

NO: R158

COUNCIL DATE: **June 27, 2016**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 22, 2016**
FROM: **General Manager, Planning and Development** FILE: **3900-30**
SUBJECT: **Zoning Bylaw Text Amendments for Single Family Residential Zones**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Approve amendments to the Zoning Bylaw, 1993, No. 12000, as documented in Appendix “I” of this report;
3. Approve the addition of a new zone, the Single Family Residential 13 (RF-13) Zone incorporating floor area, lot size, and lot dimension changes from the existing Single Family Residential 12 (RF-12) zone, as documented in Appendix “II”; and
4. Instruct the City Clerk to bring forward the necessary amendment bylaw for the required readings and to set a date for the related public hearing.

INTENT

The purpose of this report is to seek Council approval for changes to the Surrey Zoning Bylaw, 1993, No. 12000 (“Zoning Bylaw”), as documented in Appendix “I” and “II” of this report. The proposed amendments outlined in this report are intended to adjust various regulations pertaining to single-family residential zones in the Zoning Bylaw to:

- increase the number and the effectiveness of off-street parking spaces in the RF-10 and RF Zones;
- create a new zone (Single Family Residential 13 Zone “RF-13”) with regulations that are similar to the current RF-12 Zone, but which increase the number and the effectiveness of off-street parking spaces, and which is intended as an alternative to the RF-12 Zone;
- permit the construction of reasonably-sized backyard decks in the RF-12 Zone and the new RF-13 Zone; and
- adjust lot coverage and floor area calculations in the RF, RF-O, RH, and RH-G Zones to better balance zoning provisions on lots of similar size in these zones.

These amendment proposals are a response to concerns expressed by residents' associations and by a number of property owners. The proposed amendments have been developed and refined in consultation with the Transportation and Infrastructure Committee (TIC) and with stakeholders, including a sub-committee of the Development Advisory Committee (DAC).

DISCUSSION

1. Amendments related to Off-street Parking

Parking in residential neighbourhoods has become a significant issue in some parts of the City, and the Transportation Division fields numerous citizen complaints related to the availability of on-street parking spaces; particularly in areas such as East Clayton, which have a concentration of small single-family lots zoned RF-9, RF-10, and RF-12.

The prevalence of these small-lot residential zones in new neighbourhoods is a market response to the dramatic increase in single-family housing prices in the region, and within Surrey. Many homeowners further seek to reduce the burden of mortgage payments by renting out a secondary suite in their home, which places an additional strain on parking supply, both on the residential lot and on the adjacent streets.

In 2012, the City amended the Zoning Bylaw to broadly permit secondary suites in single-family zones, recognizing a widespread trend that pre-dated the authorization of suites. As part of the 2012 amendment authorizing secondary suites, a condition was established in the Zoning Bylaw to require one additional parking stall (from two spaces to three) on any single-family lot with a secondary suite. This condition was amended in May 2016 by increasing the minimum number of parking spaces to three on all single-family lots, regardless of whether a secondary suite is built or anticipated.

The issue of parking supply and the adequacy of parking on single-family lots has been an on-going item of discussion at the TIC and at public hearings on development applications. The issue is particularly acute for:

- lane-accessed, small-lot single-family lots in the RF-10 and RF-12 Zones, especially along arterial roads where there is no curb-side (on-street) parking available; and
- single family lots fronting onto a cul-de-sac bulb, where on-street parking is not available between driveway entrances.

Through discussions with stakeholders, including the Cloverdale Community Association (which has taken an active interest in this issue), other contributing factors have been identified, including:

- the need to increase non-tandem parking spaces, since many homeowners who rent out a secondary suite do not permit their tenants to park in a tandem parking configuration, even when adequate parking spaces are available on a driveway; and
- the adequacy of the minimum area of a two-car garage allowed in the RF-12 Zone, which at 35 square metres (375 sq. ft.) is four square metres smaller than the minimum garage size of 39 square metres (420 sq. ft.) in other single-family zones. This smaller sized garage

makes it difficult to park two cars comfortably in the garage, putting additional pressure on parking in the neighbourhood.

In response to these concerns, staff is recommending a set of amendments to the Zoning Bylaw, specifically to the RF Zone, the RF-12 Zone, and the RF-10 Zone. Since the proposed changes to the RF-12 Zone include adjusting the permitted floor area, minimum lot size, and minimum lot dimensions to accommodate additional parking capacity on the lot, staff is proposing a new RF-13 Zone to replace the RF-12 Zone for new development applications while allowing the RF-12 Zone to continue to regulate development on existing lots and Council-approved development applications.

