area of the *City Centre*, as shown on Map D.1(a), shall be used for the following uses only or for a combination of such uses:
   
   (a) *Eating establishments* including *drive-through restaurants*;
(b) General service uses including drive-through banks;

(c) Beverage container return centres provided that:

i. the use is confined to an enclosed building or a part of an enclosed building; and

ii. the beverage container return centre does not exceed a gross floor area of 418 sq. metres (4,500 sq.ft.);

(d) Indoor recreational facilities, including bingo halls;

(e) Tourist accommodation;

(f) Parking facilities;

(g) Retail stores excluding the following:

i. adult entertainment stores; and

ii. secondhand stores and pawnshops;

(h) Assembly halls;

(i) Community services;

(j) Office uses excluding the following:

i. social escort services; and

ii. methadone clinics;

(k) Child care centres;

(l) Cultural Uses; and

(m) Accessory uses including the following:

One dwelling unit per lot provided that the dwelling unit is:

i. Contained within the principal building; and

ii. Occupied by the owner or the owner's employed, for the protection of the businesses permitted on the lot.
C. Lot Area

Not applicable to this Zone.

D. Density

**Amendments: 14390, 05/22/01; 19073, 02/20/17**

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the floor area ratio shall not exceed 0.1 provided that the gross floor area on the lot does not exceed 300 square metres [3,230 sq. ft.]. The floor area ratio shall not exceed 1.00 if amenities are provided in accordance with Schedule G of this By-law, provided that not more than a floor area ratio of 0.50 may be used or intended to be used for tourist accommodation.

2. In areas other than those specified in Sub-section D.1 of this Zone, the floor area ratio shall not exceed 1.00 provided that not more than a floor area ratio of 0.50 may be used or intended to be used for tourist accommodation.

E. Lot Coverage

The maximum lot coverage shall be 50%.

F. Yards and Setbacks

**Amendments: 12333, 07/25/94; 19261, 06/26/17**

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal and Accessory</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>7.5 m.*</td>
<td>7.5 m.</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* One (1) side yard setback shall be 7.5 metres [25 ft.] or 0.0 metre if the said side yard abuts a commercial, mixed employment or industrial lot.

G. Height of Buildings
Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building**: The *height* shall not exceed 9 metres [30 ft.].

2. **Accessory buildings and structures**: The *height* shall not exceed 9 metres [30 ft.].

### H. Off-Street Parking and Loading/Unloading

**Amendments: 13774, 07/26/99; 18719, 05/30/16**

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. *Tandem parking* may be permitted as specified:

   For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

### I. Landscaping

**Amendments: 13201, 09/16/97**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.

5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
6. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].

**J. Special Regulations**

**Amendments: 13201, 09/16/97; 13497, 09/15/98; 15271, 11/01/04**

1. Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent any *residential lot*.

2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

3. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
   
   (a) Constitute no unusual fire, explosion, or safety hazard;
   
   (b) Do not emit noise in excess of 70dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an industrial *lot* the noise level shall not exceed 60dB;

   (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located; and

   (d) All automobile painting and body work is carried out only in an enclosed *building*.

4. Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*.

5. The outdoor storage or display of any goods, materials or supplies at *beverage container return centres* is specifically prohibited.

6. For land and *structures* located within the sub-area of the *City Centre*, as shown on Map D.1(a), outdoor storage of any goods, materials or supplies is specifically prohibited.
K. **Subdivision**

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,000 sq. m.</td>
<td>25 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[10,800 sq.ft.]</td>
<td>[80 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

**Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
7. Development permits may be required in accordance with the *Official Community Plan*.

8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

9. Provincial licensing of *neighbourhood pubs* is regulated by the *Liquor Control and Licensing Act* R.S.B.C.
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A. Intent

This Zone is intended to accommodate and regulate the development of self-service 
gasoline stations and accessory uses.

B. Permitted Uses

Amendments: 12333, 07/25/94; 17703, 07/23/12

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

1. Self-service gasoline station provided that alternative fuel infrastructure shall be 
available on the same lot.

2. Full-service gasoline station provided that alternative fuel infrastructure shall be 
available on the same lot.

3. Accessory uses including the following:

   (a) Retail stores limited to the following:

      i. Convenience store provided that the total sales and display area open to 
         the public is not more than 28 square metres [300 sq.ft.]; and

      ii. Sale of automotive accessories; and

   (b) Automotive service uses limited to car wash facilities.

C. Lot Area

Not applicable to this Zone.
D. Density

**Amendments: 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17**

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio of 0.01 or a building area of 15 square metres [161 sq. ft.] whichever is smaller. The maximum density may be increased to a maximum floor area ratio of 0.30 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed a floor area ratio of 0.30.

E. Lot Coverage

The maximum lot coverage shall be 30%.

F. Yards and Setbacks

**Amendments: 17471, 10/03/11**

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal and Accessory Buildings and Structures</strong></td>
<td>12.0 m. [40 ft.]</td>
<td>4.0 m. [13 ft.]</td>
<td>4.0 m. [13 ft.]</td>
<td>12.0 m. [40 ft.]</td>
</tr>
<tr>
<td><strong>Not Identified Below</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Pump Islands and Kiosk</strong></td>
<td>4.5 m. [15 ft.]</td>
<td>4.0 m. [13 ft.]</td>
<td>4.0 m. [13 ft.]</td>
<td>4.5 m. [15 ft.]</td>
</tr>
<tr>
<td><strong>Canopies</strong></td>
<td>2.0 m. [7 ft.]</td>
<td>2.0 m. [7 ft.]</td>
<td>2.0 m. [7 ft.]</td>
<td>2.0 m. [7 ft.]</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.
* The *rear yard setback* and *side yard setback* shall be a minimum of 4.5 metres [15 ft.] if the *rear yard* or *side yard* abuts a *highway* or 12 metres [40 ft.] if the *rear yard* or *side yard* abuts any *residential lot*.

** The kiosk shall not exceed a *gross floor area* of 5 square metres [50 sq.ft.].

G. **Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building* and *Pump Island Canopies*: The *height* shall not exceed 6.0 metres [20 ft.].

2. *Accessory buildings and structures*: The *height* shall not exceed 4.0 metres [13 ft.].

H. **Off-Street Parking and Loading/Unloading**

**Amendments: 13774, 07/26/99; 18719, 05/30/16**

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. *Tandem parking* may be permitted as specified:

   For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

I. **Landscaping**

**Amendments: 16957, 06/29/09**

1. All portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 3 metres [10 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.

5. Loading areas, garbage containers and *passive recycling containers* shall be screened from adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

Not applicable to this Zone.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,400 sq. m. [15,000 sq.ft.]</td>
<td>30 metres [100 ft.]</td>
<td>30 metres [100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.
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A. Intent

This Zone is intended to accommodate and regulate the development of full service gasoline stations or combined full-service and self-service gasoline stations and accessory uses including convenience store and automotive repair.

B. Permitted Uses

Amendments: 12333, 07/25/94; 17703, 07/23/12

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

1. Gasoline station provided that:
   (a) Alternative fuel infrastructure shall be available on the same lot; and
   (b) Where self-service hoses are available, at least an equal number of full-service hoses shall be available on the same lot.

2. Accessory uses including the following:
   (a) Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W.;
   (b) Retail stores limited to the following:
      i. Convenience store provided that the total sales and display area open to the public is not more than 28 square metres [300 sq.ft.]; and
      ii. Sale of automotive accessories.

C. Lot Area

Not applicable in this zone
D. Density

**Amendments:** 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17

1. In areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio of 0.01 or a building area of 15 square metres [161 sq. ft.] whichever is smaller. The maximum density may be increased to a maximum floor area ratio of 0.30 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed a floor area ratio of 0.30.

E. Lot Coverage

The maximum lot coverage shall be 30%.

F. Yards and Setbacks

**Amendments:** 17471, 10/03/11

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>12.0 m. [40 ft.]</td>
<td>4.0 m.* [13 ft.]</td>
<td>4.0 m.* [13 ft.]</td>
<td>12.0 m. [40 ft.]</td>
<td></td>
</tr>
<tr>
<td>Pump Islands and Kiosk**</td>
<td>4.5 m. [15 ft.]</td>
<td>4.0 m.* [13 ft.]</td>
<td>4.0 m.* [13 ft.]</td>
<td>4.5 m. [15 ft.]</td>
<td></td>
</tr>
<tr>
<td>Canopies</td>
<td>2.0 m. [7 ft.]</td>
<td>2.0 m. [7 ft.]</td>
<td>2.0 m. [7 ft.]</td>
<td>2.0 m. [7 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.
* The rear yard setback and side yard setback shall be a minimum of 4.5 metres [15 ft.] if the rear yard or side yard abuts a highway or 12 metres [40 ft.] if the rear yard or side yard abuts any residential lot.

** The kiosk shall not exceed a gross floor area of 5 square metres [50 sq.ft.].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building and Pump Island Canopies: The height shall not exceed 6.0 metres [20 ft.].
2. Accessory buildings and structures: The height shall not exceed 4.0 metres [13 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Tandem parking may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.

