

address applications proposing the creation of small lots. However, to formally incorporate each proposed zone into the Zoning By-law, sites within the City must be rezoned to each zone, which would be initiated by an application for development in each zone.

To date, two small lot zones have been adopted. Both the Single Family Residential (12) Zone (RF-12) and the Single Family Residential Coach House Zone (RF-12C) received final adoption on May 13, 2002.

The RF-9 Zone received Third Reading on January 21, 2002. The Single Family Residential (9) Coach House Zone, is scheduled to be considered by Council at the April 14, 2003 Regular Council – Land Use meeting, in association with a rezoning application in East Clayton (File No. 7902-0240-00).

To date, two development applications have proceeded to Council proposing rezoning to the RF-9 Zone. Both projects are currently at Third Reading. The first application (File No. 7901-0227-00), located at 6170 – 138 Street in South Newton, received Third Reading on January 21, 2002. The proposal is to allow subdivision into approximately six (6) small single family lots (Appendix III).

The second application (File No. 7901-0054-00), located at 168 Street between 61 and 63 Avenues in West Cloverdale North, received Third Reading on November 18, 2002. The proposal is to allow subdivision into approximately 61 small single family lots (20 RF-9 and 41 RF-12 lots) and to permit the development of 39 detached units in a townhouse-like development (Appendix IV).

DISCUSSION

Review of the Draft RF-9 Zone

Since the introduction of By-law No. 14609, to incorporate the RF-9 Zone, (currently at Third Reading as of January 21, 2002) staff have received several comments and suggestions from other applicants and developers on ways to improve the RF-9 Zone and to make it more market-responsive. The proposed amendments have been discussed with representatives of the development industry who are considering or have proposed RF-9 developments.

Based on these comments and suggestions, a number of changes are being proposed to the RF-9 Zone. The following is a summary of the major revisions proposed to the draft RF-9 Zone (all proposed changes are documented in Appendix I) for Council's consideration:

Major Revisions Proposed to the Draft RF-9 Zone

1. Intent of the Zone: The draft RF-9 Zone is intended exclusively for single family dwellings on urban lots. The existing draft zone permits 30% of the total lots within a subdivision to take advantage of a reduced lot width to increase the density on a given site. The provision offers a more sustainable use of land, as well as provides a more affordable housing option to the public. The proposed changes to the draft RF-9 Zone will slightly increase the percentage of lots that may be set aside for the reduced lot width option to one-third (33.3%) of a site.
 - An increase in the total number of lots within the subdivision that may apply the reduced lot width from 30% to one-third or 33.3%.
2. Density and Maximum Floor Area: It is proposed that to the maximum density and the floor area ratio (FAR) be eliminated in favour of a maximum allowable floor area for the principal building on the lot (house, excluding garage or carport). Residential developers have advised that the public prefer larger homes on small lots. In order to accommodate market preferences the maximum allowable floor area and the maximum density per hectare have increased slightly. However, in order to prevent house sizes from increasing with lot sizes, which would increase the likelihood of non-compatible streetscapes, the floor area ratio (FAR) is proposed to be eliminated. Instead, the maximum allowable floor area proposed under the Zone will restrict the maximum size of house

permitted on a lot, regardless of the lot size. Amendments proposed to the RF-9 Zone, in relation to density and maximum floor area, include the following:

- An increase in maximum density from 31 dwelling units per hectare (13 u.p.a.) to 36 dwelling units per hectare (14.5 u.p.a.);
- The elimination of a maximum floor area ratio (FAR); and
- An increase in the maximum floor area, of the principal building, from 130 square metres (1,400 sq.ft.) to 173 square metres (1,865 sq.ft.), excluding garage or carport.

3. *Lot Coverage and Building Setbacks:* An increase to the lot coverage and reduced building setbacks (front, rear and side) are a necessary consequence of allowing an increased house size. The increase proposed to the lot coverage and reductions to the setbacks will improve the overall efficiency of space utilization on the lot and maximize rear yard open space and privacy. The amendments proposed include:

- An increase in the maximum lot coverage from 45% to 52% for Type I and Type II lots and 60% for Type III lots;
- An increase in the maximum allowable encroachment for a porch or veranda into the front yard from 1.0 metre (3 ft.) to 2.0 metres (6 ft. 7 in.);
- A reduction in the minimum flanking street sideyard setback from 3.0 metres (10 ft.) to 2.7 metres (8 ft. 10 in.);
- A reduction in the minimum rear yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) except if the garage is attached to the house in which case the setback to the garage can be reduced to 0.5 metre (2 ft.);
- Provision to permit a 1.8-metre (6 ft.) wide utility room to connect the garage with the house.