RF Zone

The proposed amendments to the RF Zone include:

- increasing the maximum number of vehicles parked outside from two to three, and further increasing this number to four where the front garage setback is 11 metres or more;
- increasing the permitted width of a driveway from 6.0 metres (20 ft.) to 8.0 metres (27 ft.), to allow three cars to park on the driveway beside one another, reducing the issue of tandem parking;
- allowing for the side yard setbacks of houses in this zone to be off-set, so that the 1.8 metres (6 ft.) setback on one side of the lot may be reduced to 1.2 metres (4 ft.) as long as the opposite side yard setback is increased to 2.4 metres (8 ft.). This allows the wider driveway mentioned above to line up with a 2-car garage, with the third driveway parking stall located partly within the side yard setback area;
- increasing the permitted paving of the front yard from 33% to 50% to accommodate the wider driveway. Staff are also engaged in research on the application of porous paving on these wider driveways to reduce the impact on stormwater drainage; and
- on “pie-shaped” lots facing onto a cul-de-sac bulb where the lot frontage is 8.0 metres or less, increasing the required front setback to the garage to 11.0 metres. This would allow four cars to park on the driveway in front of the garage, compensating for the lack of on-street parking available in a cul-de-sac.

RF-12 Zone and Proposed New RF-13 Zone

To address the issues within the current RF-12 Zone, staff is recommending that a new zone be created (the “RF-13 Zone”). This new zone would be similar to the RF-12 Zone, but would include new regulations including larger lot size and dimensions and a larger garage to address the parking issues as discussed in this report.

This approach (rather than amending the RF-12 Zone) allows Council-approved development applications to complete under the existing RF-12 regulations. In-stream applications that are not yet approved by Council could proceed under the existing RF-12 regulations or be re-designed and amended to conform to the new RF-13 regulations in terms of lot dimensions, driveways, garage size, and house size. New applications would be supported by staff under the RF-13 provisions, except in limited and unique circumstances. This approach is similar to that which was taken

with the creation of the RF-10 Zone in 2012, which replaced the RF-9 Zone for new applications while applications approved under RF-9 zoning were permitted to complete.

The proposed regulations in the new RF-13 Zone are documented in Appendix “II” showing “track changes” to highlight changes from the current RF-12 Zone. The amendments which address the parking issues in the current RF-12 Zone include:

- increasing the maximum number of vehicles parked outside from two to three;
- on Type I lots, which are currently 12 metres wide by 26 metres deep and which require driveways accessed from a back lane, increasing the rear setback from the lane to an attached garage from 1.0 metre to 6.0 metres. This has the effect of creating a driveway apron that can accommodate two cars on the driveway in addition to two cars in a garage;
- increasing the required size for a 2-car garage from 35 square metres (375 sq. ft.) to 39 square metres (420 sq. ft.). This change addresses the issue of “undersized” garages in the existing RF-12 Zone described above;
- adjusting the allowable floor area ratio from 0.70 in the existing RF-12 Zone to 0.72 in the proposed new RF-13 Zone to accommodate the larger garage requirement, and adding five square metres (53 sq. ft.) to the maximum house size, which increases from 260 square metres (2,800 sq. ft.) in the RF-12 Zone to 265 square metres (2,850 sq. ft.) in the proposed RF-13 Zone;
- adjusting the minimum size of lots from 320 square metres in the existing RF-12 Zone to 336 square metres in the proposed RF-13 Zone in order to accommodate the slightly larger house size and the additional permitted parking spaces on the lot without reducing permeable areas; and
- increasing the minimum lot depth for Type I lots (with back lanes) from 26 metres to 28 metres, and increasing the minimum lot depth for Type II lots (with front driveways) from 22 metres to 24 metres in the proposed RF-13 Zone.

RF-10

The proposed amendment related to parking in the RF-10 Zone is to:

- eliminate the 7.9 metre wide, lane-served Type III lots from the RF-10 Zone. This type of lot is restricted to 25% of lots in a new subdivision, but is considered to be too narrow to effectively address the parking issues on single-family lots.

These proposed amendments relating to parking were discussed with a sub-committee of the DAC and with a working group including single-family house designers who are active in Surrey, and was unanimously supported. The proposed amendments were discussed on several occasions with the TIC, and the final recommendations contained in this report were presented at the April 2016 TIC meeting and unanimously endorsed by the committee.