I. Landscaping

Amendments: 16957, 06/29/09

1. All portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Along the developed sides of the lot which abuts a highway, a continuous landscaping strip of not less than 3 metres [10 ft.] in width shall be provided within the lot.
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.
4. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,400 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[15,000 sq.ft.]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.
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A. **Intent**

This Zone is intended to accommodate and regulate the development of *tourist accommodation*, *tourist trailer parks* and *camp-sites* and shall be read in conjunction with the "Surrey Mobile Home and Trailer Regulations and Control By-law".

B. **Permitted Uses**

| Amendments: 13564, 11/16/98; 17471, 10/03/11 |

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

1. *Tourist accommodation.*

2. *Tourist trailer park or camp-site* provided that:
   
   (a) The minimum area for each trailer or camping space shall be 85 square metres [915 sq.ft.] and a minimum width of 6 metres [20 ft.]; and

   (b) A minimum of 7.5% of the total *lot* area or portion of the *lot* area designated or intended to be used for *tourist trailer park or camp-site* shall be devoted to playground or *open space* restricted to such use.

3. *Accessory uses* including the following:
   
   (a) *Eating establishments*, excluding *drive-through restaurants*;

   (b) *Retail stores* limited to the following:

      i. *Convenience store*; and

      ii. Florist shop;

   (c) *Personal service uses* excluding *body rub parlours*; and
(d) One *single family dwelling* for the manager of the *tourist trailer park* or *camp-site*, provided that the total floor area shall not exceed 260 square metres [2,800 sq.ft.].

C. **Lot Area**

Not applicable to this Zone.

D. **Density**

| Amendments: | 12333, 07/25/94; 14390, 05/22/01; 19073, 02/20/17 |

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.01 provided that the *gross floor area* on the lot does not exceed 15 square metres [161 sq. ft.]. If amenities are provided in accordance with Schedule G of this By-law, the *floor area ratio* shall not exceed the following:

   (a) For the lot or portion of the lot used or intended to be used for *tourist accommodation* with or without *accessory uses* as permitted in Sections B.1 and B.3, the *floor area ratio* shall not exceed 0.50;

   (b) For the lot or a portion of the lot used or intended to be used for *tourist trailer park* or *camp-site* with or without *accessory uses* as permitted in Sections B.2 and B.3:

      i. The number of trailers and camping spaces shall not exceed 50 per hectare [20 per acre]; and

      ii. The *floor area ratio* of the *accessory uses* as permitted in Section B.3 shall not exceed 0.1.

2. In areas other than those specified in Sub-section D.1 of this Zone:

   (a) For the lot or portion of the lot used or intended to be used for *tourist accommodation* with or without *accessory uses* as permitted in Sections B.1 and B.3, the *floor area ratio* shall not exceed 0.50.

   (b) For the lot or a portion of the lot used or intended to be used for *tourist trailer park* or *camp-site* with or without *accessory uses* as permitted in Sections B.2 and B.3:
i. The number of trailers and camping spaces shall not exceed 50 per hectare [20 per acre]; and

ii. The *floor area ratio* of the accessory *uses* as permitted in Section B.3 shall not exceed 0.1.

E. Lot Coverage

1. For the *lot* or portion of the *lot* designated or intended to be used for *tourist accommodation* with or without *accessory uses* as permitted in B.1 and B.3, the maximum *lot coverage* shall be 50%.

2. For the *lot* or portion of the lot designated or intended to be used for *tourist trailer park* or *camp-site* with or without *accessory uses* permitted in B.2 and B.3, the maximum *lot coverage* shall be 10%.

3. Where the *lot* contains a combination of uses as permitted in B.1 and B.2, with or without *accessory uses*, the total maximum *lot coverage* permitted in E.1 and E.2 shall not exceed 50%.

F. Yards and Setbacks

*Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front Yard</td>
</tr>
<tr>
<td><em>Principal and Accessory</em></td>
<td>20.0 m</td>
</tr>
<tr>
<td><em>Buildings and Structures</em></td>
<td>[65 ft.]</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*: The *height* shall not exceed 10.0 metres [33 ft.].
2. **Accessory buildings and structures**: The height shall not exceed 7.5 metres [25 ft.].

### H. Off-Street Parking and Loading/Unloading

| Amendments: 13774, 07/26/99; 18719, 05/30/16 |

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. No parking shall be permitted within the required setbacks.

3. *Tandem parking* may be permitted as specified:

   For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

### I. Landscaping

1. All portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

### J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located along the boundary of any *residential lot*. 
K. **Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,000 sq. m.</td>
<td>40 metres</td>
<td>2 times the width of lot</td>
</tr>
<tr>
<td>[1 acre]</td>
<td>[130 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

**Amendments: 13657, 03/22/99; 13774, 07/26/99**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

6. *Building* permits shall be subject to the "Surrey Building By-law," the "Surrey Development Cost Charge By-law" and the "Surrey Mobile Home and Trailer Regulations and Control By-law".

7. Development permits may be required in accordance with the *Official Community Plan*. 

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Child Care Zone

Part 43 - CCR, Child Care Zone

A. Intent

Amendments: 17471, 10/03/11

This Zone is intended to accommodate and regulate the development of child care centres accommodating a maximum of 25 children into a residential community, subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

B. Permitted Uses

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

1. Child care centre licensed to accommodate a maximum of 25 children, at any one time provided that such centre does not constitute a singular use on the lot.

2. One single family dwelling.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendment: 18414, 03/23/15; 19491, 02/19/18

1. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of floor area ratio; and

   (b) For building construction within a lot:

   i. Where the lot size is 560 square metres [6,000 sq.ft.] or less, the floor area ratio shall not exceed 0.52, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [108 sq.ft.]
shall be reserved for use only as *accessory buildings* and *structures*; and

ii. Where the *lot size* exceeds 560 square metres [6,000 sq.ft.], the *floor area ratio* shall not exceed 0.48, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [108 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

### E. Lot Coverage

The maximum *lot coverage* shall be 40%.

### F. Yards and Setbacks

**Amendments: 17471, 10/03/11**

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot width:*</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>≥ 30 metres</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>4.5 m.</td>
<td>7.5 m.</td>
</tr>
<tr>
<td>≥ 24 metres &amp; &lt; 30 metres</td>
<td>7.5m.</td>
<td>7.5 m.</td>
<td>3.0 m.</td>
<td>7.5 m.</td>
</tr>
<tr>
<td>&lt; 24 metres</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>1.8 m.**</td>
<td>7.5 m.</td>
</tr>
<tr>
<td><strong>Accessory Buildings</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>and Structures</td>
<td>18.0 m.</td>
<td>1.5 m.</td>
<td>1.0 m.</td>
<td>7.5 m.</td>
</tr>
<tr>
<td></td>
<td>[60 ft.]</td>
<td>[5 ft.]</td>
<td>[3 ft.]</td>
<td>[25 ft.]</td>
</tr>
</tbody>
</table>

*Measurements to be determined as per Part 1 Definitions, of this By-law.*

* Lot width is measured 7.5 metres [25 ft.] from the *front property line*. 
** The side yard for the principal building may be reduced to 1.2 metres [4 ft.] if the combined side yards is at least 20% of the width of the lot measured 7.5 metres [25 ft.] from the front property line.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building**: The height shall not exceed 9 metres [30 ft.].
2. **Accessory buildings and structures**: The height shall not exceed 4 metres [13 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping

1. All portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

J. Special Regulations

1. **Child care centres** shall be located on the lot such that these centres have direct access to an open space and play area within the lot.
2. All designated outdoor play areas for the child care centre shall be fenced to a height of 1.8 metres [6 ft.] and should be non-climbable and strong. If the fence is not solid, the spacings should not allow a child's head through.
K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>560 sq. m.</td>
<td>15 metres</td>
<td>28 metres</td>
</tr>
<tr>
<td>[6,000 sq.ft.]</td>
<td>[50 ft.]</td>
<td>[90 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading / Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the Official Community Plan.

A. Intent

This Zone is intended to accommodate and regulate commercial recreational uses.

B. Permitted Uses

**Amendments: 15655, 03/07/05; 17471, 10/03/11**

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

1. *Recreational facilities*, excluding outdoor go-kart operations, drag racing and rifle ranges;
2. *Child care centres*, provided that such centres:
   (a) Do not constitute a singular use on the *lot*; and
   (b) Are located with direct access to an *open space* and recreation area within the *lot*.
3. Drive-in *theatres* and *retail stores* limited to flea markets, provided that the flea market is contained within a drive-in *theatre lot*.
4. *Cultural uses*;
5. *Accessory uses* to Section B.1 to B.4 including the following:
   (a) One *dwelling unit*, for the accommodation of an official, manager or caretaker of the *principal use*;
   (b) *Eating establishments* excluding *drive-through restaurants*; and
   (c) Clubhouse.
6. *Agricultural* and *horticultural* uses excluding *kennels*, where the lot is 2 hectares [5 acres] or more and further provided that the lot is within the *Agricultural Land Reserve* (ALR) as determined by the *Agricultural Land Commission Act/Regs/Orders* and accessory uses including 1 single family dwelling.

C. **Lot Area**

Not applicable to this Zone.