4. *Off Street Parking Restrictions:* Due to the narrow width of the rear lanes, tandem parking has been eliminated from the Zone. The purpose in eliminating tandem parking as an option is to prevent cars from parking in the lane or blocking access for other vehicles while backing out of garages due to the nature of tandem parking configurations. Attached garages are also proposed to accommodate two vehicles parked side by side. However, due to the size of individual small lots, the standard width for a parking space needs to be reduced in order to accommodate two vehicles parked side by side on a small lot. The amendments include:

- A prohibition of tandem parking either in a garage, carport or outside on a parking pad; and
- A reduction in the width for a double garage to accommodate two vehicles parked side by side from 5.5 metres (18 ft.) to 5.0 metres (16 ft.)

A detailed comparison between the existing draft RF-9 Zone and the proposed RF-9 Zone is documented in Appendix II.

Implementation

Subject to Council approval of the proposed amendments, Legal Services has advised that the initial by-laws in process, based on the RF-9 Zone, should be rescinded and new by-laws should be introduced incorporating the amendments to the RF-9 Zone as documented in Appendix II. As a result of this process, the two projects that are at Third Reading in the rezoning process to the RF-9 Zone, will be subject to a new Public Hearing. The affected applicants have been notified and understand that to take advantage of the proposed new regulations (and, in particular, the increased density) this legislative step is necessary and they are in agreement.

CONCLUSION

Since the introduction of By-law No. 14609 to incorporate the RF-9 Zone, staff have received several comments and suggestions from development industry on ways to improve the RF-9 Zone to make it more market-responsive. The proposed amendments have been discussed with the development industry and there appears to be agreement with the proposed changes.

It is, therefore, recommended that Council approve the proposed changes to the RF-9 Zone and instruct the Acting City Clerk to bring forward the applicable by-laws for the required readings, as recommended in this report.

Murray Dinwoodie
General Manager,
Planning and Development

KR/saw

Attachments:

- Appendix I Proposed Amendments to the RF-9 Zone
Appendix II Proposed RF-9 Zone
Appendix III Application No. 7901-0227-00 in South Newton
Appendix IV Application No. 7901-0054-00 in West Cloverdale North

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Draft RF-9 Zone Section and Description of Provision	Proposed Amendment	Purpose of Amendment
<p>Intent</p> <ul style="list-style-type: none"> - The Zone is intended exclusively for <i>single family dwellings</i> on <i>urban lots</i> at least 9.0 m (30 ft.) wide with rear lanes. Up to 30% of the total number of <i>lots</i> within the subdivision may be reduced to 8.0 m (26 ft.) in width. 	<ul style="list-style-type: none"> - Amend to decrease the lot width from 8.0 m (26 ft.) to 7.9 m (26 ft.) for up to one-third (33%) of the total number of lots within a subdivision. 	<ul style="list-style-type: none"> - The proposed changes are to allow for a 5.4-metre (18-ft.) wide house, which is based on the standardized construction components and thereby reduce waste of materials.
<p>Section D. Density</p> <ul style="list-style-type: none"> - Sub-sections D.1(a) and (b) prescribe a maximum density of 31 dwelling units per hectare (13 u.p.a.). - Sub-section D.2.(b)(i) prescribes a maximum floor area ratio (FAR) of 0.60, of which 37 m² (400 ft²) shall be reserved for a garage or carport, unless a single attached garage or carport is proposed, in which case the area reserved for such shall be reduced to 25 m² (270 ft²). Of the permitted floor area, 10 	<ul style="list-style-type: none"> - Amend Sub-sections D.1(a) and (b) to permit an increased maximum density of 36 dwelling units per hectare (14.5 u.p.a.). - Amend Sub-section D.2.(b)(i) to remove the maximum floor area ratio (FAR) restriction. No floor area will be required to be reserved for a garage or carport or <i>accessory buildings</i> and <i>structures</i>. The maximum house size will depend on the <i>lot</i> size and <i>lot</i> type. Where the <i>lot</i> is a Type I <i>lot</i> or a Type III <i>lot</i>, the maximum allowable floor area of the <i>principal building</i> shall be 173 m² (1,865 ft²), excluding any garage, carport, and <i>accessory buildings</i> and <i>structures</i>, provided that of the 173 m² (1,865 ft²) at least 15 m² (160 ft²) shall be reserved for a combined floor area within an 	<ul style="list-style-type: none"> - The proposed increase to the maximum density is due to the smaller lots proposed. - The floor area ratio (FAR) has been removed in favour of a maximum allowable floor area for the principal building to prevent house sizes from increasing with the lot sizes. The intent is to maintain consistency within the