2. Back Decks in the RF-12 and new RF-13 Zones

The existing regulations for rear yard setbacks in the RF-12 Zone make it impractical to build a reasonably-sized back deck on most lots in this zone. As a result, some homeowners will build an unauthorized deck or they will enlarge a small “Juliet” deck built in conformance to the setbacks, following final occupancy permit inspections by City staff. Since the RF-12 zoning provisions allow a 14 square metre (150 sq. ft.) basement access well in the rear yard, staff is of the opinion that a deck of the same size (typically placed over the basement access well) is reasonable, and that the rear yard setbacks may be relaxed to permit such construction. As the deck is likely to be built over the permitted basement access well, this change will not increase the impermeable area on a lot.

The proposed amendment to relax setbacks in order to allow a reasonable back deck would apply to the existing RF-12 Zone and also to the new RF-13 Zone as introduced above.

3. Addressing Lot Coverage and Density Anomalies in Large-Lot Zones

Amendments to the RF Zone approved by Council in 2013 permitted the construction of larger homes on “oversized” RF-zoned lots by increasing the cap on floor area in this zone from 3,550 sq. ft. to 5,000 sq. ft. At the same time, a “sliding scale” for calculating density and a “stepped scale” for lot coverage was introduced. These changes had the inadvertent effect of exacerbating discrepancies in maximum lot coverage and floor area between lots of the same size in the RF Zone, versus the RH, RH-G, and RF-O Zones. For example, the current situation is that on two identical 10,000 sq. ft. lots, a builder could construct a 5,000 sq. ft. house in the RF Zone but only a 2,500 sq. ft. house in the RH Zone.

In the RF Zone, the current method for calculating permitted lot coverage is a “stepped” scale, with the maximum lot coverage percentage reducing as the lot size increases from 40% lot coverage for a “standard” 560 square metres (6,000 sq. ft.) RF lot down to a “floor” of 18% lot coverage for RF lots greater than 1,583 square metres (17,000 sq. ft.). This creates two anomalies:

- for lot sizes between 13,000 sq. ft. and 17,000 sq. ft. the permitted house footprint on smaller lots is paradoxically greater than on larger lots; and
- for lot sizes just slightly above a “step” in lot coverage (for example, an 8,001 sq. ft. lot) the permitted house footprint is significantly smaller than on a lot just slightly below the “step” in lot coverage (for example, a 7,999 sq. ft. lot).

The proposed amendments will eliminate these discrepancies on similar-sized lots regulated by the RF, RH, RH-G, and RF-O Zones. The specific amendments include:

- an amendment to the RH Zone to change the lot size at which the density (floor area) and lot coverage regulations of the RF Zone prevail over the nominal RH regulations, from the current 9,000 sq. ft. or less to a proposed 20,000 sq. ft. or less;
- amendments to the RH-G and RF-O Zones to add the provision that the density (floor area) and lot coverage regulations of the RF Zone prevail over the nominal density and lot coverage regulations on lots that are 15,000 sq. ft. or less; and

- an amendment of the lot coverage calculation in the RF Zone, moving from a stepped scale to a true sliding scale.

These changes will ensure that the same sized house with the same footprint is permitted on lots of the same size in these four zones. While “oversized” RF lots and “undersized” RH lots are not numerous, the existing discrepancies have created issues for homeowners wishing to rebuild homes on several existing lots in the past year or so. The chart below shows an example comparing the allowable floor area and lot coverage on identically-sized lots in these zones under both the existing and proposed regulations:

Lot Size (sq. ft.)		RF Zone (sq. ft.)	RH Zone (sq. ft.)	RH-G Zone (sq. ft.)	RF-O Zone (sq. ft.)
10,000					
	Max. Floor Area	5,000*	2,500 existing 5,000* proposed	3,200 existing 5,000* proposed	3,200 existing 5,000* proposed
	Max. Lot Coverage	3,200	2,500 existing 3,200 proposed	2,500 existing 3,200 proposed	2,500 existing 3,200 proposed
13,000					
	Max. Floor Area	5,000*	3,250 existing *5,000 proposed	4,160 existing *5,000 proposed	4,160 existing *5,000 proposed
	Max. Lot Coverage	3,380	3,250 existing 3,380 proposed	3,250 existing 3,380 proposed	3,250 existing 3,380 proposed
15,000				<i>Point below which RF regulations prevail</i>	<i>Point below which RF regulations prevail</i>
16,000					
	Max. Floor Area	5,000*	4,000 5,000* proposed	5,120	5,120
	Max. Lot Coverage	3,200 existing 4,000 proposed	4,000	4,000	4,000
20,000			<i>Point below which RF regulations prevail</i>		
	Max. Floor Area	5,000*	5,000	6,400	6,400
	Max. Lot Coverage	3,600 existing 5,000 proposed	5,000	5,000	5,000