D. **Density**

Amendments: 14390, 05/22/01; 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.01 provided that the *gross floor area* on the lot does not exceed 15 square metres [161 sq. ft.]. The *floor area ratio* shall not exceed 0.40 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 0.40.

E. **Lot Coverage**

The maximum *lot coverage* shall be 40%.
F. Yards and Setbacks

Amendments: 12333, 07/25/94

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings &amp; Structures for Uses Permitted under Sections B.1, B.2, B.3, B.4, and B.5 of this Zone</td>
<td>12.0 m.</td>
<td>12.0 m.</td>
<td>12.0 m.</td>
<td>12.0 m.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[40 ft.]</td>
<td>[40 ft.]</td>
<td>[40 ft.]</td>
<td>[40 ft.]</td>
<td></td>
</tr>
<tr>
<td>Buildings &amp; Structures for Uses Permitted Under Section B.6 of this Zone</td>
<td>30.0 m.</td>
<td>30.0 m.</td>
<td>15.0 m.</td>
<td>30.0 m.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
<td>[50 ft.]</td>
<td>[100 ft.]</td>
<td></td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. The height of any building shall not exceed 12 metres [40 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Tandem parking may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.
I. Landscaping

1. All portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Screen planting at least 3 metres [10 ft.] wide shall be provided along all lot lines and shall include trees.

3. Screen planting at least 1.5 metres [5 ft.] high and/or a solid decorative fence shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

4. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot except at driveways.

J. Special Regulations

Amendments: 17471, 10/03/11

1. Drive-in theatres shall be permitted only if:

   (a) Reserves of off-street vehicle queuing space shall be provided for patrons awaiting admission, in an amount of not less than 5% of the vehicular capacity of the theatre and provided that such space shall be treated with a suitable material to provide a dust-free weed-free surface.

   (b) Ingress and egress from any highway shall be so designed and constructed as to provide for safe traffic movement. Exit and entrance will be permitted only onto a frontage road leading to the fronting highway.

   (c) The theatre screen shall be so located that the picture shown thereon shall not be visible from any arterial highway abutting the lot.

   (d) Vehicular circulation shall permit only one-way traffic within the boundaries of the lot.
K. **Subdivision**

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>2 times the width of lot</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

**Amendments:** 13657, 03/22/99; 13774, 07/26/99; 15655, 03/07/05; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.
4. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
5. Development permits may be required in accordance with the *Official Community Plan*.
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. Unless prohibited or further regulated in this Zone, By-law, or other By-laws, activities and uses on lands located in the Agricultural Land Reserve shall be in accordance with the Agricultural Land Commission Act/Regs/Orders, where applicable.

A. Intent

This Zone is intended to accommodate and regulate golf courses as recreational commercial developments.

B. Permitted Uses

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

1. Golf courses.
2. Golf driving ranges.
3. Accessory uses to Sections B.1 and B.2, including the following:
   (a) One dwelling unit per lot, for the accommodation of an official, manager or caretaker of the principal use;
   (b) Eating establishments, excluding drive-through restaurants;
   (c) Clubhouse;
   (d) Indoor recreational facilities; and
   (e) Child care centres.
4. Agricultural and horticultural uses excluding kennels, provided that the lot is 2 hectares [5 acres] or more and further provided that the lot is within the Agricultural Land Reserve (ALR) as determined by the Agricultural Land Commission Act/Regs/Orders and accessory uses including 1 single family dwelling.
C. **Lot Area**

Not applicable to this Zone.

D. **Density**

| Amendments: 14390, 05/22/01; 19073, 02/20/17 |

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.01 provided that the *gross floor area* on the *lot* does not exceed 15 square metres [161 sq. ft.]. The *floor area ratio* shall not exceed 0.10 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 0.10.

E. **Lot Coverage**

The maximum *lot coverage* shall be 10%.

F. **Yards and Setbacks**

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Buildings and Structures</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>for Uses Permitted Under</td>
<td>12.0 m.</td>
<td>12.0 m.</td>
<td>12.0 m.</td>
<td>12.0 m.</td>
<td></td>
</tr>
<tr>
<td>Sections B.1, B.2, and B.3 of This Zone</td>
<td>[40 ft.]</td>
<td>[40 ft.]</td>
<td>[40 ft.]</td>
<td>[40 ft.]</td>
<td></td>
</tr>
<tr>
<td><em>Buildings and Structures</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>for Uses Permitted Under</td>
<td>30.0 m.</td>
<td>30.0 m.</td>
<td>15.0 m.</td>
<td>30.0 m.</td>
<td></td>
</tr>
<tr>
<td>Section B.4 of This Zone</td>
<td>[300 ft.]</td>
<td>[50 ft.]</td>
<td>[50 ft.]</td>
<td>[100 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.
G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. The *height* of any *building* or *structure* shall not exceed 12 metres [40 ft.].

H. Off-Street Parking and Loading/Unloading

**Amendments: 13774, 07/26/99; 18719, 05/30/16**

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. For uses permitted under Sections B.1, B.2 and B.3, parking shall be prohibited within the required *setbacks*.

3. *Tandem parking* may be permitted as specified:

   For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

I. Landscaping

1. A continuous buffer not less than 12 metres [40 ft.] wide, containing mature trees, natural bush and *landscaping*, shall be provided and maintained along all *lot lines*.

2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

J. Special Regulations

1. *Golf courses* and golf driving ranges shall be permitted only if:

   (a) The *golf course* or golf driving range is situated and designed so that golf balls do not create a nuisance or a danger to any uses on an abutting *lot* or *highway*;

   (b) No lights shall be mounted so as to direct a glare onto any *residential lot* or any *highway*; and
(c) No fence for the control of stray golf balls shall be located closer than 12 metres [40 ft.] to any lot line and any such fence shall be kept in good repair and shall be bordered with appropriate screening and landscaping.

2. *Child care centres* shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

K. **Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,000 sq. m.</td>
<td>50 metres</td>
<td>60 metres</td>
</tr>
<tr>
<td>[1.0 acre]</td>
<td>[164 ft.]</td>
<td>[200 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

**Amendments:** 13657, 03/22/99; 13774, 07/26/99; 15655, 03/07/05; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.

4. *Building* permits shall be subject to the "Surrey Building Permit" and the "Surrey Development Cost Charge By-law".

5. Development permits may be required in accordance with the *Official Community Plan*. 
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

9. Unless prohibited or further regulated in this Zone, By-law, or other By-laws, activities and *uses* on lands located in the *Agricultural Land Reserve* shall be in accordance with the *Agricultural Land Commission Act/Regs/Orders*, where applicable.
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A. Intent

**Amendments: 17471, 10/03/11**

This Zone is intended to accommodate and regulate *marinas* and associated uses as recreational commercial developments.

B. Permitted Uses

**Amendments: 15655, 03/07/05; 17471, 10/03/11**

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

1. *Marinas*.

2. *Accessory uses* to Section B.1, including the following:
   
   (a) One *dwelling unit*, for the accommodation of an official, manager or caretaker of the *principal use*;

   (b) *Retail stores* limited to the following:

      i. Sale of marine and fishing supplies; and

      ii. *Convenience store*; and

   provided that the total floor area for all retail uses shall not exceed 140 square metres [1,500 sq.ft.];

   (c) Marine repair and service station;

   (d) Marine machine shop;

   (e) *Eating establishments* excluding drive-through restaurants;
(f) Clubhouse; and

(g) Child care centres.

3. Agricultural and horticultural uses excluding kennels, provided that the lot is 2 hectares [5 acres] or more and further provided that the lot is within the Agricultural Land Reserve (ALR) as determined by the Agricultural Land Commission Act/Regs/Orders and accessory uses including 1 single family dwelling.

C. Lot Area

Not applicable to this Zone.

D. Density

1. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio in Part 1 Definitions of this By-law, any building or structure floating on water excluding docks shall be included in the calculation of floor area ratio; and

(b) For the purpose of building construction on the lot, the maximum density shall not exceed a floor area ratio of 0.40.

E. Lot Coverage

The maximum lot coverage shall be 40%, where the lot includes that portion covered by water.
F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front Yard</td>
</tr>
<tr>
<td>Buildings and Structures for Uses Permitted</td>
<td>12.0 m.</td>
</tr>
<tr>
<td>Under Sections B.1 and B.2 of This Zone</td>
<td>[40 ft.]</td>
</tr>
<tr>
<td>Buildings and Structures for Uses Permitted</td>
<td>30.0 m.</td>
</tr>
<tr>
<td>Under Section B.3 of This Zone</td>
<td>[300 ft.]</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* The rear yard or side yards may be reduced to 7.5 metres [25 ft.] provided that such yards abut the shoreline.

G. Height of Buildings

Measurements to be determined as per part 1 Definitions, of this By-law:

1. The height of any building or structure, excluding those for uses permitted under Section B.3, shall not exceed 9 metres [30 ft.].

2. The height of any building or structure for uses permitted under Section B.3 shall not exceed 12 metres [40 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. For uses permitted under Sections B.1 and B.2, all parking shall be prohibited within the required setbacks.

I. Landscaping

1. A continuous buffer not less than 12 metres [40 ft.] wide, containing mature trees, natural bush and landscaping, shall be provided and maintained along all lot lines other than a lot line abutting the shoreline.

2. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

J. Special Regulations

1. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,000 sq. m.</td>
<td>50 metres</td>
<td>60 metres</td>
</tr>
<tr>
<td>[1.0 acre]</td>
<td>[164 ft.]</td>
<td>[200 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. **Other Regulations**

**Amendments:** 13657, 03/22/99; 13774, 07/26/99; 15655, 03/07/05, 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.

4. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

5. Development permits may be required in accordance with the *Official Community Plan*.

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.

9. Unless prohibited or further regulated in this Zone, By-law, or other By-laws, activities and *uses* on lands located in the *Agricultural Land Reserve* shall be in accordance with the *Agricultural Land Commission Act/Regs/Orders*, where applicable.

10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.
This page left intentionally blank
A. Intent

This zone is intended to accommodate and regulate the comprehensive design of industrial business parks consisting of light impact industrial uses, offices and service uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed building.

B. Permitted Uses

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

1. Light impact industry including wholesale and retail sales of products produced on the lot or as part of the wholesale or warehouse operations.

2. Office uses excluding:
   i. social escort services
   ii. methadone clinics

3. General service uses excluding drive-through banks.

4. Warehouse uses.

5. Distribution centres.

6. Accessory uses including the following:
   (a) Personal service uses limited to the following:
      i. Barbershops;
      ii. Beauty parlours;
iii. Cleaning and repair of clothing; and

iv. Shoe repair shops;

(b) Recreational facilities, excluding go-kart operations, drag racing and rifle ranges;

(c) Eating establishments, excluding drive-through restaurants;

(d) Community services;

(e) Assembly halls limited to places of worship, provided that:

(i) the place of worship does not exceed a total floor area of 700 square metres (7,500 sq. ft.);

(ii) the place of worship accommodates a maximum of 300 seats; and

(iii) there is not more than one place of worship on a lot.

(f) Child care centre; and

(g) Dwelling unit(s) provided that the dwelling unit(s) is (are):

i. Contained within a principal building;

ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;

iii. Restricted to a maximum number of:

a. One dwelling unit in each principal building less than 2,800 square metres [30,000 sq. ft.] in floor area;

b. Two dwelling units in each principal building of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and

c. Notwithstanding Sub-sections B.6 (g) iii.a. and iii.b., the maximum number shall be two dwelling units for lots less than 4.0 hectares [10 acres] in area and three dwelling units for lots equal to or greater than 4.0 hectares [10 acres] in area.
iv. Restricted to a maximum floor area of:

a. 140 square metres [1,500 sq. ft.] for one (first) dwelling unit on a lot and where a lot has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] dwelling unit within the strata plan;

b. 90 square metres [970 sq. ft.] for each additional dwelling unit; and

c. Notwithstanding Sub-sections B.6 (g) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the principal building within which the dwelling unit is contained.

C. Lot Area

The minimum site area for subdivision shall be 4 hectares [10 acres], except in the case of a remainder lot, where the lots including the remainder lot which were created by the same plan of subdivision are zoned IB.

D. Density

Amendments: 13155, 02/09/98; 14541, 11/19/01; 18414, 03/23/15; 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or a building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density may be increased to a maximum floor area ratio of 0.75 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed a floor area ratio of 0.75.

E. Lot Coverage

Amendments: 16790, 11/24/08

The maximum lot coverage shall be 60%.
F. Yards and Setbacks

Measurements to be determined as per Part 1 Definitions, of this By-law:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td></td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>7.5 m.*</td>
<td>7.5 m.</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* One (1) side yard setback may be reduced to 3.6 metres [12 ft.] if the side yard abuts land which is commercial, industrial or mixed employment.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal buildings**: The height shall not exceed 12 metres [40 ft.].
2. **Accessory buildings and structures**: The height shall not exceed 6 metres [20 ft.].

H. Off-Street Parking and Loading/Unloading

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. **Tandem parking** may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.
I. Landscaping

Amendment: 18414, 03/23/15

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 3 metres [10 ft.] in width shall be provided from back of curb or projected future curb location.

3. A continuous landscaping strip of not less than 6.0 metres [20 ft.] in width shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

4. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Land and structures shall be used for the uses permitted in this Zone only if such uses:

   (a) Constitute no unusual fire, explosion or safety hazard;

   (b) Do no emit noise in excess of 70 dB(A) measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60 dB(A); and

   (c) Do not produce heat or glare perceptible from any boundary of the lot on which the use is located.

2. Outdoor storage of any goods, materials or supplies is specifically prohibited.

3. Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.

4. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.
K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in part II Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading / Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.

7. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

8. Development permits may be required in accordance with the Official Community Plan.

9. Safety regulations are as set out in the Health Act R.S.B.C. 1979, c. 161 and the "Surrey Fire Prevention By-law".
10. Permits may be required for the storage of *special wastes* in accordance with the Environmental Management Act, S.B.C. 2003, chapter 53, as amended.

11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.
Business Park 1 Zone

Part 47A - IB-1, Business Park 1 Zone

Part 47A

IB-1

A. Intent

Amendments: 16957, 06/29/09

This zone is intended to permit development of industrial business parks with a high standard of design consisting of light impact industrial uses, high technology industry, industry with a significant amount of research and development activity, warehouse, limited offices and service uses carried out in enclosed buildings forming part of a comprehensive design. These uses shall be carried out such that no nuisance is apparent outside an enclosed building.

B. Permitted Uses

Amendments: 15664, 05/18/05; 16957, 06/29/09; 17704, 07/23/12

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

1. **Light impact industry** including wholesale and retail sales of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the gross floor area for each individual business or establishment or 460 square metres [5,000 sq.ft.] whichever is less.

2. **Warehouse uses.**

3. **Distribution centres.**

4. Office uses excluding:

   (a) **social escort services;**

   (b) **methadone clinics;**

   (c) offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and
related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.

5. **Accessory uses** including the following:
   
   (a) *General service uses* excluding *drive-through banks*;
   
   (b) *Eating establishments* limited to a maximum of 200 seats and excluding *drive-through restaurants*;
   
   (c) *Community services*;
   
   (d) *Child care centre*; and
   
   (e) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
   
   i. Contained within a *principal building*;
   
   ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
   
   iii. Restricted to a maximum number of:
   
   a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
   
   b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area;
   
   c. Notwithstanding Sub-sections B.4(e) iii.a and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area, three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area, and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan.
   
   iv. Restricted to a maximum floor area of:
   
   a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot*;
   
   b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
c. Notwithstanding Sub-sections B.4(e) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the principal building within which the dwelling unit is contained.

C. Lot Area

The minimum site area for subdivision shall be 4 hectares [10 acres], except in the case of a remainder lot, where the lots including the remainder lot which were created by the same plan of subdivision are zoned IB-1.

D. Density

Amendments: 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum floor area ratio shall not exceed 0.1 or a gross floor area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum floor area ratio may be increased to 1.00 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum floor area ratio shall not exceed 1.00.

E. Lot Coverage

Amendments: 16790, 11/24/08

The maximum lot coverage shall be 60%.
F. Yards and Setbacks

**Amendments: 18455, 06/29/15**

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>16.0 m.*</td>
<td>7.5 m.</td>
<td>7.5 m.**</td>
<td>9.0 m.***</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* The front yard setback may be reduced to 7.5 m. [25 ft.] if the area between the front face of any building or structure and a highway is not used for parking and is landscaped.

** One (1) side yard setback may be reduced to 3.6 metres [12 ft.] if the side yard abuts land which is commercial, industrial or mixed employment.

*** The side yard setback on a flanking street may be reduced to 7.5 m. [25 ft.] if the area between the flanking street face of any building or structure and a highway is not used for parking and is landscaped.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal buildings:** The building height shall not exceed 14 metres [45 ft].
2. **Accessory buildings and structures:** The building height shall not exceed 6 metres [20 ft].
H. Off-Street Parking and Loading/Unloading

Amendments: 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Notwithstanding Sub-section E.1.(b) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the lot may be permitted within the designated loading/unloading areas provided that:

   (a) The number of parking spaces shall not exceed the number of loading spaces and/or shipping/receiving doors; and

   (b) The parking spaces shall not be visible from the highways abutting the lot.

I. Landscaping

Amendments: 17471, 10/03/11; 18414, 03/23/15; 18455, 06/29/15

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous landscaping strip of not less than 6 metres [20 ft.] in width shall be provided within the lot.

3. Along the developed sides of the lot which abut all highways other than an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous landscape strip of not less than 3.0 metres [10 ft.] in width shall be provided within the lot.

4. A continuous landscape strip of not less than 1.5 metres [5 ft.] in width shall be provided along all side lot lines between a highway and 3.0 metres [10 ft.] back from the front face of the closest principal building fronting a highway.

5. A continuous landscaping strip of not less than 6.0 metres [20 ft.] shall be created along all lot lines separating the developed portion of the lot from any residential lot.
6. Loading areas, garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

Amendments: 17471, 10/03/11; 17704, 07/23/12; 18414, 03/23/15

1. Land and structures shall be used for the uses permitted in this Zone only if such uses:

   (a) Constitute no unusual fire, explosion or safety hazard;

   (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60 dB; and

   (c) Do not produce heat or glare perceptible from any boundary of the lot on which the use is located.