*floor area includes “open-to-below” and covered decks, with allowances

4. Floor Area Calculations in Various Single-Family Zones

As part of the suite of amendments to the RF Zone approved by Council in 2013, changes to the way in which floor area was counted were introduced, included counting extensive “open-to-below” (space covered by high, vaulted ceilings) as doubled floor area, and counting covered outdoor deck area as floor area after a reasonable allowance for verandas and porches. These changes were intended to reduce the mass and bulk of houses without reducing interior living space, and also to reduce the incidence of unauthorized in-filling of “open-to-below” space and the enclosure of covered decks as living space after the City’s final inspections.

The amendments to the RF Zone have been effective in meeting these objectives, and were extended to the RF-10 Zone as well. Staff is now proposing to extend these methods of calculating floor area to all other single family residential zones with a maximum floor area or floor area ratio (FAR). These changes will not affect lots larger than ½ acre in the RA Zone, and will not affect residences constructed in the Agricultural zones (A1 and A2), since floor area density is not regulated on these lots.

The proposed amendments include:

- counting “open-to-below” or extended height areas with more than 12 ft. ceiling height as double floor area, except for an allowance of 200 sq. ft.; and
- counting covered deck areas as floor area, except for an allowance equal to 10% of the permitted floor area of a house.

SUSTAINABILITY CONSIDERATIONS

The proposed amendments to improve the effectiveness of parking regulations in single-family zones respond to the Desired Outcomes of:

- “land is used efficiently and sensitively”; and
- “the built environment enhances quality of life, happiness, and well-being”.

The proposed amendments to improve the effectiveness of parking regulations in single-family zones respond to the Strategic Direction to:

- “continue to plan and develop a transportation and mobility network that supports safety, placemaking, and integration of neighbourhoods in the *Sustainability Charter 2.0*”.

CONCLUSION

The Zoning Bylaw is a “living” regulation, and adjustments are made in response to changing conditions in society and in the economy from time to time. The proposed changes outlined in this report are largely a response to housing affordability, the ways in which families make adjustment to these realities, and the ways in which developers and homebuilders deliver housing on smaller lots; in many cases, including secondary suites. The proposed changes seek to address issues that have arisen related to parking and livability in these neighbourhoods. Adjustments are also proposed to reduce the mass and bulk of houses while eliminating discrepancies between certain zones.

Based on the discussion above, staff recommends amendments to single-family residential zones in the Zoning Bylaw to:

- increase the number and the effectiveness of off-street parking spaces in the RF-10 and RF Zones;
- create a new zone (Single Family Residential 13 Zone “RF-13”), with regulations that are similar to the current RF-12 Zone but which increase the number and the effectiveness of off-street parking spaces, and which is intended as an alternative to the RF-12 Zone;
- permit the construction of reasonably-sized backyard decks in the RF-12 Zone and the new RF-13 Zone; and
- adjust lot coverage and floor area calculations in the RF, RF-O, RH, and RH-G Zones to better balance zoning provisions on lots of similar size in these zones.

If these amendments as documented in Appendix “I” and “II” are approved by Council, the relevant bylaw amendments will be brought for the required readings, including a public hearing.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

Attachments

Appendix “I” – Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000

Appendix “II” – Proposed New RF-13 Zone Compared with Existing RF-12 Zone

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Appendix “I”

Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000, as amended

The following amendments are proposed to Surrey Zoning By-law, 1993, No. 12000, as amended:

AMENDMENTS TO SINGLE FAMILY RESIDENTIAL ZONES

1. Part 14 RH Zone

Amend Section D. Density, as follows:

- Delete Sub-section D.3.(b)ii. and insert the following in its place:
 - “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 area 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 with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*.
 - 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.”

Amend Section E. Lot Coverage, as follows:

- Delete “900 square metres [9,685 sq.ft.]” and insert “1,500 square metres [16,000 sq.ft.]” in its place.
- Delete “Section D. Density” and insert “Section E. Lot Coverage” in its place.

Amend Section H. Off-Street Parking and Loading/Unloading, as follows:

- In Sub-section H.2.(a), delete “2” and insert “3” in its place.
- In Sub-section H.2.(c), delete “3” and insert “4” in its place.