2. Outdoor storage of any goods, materials or supplies is specifically prohibited.

3. For the purpose of Sections B.1 and B.2 of this Zone, parking, storage or service of trucks and trailers on any portion of the lot not associated with the uses or operations permitted thereof shall be specifically prohibited.

4. Loading areas shall not be located within any required front yard setback or flanking street setback which abuts an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830, or any required setback adjacent any residential lot.

5. Garbage containers and passive recycling containers shall not be located within any required front or flanking street setback or any required setback adjacent any residential lot.

6. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.
K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of this By-law.

L. Other Regulations

Amendments: 17181, 06/07/10

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Prior to any use, the Lands must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-1 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.


4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.

5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.

7. Building permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2002, No. 14650, as amended, and the development cost charges shall be based on the IB-1 Zone.

9. Development permits may be required in accordance with the Surrey Official Community Plan, as amended.

Business Park 2 Zone

Part 47B -  IB-2, Business Park 2 Zone

Part 47B IB-2

A. Intent

Amendments: 16957, 06/29/09

This Zone is intended to accommodate and regulate the development of light impact industry, limited office and service uses with a high standard of design that are generally compatible with one another and with adjoining zones.

B. Permitted Uses

Amendments: 15664, 05/18/05; 16957, 06/29/09; 17471, 10/03/11; 17704, 07/23/12

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

1. Light impact industry including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the gross floor area for each individual business or establishment or 460 square metres [5,000 sq.ft.], whichever is less.

2. Warehouse uses.

3. Distribution centres.

4. Office uses excluding:
   
   (a) Social escort services;

   (b) Methadone clinics; and

   (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.

5. Accessory uses including the following:

   (a) Coffee shops provided that the seating capacity shall not exceed 35 and the said coffee shop is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
(b) *General service uses* excluding *drive-through banks*:

(c) *Child care centres*; and

(d) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):

i. Contained within the *principal building*;

ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;

iii. Restricted to a maximum number of:

   a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;

   b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area;

   c. Notwithstanding Sub-sections B.4 (d) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area; and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area, and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan.

iv. Restricted to a maximum floor area of:

   a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot*;

   b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and

   c. Notwithstanding Sub-sections B.4(e) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

C. **Lot Area**

Not applicable to this Zone.
D. Density

Amendment: 18414, 03/23/15; 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum floor area ratio shall not exceed 0.1 or a gross floor area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum floor area ratio may be increased to 1.00 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum floor area ratio shall not exceed 1.00.

E. Lot Coverage

The maximum lot coverage shall be 60%.

F. Yards and Setbacks

Amendments: 17471, 10/03/11; 18455, 06/29/15

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>16 m.* 7.5 m. 7.5 m.** 9.0 m.***</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* The front yard setback may be reduced to 7.5 m [25 ft.] if the area between the front face of any building or structure and a highway is not used for parking and is landscaped.

** One (1) side yard setback shall be 7.5 metres [25 ft.] or 0.0 metre if the said side yard abuts land which is commercial, industrial or mixed employment.
The side yard setback on a flanking street may be reduced to 7.5 m [25 ft.] if the area between the flanking street face of any building or structure and a highway is not used for parking and is landscaped.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. **Principal building**: The building height shall not exceed 14 metres [45 ft.].

2. **Accessory buildings and structures**: The building height shall not exceed 6 metres [20 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Notwithstanding Sub-section E.1.(b) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the lot may be permitted within the designated loading/unloading areas provided that:

   (a) The number of parking spaces shall not exceed the number of loading spaces and/or shipping/receiving doors; and

   (b) The parking spaces shall not be visible from the highways abutting the lot.

I. Landscaping

Amendments: 17471, 10/03/11; 18414, 03/23/15; 18455, 06/29/15

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous landscaping strip of not less than 6.0 metres [30 ft.] in width shall be provided within the lot.
3. Along the developed sides of the lot which abut all highways other than an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous landscape strip of not less than 3.0 metres (10 ft.) shall be provided within the lot.

4. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

5. A continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided along all side lot lines between a highway and 3.0 metres [10 ft.] back from the front face of the closest principal building fronting a highway.

6. A continuous landscaping strip of not less than 6.0 metres (20 ft.) shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

7. Loading areas, garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

**Amendments: 17471, 10/03/11; 17704, 07/23/12**

1. Land and structures shall be used for the uses permitted in this Zone only if such uses:
   (a) Constitute no unusual fire, explosion or safety hazard;
   (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60 dB; and
   (c) Do not produce heat or glare perceptible from any lot line of the lot on which the use is located.

2. Area for outdoor display and storage of any goods, materials or supplies, and areas for parking of trucks and trailers associated with the uses and operations allowed on the lot other than the loading spaces in front of loading doors shall:
   (a) Not be located within any front or side yard;
(b) Not exceed a total area greater than the *lot* area covered by the *principal building*; and

(c) Be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].

3. For the purpose of Sections B.1 and B.2 of this Zone, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.

4. Loading areas shall not be located within any required *front yard setback* or *flanking street setback* or within any required *setback* adjacent any *residential lot*.

5. Garbage containers and *passive recycling containers* shall not be located within any required front or *flanking street setback* or any required *setback* adjacent any *residential lot*.

6. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. **Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,800 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

**Amendments: 17181, 06/07/10**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:
1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Prior to any use, the Lands must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-2 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.


4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.

5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.


9. Development permits may be required in accordance with the Surrey Official Community Plan, as amended.

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A. Intent

This zone is intended to accommodate and regulate the comprehensive design of industrial business parks consisting of light impact industrial uses, offices and limited service uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed building.

B. Permitted Uses

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

1. Light impact industry.
2. Office uses excluding:
   (a) Social escort services; and
   (b) Methadone clinics.
3. Warehouse uses.
4. Distribution centres.
5. Accessory uses including the following:
   (a) Eating establishments, excluding drive-through restaurants, provided that:
      i. The eating establishment does not exceed a gross floor area of 200 square metres [2,150 sq. ft.];
      ii. The eating establishment accommodates a maximum of 100 seats; and
      iii. A maximum of one eating establishment with a gross floor area greater than 150 square metres [1,600 sq. ft.] on the lot and where a lot has been subdivided by a strata plan then there shall only be one eating establishment with a gross floor area greater than 150 sq. m. [1,600 sq. ft.] within the strata plan;
(b) **Personal service uses** limited to the following:

i. Barbershops;

ii. Beauty parlours;

iii. Cleaning and repair of clothing; and

iv. Shoe repair shops;

(c) **General service uses** excluding *drive-through banks*;

(d) **Community services**;

(e) **Assembly halls** limited to *places of worship*, provided that:

   (i) the *place of worship* does not exceed a *gross floor area* of 700 square metres [7,500 sq. ft.];

   (ii) the *place of worship* accommodates a maximum of 300 seats; and

   (iii) there is not more than one *place of worship* on a *lot* and where a *lot* has been subdivided by a strata plan, there shall be only one *place of worship* within the strata plan.

(f) **Child care centres**; and

(g) **Dwelling unit(s)** provided that the *dwelling unit(s)* is (are):

   i. Contained within a *principal building*;

   ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;

   iii. Restricted to a maximum number of:

      a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;

      b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and

      c. Notwithstanding Sub-sections B.5 (g) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area; and
iv. Restricted to a maximum floor area of:

a. 140 square metres [1,500 sq. ft.] for one (first) dwelling unit on a lot and where a lot has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] dwelling unit within the strata plan;

b. 90 square metres [970 sq. ft.] for each additional dwelling unit; and

c. Notwithstanding Sub-sections B.5 (g) iv.a and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the principal building within which the dwelling unit is contained.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendment: 18414, 03/23/15; 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or a building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density may be increased to a maximum floor area ratio of 1.00 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Section D.1 of this Zone, the maximum density shall not exceed a floor area ratio of 1.00.

E. Lot Coverage

The maximum lot coverage shall be 60%.
F. Yards and Setbacks

Amendment: 18455, 06/29/15; 19261, 06/26/17

1. Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings and Accessory Buildings and Structures</td>
<td></td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>7.5 m.*</td>
<td>7.5 m.</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

* One (1) side yard setback may be reduced to 3.6 metres [12 ft.] if the side yard abuts land which is commercial, mixed employment or industrial.

2. Notwithstanding the above, all buildings and structures on lands within Area XVII as described and outlined on the map attached as Schedule F of this By-law, shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings and Accessory Buildings and Structures</td>
<td>16 m.*</td>
<td>7.5 m.</td>
<td>7.5 m.*</td>
<td>9.0 m.***</td>
<td></td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

* The front yard setback may be reduced to 7.5 metres [25 ft.] if the area between the front face of any building or structure and a highway is not used for parking and is landscaped.

** One (1) side yard setback shall be 7.5 metres [25 ft.] or 0.0 metre if the said side yard abuts land which is commercial, industrial or mixed employment.

*** The side yard setback on a flanking street may be reduced to 7.5 metres [25 ft.] if the area between the flanking street face of any building or structure and a highway is not used for parking and is landscaped.
G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of this By-law:

1. **Principal buildings**: The building height shall not exceed 14 metres [46 ft.].
2. **Accessory buildings and structures**: The building height shall not exceed 6 metres [20 ft.].

H. Off-Street Parking and Loading/Unloading

**Amendment: 18719, 05/30/16**

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. **Tandem parking** may be permitted for company fleet vehicles.

I. Landscaping

**Amendment: 18414, 03/23/15; 18455, 06/29/15**

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 3 metres [10 ft.] in width shall be provided from back of curb or projected future curb location.
3. A continuous landscaping strip of not less than 6.0 metres [20 ft.] in width shall be provided along all lot lines separating the developed portion of the lot from any residential lot.
4. Notwithstanding the above on lands within Area XVII as described and outlined on the map attached as Schedule F of this By-law:

   Along the developed sides of the lot which abut an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous landscaping strip of not less than 6.0 metres [20 ft.] in width shall be provided within the lot; and

   Along the developed sides of the lot which abut all highways other than an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous landscape strip of not less than 3.0 metres [10 ft.] shall be provided within the developed sides of the lot.

5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
J. Special Regulations

1. Land and structures shall be used for the uses permitted in this Zone only if such uses:
   
   (a) Constitute no unusual fire, explosion or safety hazard;

   (b) Do no emit noise in excess of 70 dB measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60 dB; and

   (c) Do not produce heat or glare perceptible from any boundary of the lot on which the use is located.

2. Outdoor storage of any goods, materials or supplies is specifically prohibited.

3. Garbage containers and passive recycling containers shall not be located within any front yard setback or flanking street setback or any required setback adjacent any residential lot.

4. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.
K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 sq. m.</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of this By-law.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law, 1986, No. 8830, as amended".

2. General provisions on use are as set out in Part 4 General Provisions of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656, as amended.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks of this By-law.

6. Floodproofing regulations are as set out in Part 8 Floodproofing of this By-law.

7. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

8. Development permits may be required in accordance with the Official Community Plan.

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Light Impact Industrial Zone

Part 48 - IL, Light Impact Industrial Zone

Part 48  IL

A. Intent

Amendments: 16957, 06/29/09

This Zone is intended to accommodate and regulate the development of light impact industry, transportation industry, warehouses, distribution centres and limited office and service uses.

B. Permitted Uses

Amendments: 12333, 07/25/94; 12715, 12/04/95; 13201, 09/16/97; 13212, 10/06/97; 13703, 05/17/99; 13970, 04/17/00; 14835, 11/18/02; 15664, 05/18/05; 17704, 07/23/12; 18487, 05/16/16; 19817, 05/27/19

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

1. Light impact industry.
2. Recycling depots provided that:
   (a) The use is confined to an enclosed building; and
   (b) The storage of used tires is prohibited.
3. Transportation industry.
4. Automotive service uses.
5. Automobile painting and body work.
6. Vehicle storage including recreational vehicle storage.
7. Industrial equipment rentals.
8. General service uses limited to the following:
   (a) Driving schools;
(b) Taxi dispatch offices;
(c) Industrial first aid training; and
(d) Trade schools.


10. *Distribution centres.*

11. Office uses limited to the following:
(a) Architectural and landscape architectural offices;
(b) Engineering and surveying offices;
(c) General contractor offices;
(d) Government offices; and
(e) Utility company offices.

12. *Self-Storage Warehouse*

13. *Accessory uses* including the following:
(a) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the *Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.*
(b) *Recreation facilities,* excluding go-kart operations, drag racing and rifle ranges;
(c) *Community services;*
(d) *Assembly halls* limited to *places of worship,* provided that:
   (i) the *place of worship* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
   (ii) the *place of worship* accommodates a maximum of 300 seats; and
   (iii) there is not more than one *place of worship* on a *lot.*
(e) *Child care centres*; and

(f) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):

i. Contained within the *principal building*;

ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;

iii. Restricted to a maximum number of:

   a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;

   b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and

   c. Notwithstanding Sub-sections B.12 (f) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area.

iv. Restricted to a maximum floor area of:

   a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500- sq. ft.] *dwelling unit* within the strata plan;

   b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and

   c. Notwithstanding Sub-sections B.12 (f) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

(g) *Sales of rebuilt vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.* provided that:

i. it is part of an automobile painting and body work business;

ii. the number of rebuilt vehicles ready for sale shall not exceed 5 at any time;
iii. the business operator holds a current and valid Motor Dealer's certificate; and

iv. the business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or a building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density may be increased to a maximum floor area ratio of 1.00 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed a floor area ratio of 1.00.

E. Lot Coverage

The maximum lot coverage shall be 60%.
F. Yards and Setbacks

**Amendments:** 12333, 07/25/94; 17471, 10/03/11; 19261, 06/26/17

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>7.5 m.*</td>
<td>7.5 m.</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* One (1) side yard setback shall be 7.5 metres [25 ft.] or 0.0 metre if the said side yard abuts land which is commercial, mixed employment or industrial.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building:* The height shall not exceed 18 metres [60 ft.].
2. *Accessory buildings and structures:* The height shall not exceed 6 metres [20 ft.].

H. Off-Street Parking and Loading/Unloading

**Amendments:** 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. *Tandem parking* may be permitted as specified:

   For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.

I. Landscaping
Amendments: 13201, 09/16/97; 17471, 10/03; 18487, 05/16/16

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide, or a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

6. Open display and storage including the outdoor storage of damaged or wrecked vehicles shall be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or solid decorative fencing and/or substantial landscaping strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].

7. Notwithstanding Sections 1.1 to 1.6 of this Zone, truck parking facilities must be screened to a height of not less than 1.5 metres [5 ft.] by buildings and/or solid fencing and/or landscaping strips along the lot lines that abut a highway or any residential lot, excluding driveways, and the screening must be maintained.

J. Special Regulations

Amendments: 13657, 03/22/99; 17471, 10/03/11

1. Land and structures shall be used for the uses permitted in this Zone only if such uses:

(a) Constitute no unusual fire, explosion or safety hazard;
(b) Do no emit noise in excess of 70 dB(A) measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60 dB(A); and

(c) Do not produce heat or glare perceptible from any lot line of the lot on which the use is located.

2. Outdoor storage of any goods, materials or supplies is specifically prohibited between the front of the principal building and the highway, excluding vehicles exceeding 5,000 kilograms [11,023 lbs.] G.V.W. which are intended for sale.

3. The storage of damaged or wrecked vehicles shall be completely enclosed within a building or approved walled or fenced area; and

4. Wrecked vehicles shall not be visible from outside the building or the walled or fenced area in which they are stored.

5. Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.

6. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

K. Subdivision

Amendments: 17471, 10/03/11

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,800 sq. m</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft.]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.
L. Other Regulations

Amendments: 13201, 09/16/97; 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10; 17471, 10/03/11

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.

7. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

8. Development permits may be required in accordance with the Official Community Plan.

9. Safety regulations are as set out in the Health Act R.S.B.C. 1979, c. 161 and the "Surrey Fire Prevention By-law".

10. Permits may be required for the storage of special wastes in accordance with the Environmental Management Act, S.B.C. 2003, chapter 53, as amended.

A. Intent

This Zone is intended to accommodate and regulate the development of light impact industry and limited office and service uses with a high standard of design. These uses shall be carried out with limited provision for outdoor storage.

B. Permitted Uses

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

1. Light impact industry.

2. Recycling depots provided that:
   (a) The use is confined to an enclosed building; and
   (b) The storage of used tires is prohibited.

3. Warehouse uses.

4. Distribution centres.

5. General service uses limited to the following:
   (a) Industrial first aid training; and
   (b) Trade schools.

6. Office uses limited to the following:
   (a) Architectural and landscape architectural offices;
   (b) Engineering and surveying offices;
(c) General contractor offices;

(d) Government offices; and

(e) Utility company offices.


8. *Accessory uses* including the following:

(a) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the *Liquor Control and Licensing Act*, R.S.B.C. 1996, chapter 267, as amended;

(b) *Indoor recreation facilities*;

(c) *Community services*;

(d) *Assembly halls* limited to *places of worship*, provided that:
   
   (i) the *place of worship* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);

   (ii) the *place of worship* accommodates a maximum of 300 seats; and

   (iii) there is not more than one *place of worship* on a lot.

(e) *Child care centres*; and

(f) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):

   i. Contained within the *principal building*;

   ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;

   iii. Restricted to a maximum number of:

   a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;

   b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
c. Notwithstanding Sub-sections B.7 (f) iii.a. and iii.b., the maximum number shall be two dwelling units for lots less than 4.0 hectares [10 acres] in area and three dwelling units for lots equal to or greater than 4.0 hectares [10 acres] in area; and

iv. Restricted to a maximum floor area of:

a. 140 square metres [1,500 sq. ft.] for one (first) dwelling unit on a lot and where a lot has been subdivided by a strata plan then there shall only be one 140-square metre [1,500 sq. ft.] dwelling unit within the strata plan;

b. 90 square metres [970 sq. ft.] for each additional dwelling unit; and

c. Notwithstanding Sub-sections B.7(f)iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the principal building within which the dwelling unit is contained.