2. Part 15 RH-G Zone

Amend Section D. Density, as follows:

- After Sub-section D.4.(b), insert the following new sub-sections:

- “(c) 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 with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*.
- (d) Notwithstanding Sub-section D.4.(b), 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.”

Amend Section E. Lot Coverage, as follows:

- After “25%”, insert “, 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.”

Amend Section H. Off-Street Parking and Loading/Unloading, as follows:

- In Sub-section H.2.(a), delete “2” and insert “3” in its place.
- In Sub-section H.2.(c), delete “3” and insert “4” in its place.

3. Part 15B RF-O Zone

Amend Section D. Density, as follows:

- In Sub-section D.2.(a), delete “37 square metres [400 sq. ft.]” and insert “39 square metres [420 sq. ft.]” in its place.
- In Sub-section D.2.(b), delete “900 square metres [9,685 sq. ft.]” and insert “1,500 square metres [16,000 sq. ft.]” in its place.
- After Sub-section D.2.(c), insert the following new sub-section:

- “(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 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 with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*.”

Amend Section E. Lot Coverage, as follows:

- After “25%”, insert “, 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.”

Amend Section H. Off-Street Parking and Loading/Unloading, as follows:

- In Sub-section H.2.(a), delete “2” and insert “3” in its place.
- In Sub-section H.2.(c), delete “3” and insert “4” in its place.

4. **Part 16 RF Zone**

Amend Section E. Lot Coverage, as follows:

- Delete Section E.2 and insert the following in its place:
 - “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.”

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete “*Front Yard*^{1&2}” and insert “*Front Yard*^{1,2,3}” in its place.
- In the table, delete “*Rear Yard*³” and insert “*Rear Yard*⁴” in its place.
- In the table, insert new footnote “⁵” beside the “1.8 m.” located in the “*Principal Building*” row and in the “*Side Yard*” column.
- Below the table, delete footnote description 3 and insert the following in its place:
 - “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.]”

Amend Section H. Off-Street Parking and Loading/Unloading, as follows:

- Delete Sub-section H.2.(a) and insert the following in its place:
 - “(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*.”
- Delete Sub-section H.2.(c) and insert the following in its place:
 - “(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*.”
- In Sub-section H.3.(c)i., delete “6 metres [20 ft.]” and insert “8.0 metres [26 ft.]” in its place.
- In Sub-section H.3.(c)ii., delete “33%” and insert “50%” in its place.
- Delete Sub-section H.3.(d).

Amend Section I. Landscaping, as follows:

- In Section I.2., delete “becovered” and insert “be covered” in its place.

5. **Part 17A RF-12 Zone**

Amend Section A. Intent, as follows:

- Delete “12.0 m” and insert “12.0 metres” in its place.

Amend Section D. Density, as follows:

- In Sub-section D.1.(a), delete “25 *dwelling units* per hectare [10 u.p.a.]” and insert “28 *dwelling units* per hectare [11.5 u.p.a.]” in its place.
- In Sub-section D.1.(b), delete “25 *dwelling units* per hectare [10 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Sub-section” and insert “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” in its place.
- Delete Sub-sections D.2.(a) to D.2.(b)iii. and insert the following in their place:
 - “(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*:
 - Covered areas used for parking, unless the covered parking is located within the *basement*;
 - 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
 - Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 14 square metres [150 sq. ft.] on the *lot*.

- (b) For *building* construction within a *lot*:
- i. The *floor area ratio* shall not exceed 0.70, 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 *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 260 square metres [2,800 sq. ft.]”

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete “7.5 m. ³” and insert “7.5 m. ^{3,4}” in its place.
- In the table, delete “1.0 m. ⁴” and insert “1.0 m. ⁵” in its place.
- Below the table, in footnote description 1, delete each “m” that follows a “.0” and insert “metres” in their places.
- Below the table, delete footnote descriptions 3 to 4 and insert the following in their place:

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.”

Amend Section G. Height of Buildings, as follows:

- In Sub-section G.1.(a), delete “9.5 metres [31 ft.]” and insert “9.0 metres [30 ft.]” in its place.
- In Section G.2, delete each “m” that follows a “.0” and insert “metres” in their places.

Amend Section H. Off-Street Parking, as follows:

- In the heading for Section H., insert “and Loading/Unloading” after “H. Off-Street Parking”.
- Delete Sections H.2 to H.10 and insert the following in their place:

“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.].