C. Lot Area

Not applicable to this Zone.

D. Density

**Amendments: 19073, 02/20/17**

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the floor area ratio shall not exceed 0.1 or a building area of 300 square metres [3,230 sq.ft.] whichever is smaller. The floor area ratio may be increased to 1.00 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than the ones in Sub-section D.1 of this Zone, the floor area ratio shall not exceed 1.00.
E. Lot Coverage

The maximum lot coverage shall be 60%.

F. Yards and Setbacks

*Amendments: 19261, 06/26/17*

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Principal and Accessory Buildings and Structures</em></td>
<td></td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>7.5 m.*</td>
<td>7.5 m.</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions of this By-law.

* One (1) side yard setback shall be 7.5 metres [25 ft.] or 0.0 metre if the said side yard abuts land which is commercial, mixed employment or industrial.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of this By-law.

1. Principal building: The building height shall not exceed 18 metres [60 ft.].

2. Accessory buildings and structures: The building height shall not exceed 6 metres [20 ft.].

H. Off-Street Parking

*Amendment: 18719, 05/30/16*

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law. For the purpose of this Part, the parking requirements for warehouse uses and distribution centres shall be the same as those for light impact industry.
2. **Tandem parking** may be permitted.

3. Parking of **vehicles**, except parking for employees and customers of the uses on the **lot** and including without limitations, parking of **vehicles** exceeding 5,000 kilograms [11,023 lbs.] **G.V.W.**, is specifically prohibited between the front of the **principal building** and the **highway** and shall occupy an area no greater than 1.5 times the area of the **lot coverage** of the **principal buildings**.

4. Notwithstanding Sub-section A.3.(b) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, required parking shall be provided on the same **lot** as the uses they serve.

I. **Landscaping**

   **Amendment:** 18414, 03/23/15; 19261, 06/26/17

1. All developed portions of the **lot** not covered by **buildings**, **structures**, or paved areas shall be landscaped, including the retention of mature trees. This **landscaping** shall be maintained.

2. Along the developed sides of the **lot** which abut an **Arterial Road** or **Collector Road**, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous **landscaping** strip of not less than 6.0 metres [20 ft.] in width shall be provided within the **lot**.

3. Along the developed sides of the **lot** which abut all **highways** other an **Arterial Road** or **Collector Road**, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous **landscaping** strip of not less than 3.0 metres [10 ft.] shall be provided within the **lot**.

4. The boulevard areas of **highways** abutting a **lot** shall be seeded or sodded with grass on the side of the **highway** abutting the **lot**, except at **driveways**.

5. A continuous **landscaping** strip of not less than 1.5 metres [5 ft.] in width shall be provided along all **side lot lines** between a **highway** and 3.0 metres [10 ft.] back from the front face of the closest **principal building** fronting a **highway**.

6. A continuous **landscaping** strip of not less than 6.0 metres [20 ft.] shall be provided along all **lot lines** separating the developed portion of the **lot** from any **residential lots**.

7. Loading areas, garbage containers and **passive recycling containers** shall be screened to a height of at least 2.5 metres [8 ft.] by **buildings**, a **landscaping** screen, a solid decorative fence, or a combination thereof.
8. The area for the parking of vehicles shall be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or a decorative fence and/or landscaping at least 2.5 metres [8 ft.] high.

J. Special Regulations

1. Area for outdoor display and storage of any containers, goods, materials or supplies shall:

   (a) Not exceed a total area greater than 1.5 times the lot area covered by the principal building up to a maximum of 40% lot coverage of the lot;

   (b) Not to be used for storage of trucks (>5,000 kg. G.V.W.) or trailers that are not associated with the business on the lot;

   (c) Not be located within any front yard or side yard; and

   (d) Be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or solid decorative fencing and/or substantial landscaping strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of any material shall be piled to a height exceeding 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen. In no case any material, except shipping containers, shall be piled to a height of more than 3.5 metres [12 ft.].

2. No display or storage of shipping containers shall be piled to a height of more than 7.0 metres [24 ft.] or the height of two stacked containers, whichever is less.

3. Parking, storage or service of trucks and trailers on any portion of the lot not associated with the uses or operations permitted in Section B thereof shall be specifically prohibited.

4. Land and structures shall be used for the uses permitted in this Zone only if such uses:

   (a) Constitute no unusual fire, explosion or safety hazard;

   (b) Do not emit noise in excess of 70dB(A) measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60dB(A); and

   (c) Do not produce heat or glare perceptible from any lot line of the lot on which the use is located.
5. Loading areas, garbage containers and passive recycling containers shall not be located within any required front or flanking street setback or within any required setback adjacent any residential lot.

6. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,800 sq. m</td>
<td>30 metres</td>
<td>30 metres</td>
</tr>
<tr>
<td>[0.5 acre]</td>
<td>[100 ft]</td>
<td>[100 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

Amendments: 17181, 06/07/10; 17471, 10/03/11

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law, 1999, No. 13656, as amended.

5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Floodproofing regulations are as set out in Part 8 Floodproofing, this By-law.


9. Development permits may be required in accordance with the Official Community Plan, as amended.

10. Safety regulations are as set out in the Health Act R.S.B.C. 1996, c. 179 and the "Surrey Fire Prevention By-law".

11. Permits may be required for the storage of special wastes in accordance with the Environmental Management Act R.S.B.C., 2003, C.53.

High Impact Industrial Zone

Part 49  IH, High Impact Industrial Zone

Part 49  IH

A. Intent

This Zone is intended to accommodate and regulate the development of all industrial uses, including high impact industry and incidental sales activities.

B. Permitted Uses

**Amendments: 13703, 05/17/99; 17704, 07/23/12; 18414, 03/23/15; 18487, 05/16/16; 19817, 05/27/19**

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

1. High impact uses limited to the following:
   (a) Abattoir;
   (b) Asphalt, tar and tar products manufacturing;
   (c) Cement, lime gypsum, plaster of paris manufacturing;
   (d) Chemical plant;
   (e) Distillation of bones;
   (f) Fat rendering;
   (g) Fertilizer manufacturing;
   (h) Garbage, dead animal reduction;
   (i) Petroleum refining and storage;
(j) Planer mills;
(k) Stockyard or feeding pens; and
(l) Tannery or curing and storage of hides.

2. Heliport.

3. *Light impact industry.*

4. *Recycling depots,* excluding the storage of used tires.


7. Storage and handling of *dangerous goods* and *special wastes,* provided that the use is:
   (a) Authorized by and in compliance with a permit issued by the Environmental Standards Branch of the Ministry of Environment; and
   (b) In conformity with the regulations of the "Surrey Fire Prevention By-law".

8. *Transportation industry* including warehouses, distributing centres, port and *railway* facilities, bus terminals, truck refuelling facilities, and the sales and service of *vehicles* exceeding 5,000 kilograms [11,023 lbs.] *G.V.W.*

9. *Automotive service uses.*

10. Automobile painting and body work.

11. *Vehicle* storage including recreational *vehicle* storage.


15. *Self-Storage Warehouse*

16. *Accessory uses* including the following:
   (a) *Recreation facilities;* and
(b) \textit{Dwelling unit(s)} provided that the \textit{dwelling unit(s)} is (are):

i. Contained within a \textit{principal building};

ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;

iii. Restricted to a maximum number of:

a. One \textit{dwelling unit} in each \textit{principal building} less than 2,800 square metres [30,000 sq. ft.] in floor area;

b. Two \textit{dwelling units} in each \textit{principal building} of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and

c. Notwithstanding Sub-sections B.15 (b) iii.a. and iii.b., the maximum number shall be two \textit{dwelling units} for lots less than 4.0 hectares [10 acres] in area and three \textit{dwelling units} for lots equal to or greater than 4.0 hectares [10 acres] in area;

iv. Restricted to a maximum floor area of:

a. 140 square metres [1,500 sq. ft.] for one (first) \textit{dwelling unit} on a lot and where a lot has been subdivided by a strata plan then there shall only be one 140-square metre [1,500 sq. ft.] \textit{dwelling unit} within the strata plan;

b. 90 square metres [970 sq. ft.] for each additional \textit{dwelling unit}; and

c. Notwithstanding Sub-sections B.9 (b) iv.a. and iv.b., the maximum floor area shall not exceed 33\% of the total floor area of the \textit{principal building} within which the \textit{dwelling unit} is contained.

C. \textbf{Lot Area}

Not applicable to this Zone.

D. \textbf{Density}

The maximum \textit{density} shall not exceed a \textit{floor area ratio} of 1.00.
E. Lot Coverage

The maximum lot coverage shall be 60%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>Setback*</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Side Yard on Flanking Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>7.5 m.</td>
<td>7.5 m.</td>
<td>3.6 m.*</td>
<td>7.5 m.</td>
<td>![25 ft.](Yard Yard) ![25 ft.](Rear Yard) ![12 ft.](Side Yard) ![25 ft.](Side Yard on Flanking Street)</td>
</tr>
</tbody>
</table>

Measurements to be determined as per Part 1 Definitions, of this By-law.

* Notwithstanding the above setbacks, the use and structure shall be located not less than 150 metres [492 ft.] from the boundary of a residential lot and not less than 25 metres [80 ft.] from any other Zone where such uses as permitted under this Zone are prohibited.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building: The height shall not exceed 18 metres [60 ft.].
2. Accessory buildings and structures: The height shall not exceed 18 metres [60 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Tandem parking may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide, or a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all lot lines.

5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

6. Outdoor storage in the rear and side yards shall be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or solid decorative fence and/or landscaping at least 2.5 metres [8 ft.] high.

7. Notwithstanding Sections I.1 to I.6 of this Zone, truck parking facilities must be screened to a height of not less than 1.5 metres [5 ft.] by buildings and/or solid fencing and/or landscaping strips along the lot lines that abut a highway or any residential lot, excluding driveways, and the screening must be maintained.

J. Special Regulations

1. Soundproofing: Where industrial buildings abut lots other than industrial lots, for any noise generated on the lot, the noise level shall not exceed 60 dB(A) measured at any point on the boundary of the lot on which the use is located.
2. **Outdoor storage**: Outdoor storage of goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*.

K. **Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,000 sq. m.</td>
<td>40 metres</td>
<td>60 metres</td>
</tr>
<tr>
<td>[1.0 acre]</td>
<td>[130 ft.]</td>
<td>[200 ft.]</td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

**Amendments:** 13657, 03/22/99; 13774, 07/26/99; 18414, 03/23/15

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

6. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.

7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

8. Development permits may be required in accordance with the *Official Community Plan*. 

9. Safety regulations are as set out in the **Health Act** R.S.B.C. 1979, c.161 and the "Surrey Fire Prevention By-law".

10. Permits may be required for the storage of *special wastes* in accordance with the **Environmental Management Act**, S.B.C. 2003, chapter 53, as amended.
Part 50 Salvage Industrial Zone and pages 50.2 to 50.5 inclusive are deleted.
A. Intent

This Zone is intended to accommodate and regulate industries which process agricultural products or provide services to agriculture.

B. Permitted Uses

Amendments: 13703, 05/17/99

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

1. Light impact industry limited to the following:
   
   (a) Bottling of beverages;
   
   (b) Packaging, canning, freezing, manufacturing or processing of:

   i. Bakery products and goods;

   ii. Bulbs and flowers;

   iii. Dairy products and goods;

   iv. Eggs and egg products;

   v. Fruits and fruit products;

   vi. Jams, jellies and honey;

   vii. Meat, fish, poultry and products;

   viii. Nuts and nut products;

   ix. Pickled and spiced food stuffs;

   x. Tobacco products; and
xi. Vegetables and vegetable products; and

(c) Cold storage facilities.

2. *Agriculture, horticulture* and associated uses, excluding any use involving the keeping or raising of animals and birds.

3. Processing, storage and sales of soil.

4. Office uses limited to government agencies related to *agriculture*.

5. *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges.

6. *Accessory uses* including the following:

   (a) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):

   i. Contained within a *principal building*;

   ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;

   iii. Restricted to a maximum number of:

      a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;

      b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and

      c. Notwithstanding Sub-sections B.6 (a) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area.

   iv. Restricted to a maximum floor area of:

      a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan;

      b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
c. Notwithstanding Sub-sections B.6 (a) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

C. **Lot Area**

Not applicable to this Zone.

D. **Density**

The maximum *density* shall not exceed a *floor area ratio* of 1.00.

E. **Lot Coverage**

The maximum *lot coverage* shall be 60%.

F. **Yards and Setbacks**

*Buildings* and *structures* shall be sited not less than 10 metres [33 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).

G. **Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*: The *height* shall not exceed 12 metres [40 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 6 metres [20 ft.].

H. **Off-Street Parking and Loading/Unloading**

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**Amendments: 13774, 07/26/99**

1. Refer to Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. *Tandem parking* may be permitted as specified:
For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as tandem parking.

I. Landscaping

1. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide, or a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all boundaries abutting a highway or separating the developed portion of the lot from any residential lot;

2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.

3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

5. Open storage in the rear and side yards shall be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or solid decorative fence and/or landscaping at least 2.5 metres [8 ft.] high of not less than 1.5 metres [5 ft.] in width. No display or storage of materials shall be piled up to a height exceeding 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said fence or landscaping strip, nor within 90 metres [300 ft.] of a residential lot.

J. Special Regulations

1. Soundproofing: Where industrial buildings abut lots other than industrial lots, for any noise generated on the lot, the noise level shall not exceed 60 dB(A) measured at any point on any boundary of the lot on which the use is located;

2. Outdoor storage: Outdoor storage of goods, materials or supplies is specifically prohibited between the front of the principal building and the highway.

3. Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.
K. **Subdivision**

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 hectare</td>
<td>50 metres</td>
<td>2 times the width of lot</td>
</tr>
<tr>
<td>[2.5 acres]</td>
<td>[164 ft.]</td>
<td></td>
</tr>
</tbody>
</table>

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. **Other Regulations**

**Amendments:** 13657, 03/22/99; 13774, 07/26/99; 18414, 03/23/15

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.

6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

7. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

8. Development permits may be required in accordance with the Official Community Plan.

9. Permits may be required for the storage of special wastes in accordance with the Environmental Management Act, S.B.C. 2003, chapter 53, as amended.
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Comprehensive Development Zone

Part 52 - CD, Comprehensive Development Zone

A. Intent

This Zone is intended to accommodate and regulate the development of a mixture of uses as an integrated unit based on a comprehensive plan in conformity to the use and density stated in the Official Community Plan. An amending by-law may specify permitted uses and regulations other than those set out below.

B. Permitted Uses

Land and structures shall be used for the uses as permitted for the following Zones and shall be as designated on the approved comprehensive development plan which shall be attached to and form part of this By-law:

1. Uses permitted in the C-4, C-5, C-8, C-8A, C-15, C-35, CHI, CG-1, CG-2, CTA, CCR, CPR, CPQ and CPM Zones.

2. Uses permitted in the IB, IB-1, IB-2, IB-3, IL, IL-1, IH and IA Zones.


4. Uses permitted in the PC, PA-1, PA-2 and PI Zones.


C. Lot Area

Not applicable to this Zone.
D. Density

The density shall comply with the Part D Density prescribed in the respective zones under different Parts of this By-law.

E. Lot Coverage

The lot coverage shall comply with Part E Lot Coverage prescribed in the respective zones under different Parts of this By-law.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the Part F Yards and Setbacks prescribed in the respective zones under different Parts of this By-law.

G. Height of Buildings

The height shall comply with Part G Height of Buildings prescribed in the respective zones under different Parts of this By-law.

H. Off-Street Parking

1. Refer to Part 5 Off-Street Parking, of this By-law.

I. Landscaping

The landscaping shall comply with Part I Landscaping prescribed in the respective zones under different Parts of this By-law.

J. Special Regulations

Amendments: 17471, 10/03/11

1. Special regulations shall comply with Part J Special Regulations prescribed in the respective zones under different Parts of this By-law.

2. A Comprehensive Development Zone may include the following schedules forming part of the said Zone:

(a) A site plan, including legal description of the land, showing the location of all existing and proposed buildings, highways, paved areas, street lighting, utilities, and utility easements, streams and other topographical features of the lot;
(b) Architectural plans for any proposed buildings;

(c) Existing and proposed grades and their relation to the elevations on adjoining lots;

(d) The location, size, height and orientation of signs;

(e) The location and treatment of open spaces, screening and landscaping; and

(f) A determination of uses and staging of development;

provided, however, that the foregoing may be waived in whole or in part if the lot and the proposed development are subject to a development permit.

K. Subdivision

Lots created through subdivision in this Zone shall conform to Part K Subdivision prescribed in the respective zones under different Parts of this By-law.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.

6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

7. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
8. Development permits may be required in accordance with the *Official Community Plan*. 
Severability and Repeal of Previous By-law

Part 53 - Severability and Repeal of Previous By-law

Part 53 Severability

A. Severability

1. If any Part, Section, Sub-section, clause or phrase of this By-law is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the By-law shall be deemed to have been enacted without the invalid portion.

B. Repeal of Previous By-law

**Amendments: 12333, 07/25/94**

1. *City* of Surrey Zoning By-law, 1979, No. 5942 and all amendments thereto, is hereby repealed, except:

   (a) in so far as it applies to all *lots* specified in Section B, Part 3 Zones of this By-law and listed in Schedule E;

   (b) Part VIII Floodproofing; and

   (c) that in the case of a Land Use Contract or Comprehensive Development Zone adopting all or any portion of By-law No. 5942, the portion of the said By-law adopted by reference in the Land Use Contract or Comprehensive Development Zone shall remain in force for the purposes of the said Land Use Contract or Comprehensive Development Zone.
A. Adoption Date

READ A FIRST AND SECOND TIME on the 28th day of June 1993.

PUBLIC HEARING HELD thereon on the 22nd day of July 1993.

READ A THIRD TIME on the 27th day of July 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the 13th day of September 1993.

______________________________MAYOR

______________________________CLERK