6. 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.
7. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
8. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 3 cars or trucks.
9. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
10. 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*.

Amend Section K. Subdivision, as follows:

- In Sub-section K.1.(a), delete “where” and insert “Where” in its place.
- Delete Sub-section K.1.(b) and insert the following in its place:
 “(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.”

Amend Section L. Other Regulations, as follows:

- In Section L.4., delete “1993, No. 11951,”
- In Section L.5., delete “1987, No. 9011” and insert “2012, No. 17850” in its place.

6. **Part 17CRF-10 Zone**

Amend Section F. Yards and Setbacks, as follows:

- Delete Section F.2. and renumber subsequent Sections F.3 and F.4 to Sections F.2 and F.3, respectively.
- In the now newly numbered Section F.2, delete “Type III” and insert “Type II” in its place.
- In the now newly numbered Section F.3, delete “Type IV” and insert “Type III” in its place.

Amend Section H. Off-Street Parking, as follows:

- Delete Section H.2 and insert the following in its place:
 “2. A minimum of 3 off-street *parking spaces* must be provided.”

Amend Section K. Subdivision, as follows:

- In the table in Section K.2., delete the following:

“

Type II

(A maximum of 25% of the total RF-10 *lots* in a subdivision)

Interior <i>Lot</i>	237 sq. m. [2,550 sq. ft.]	7.9 m. [26 ft.]	30 m. [98 ft.]
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Corner Lot or *Lot on a Flanking Lane* Type II *corner lots* are not permitted.

”

- In the table in Section K.2., delete “Type III” and insert “Type II” in its place.
- In the table in Section K.2., delete “Type IV” and insert “Type III” in its place.



Part 17A - RF-~~12~~13, Single Family Residential (~~12~~13) Zone

Single Family Residential (~~12~~13) Zone

Part 17A

RF-~~12~~13

Amendments: 14549, 05/13/02;

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

Amendments: 17290, 12/13/10

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

Amendments: 16957, 06/29/09

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 ~~25~~28 *dwelling units* per hectare [~~10~~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 ~~25~~28 *dwelling units* per hectare [~~11.5~~10 u.p.a.] 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. ~~all e~~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~~
- 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 with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 14 square metres [150 sq. ft.] on the lot.

- (b) For building construction within a lot:

- i. The *floor area ratio* shall not exceed ~~0.7072~~, provided that, of the resulting allowable floor area, ~~35-39 square metres² [380-420 sq. ft.²]~~ shall be reserved for use only as a garage or carport, which may be reduced to 20 square metres² [215 sq.-ft.²] 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 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-size floor area~~, inclusive of a garage or carport, shall be ~~260-265~~ square metres [2,~~800-860~~ sq. ft.].

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

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		6.0 m. ¹ [20 ft.]	7.5 m. ^{3,4} [25 ft.]	1.2 m. [4 ft.]	2.4 m. [8 ft.]
<i>Accessory Buildings and Structures</i>		— ²	1.0 m. ⁵ [3 ft.]	0.0 m. [0 ft.]	6.0 m. [20 ft.]

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*.

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 and uncovered 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. at the first floor for Type II lots permitted by Section K.2 of this zone.~~

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 ~~1.0-6.0 metres [3-20 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 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

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~~ 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

Amendments: 14757, 07/22/02; 15128, 10/27/03

- 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~~ 3 off-street *parking spaces* shall be provided, ~~1~~ 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. 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.~~

54. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Sub-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~~ maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be:

- ~~i. 6.0-3 metres [20-23 ft.] in width; 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.].

6. 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.
7. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
8. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2-3 cars or trucks.
9. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
10. 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

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

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~~ 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~~ 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. 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:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Type I</u>			
Interior <i>Lot</i>	320-336 sq. m. [3,445-595 sq. ft.]	12 m. [40 ft.]	286 m. [85-92 ft.]
Corner <i>Lot</i>	375-380 sq. m. [4,037-066 sq. mft.]	14 m. [46 ft.]	286 m. [85-92 ft.]
<u>Type II</u>			
Interior <i>Lot</i>	320-336 sq. m. [3,445-595 sq. ft.]	13.4 m. [44 ft.]	242 m. [72-79 ft.]
Corner <i>Lot</i>	375-380 sq. m. [4,037-066 sq. ft.]	15.4 m. [51 ft.]	242 m. [72-79 ft.]

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, ~~1993, No. 11951~~, 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, ~~1987~~2012, No. ~~9011~~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.