<p>m² (105 ft²) shall also be reserved as an accessory building or structure.</p> <ul style="list-style-type: none"> - Sub-section D.2.(b)(ii) prescribes a maximum <i>principal building</i> size (inclusive of garage, carport, and <i>accessory buildings</i> and <i>structures</i>) of 167 m² (1,800 ft²) of which allows for a maximum house size of 130 m² (1,400 ft²). 	<p>attic and for a utility room connecting the principal building to the garage provided the said utility room complies with Section J.2 of the RF-9 Zone.</p> <ul style="list-style-type: none"> - <u>Amend</u> Sub-section D.2.(b)(ii) to permit an increased maximum allowable floor area of the <i>principal building</i> to 143 m² (1,540 ft²) for a Type II <i>lot</i> excluding any garage, carport, and <i>accessory buildings</i> and <i>structures</i>, provided that of the 143 m² (1,540 ft²) at least 11 m² (118 ft²) shall be reserved for floor area within an attic. 	<p>Zone.</p> <ul style="list-style-type: none"> - The proposed increase to the maximum allowable floor area is to make the house more market-responsive. If the proposed FAR restrictions are adopted there will no longer be a need to specify the garage as part of the FAR calculation.
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Draft RF-9 Zone Section and Description of Provision	Proposed Amendment	Purpose of Amendment
<h2>Section E. Lot Coverage</h2> <ul style="list-style-type: none"> - Prescribes a maximum <i>lot coverage</i> of 45%. 	<ul style="list-style-type: none"> - <u>Amend</u> Section E. to allow an increased maximum <i>lot coverage</i> of 52% for a Type I <i>lot</i> or a Type II <i>lot</i> pursuant to Section K.2 of the RF-9 Zone and to allow an increased maximum <i>lot coverage</i> of 60% for a Type III <i>lot</i>. 	<ul style="list-style-type: none"> - The increase to the <i>lot coverage</i> is required to accommodate the proposed increase in house size and to accommodate the differences in lot size and lot type options permitted under the Zone.
<h2>Section F. Yards and Setbacks</h2> <ul style="list-style-type: none"> - Front Yard (<i>Principal Building</i>): 5.0 m (16 ft.) required, except up to 50% of the front of the principal building may be within 4.0 m (13 ft.) of the front lot line. A porch or veranda may encroach up to 1.0 m (3 ft.) into the front yard, provided it has a depth of 1.8 m (6 ft.). A principal building not over 5.0 m (16 ft.) in building height may be sited up to 4.0 m (13 ft.) from the front lot line. - Side Yard on Flanking Street (<i>Principal Building</i>): 3.0 m (10 ft.) required. 	<ul style="list-style-type: none"> - <u>Amend</u> to permit the <i>front yard setback</i> of the first storey of the <i>principal building</i> to be reduced to 2.0 m (6 ft. 7 in.) to permit a porch or veranda to encroach into the front yard provided 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 <i>principal building</i>. - <u>Amend</u> to allow a side yard on a flanking street of 2.7 m (8 ft. 10 in.) where a utility room is provided outside between the garage or carport and to allow the side yard on a flanking street to be reduced to 1.2 m (4 ft.) provided a 1.5 m (5 ft.) deep porch or veranda is provided that is covered from above and is an integral part of the <i>principal building</i>. 	<ul style="list-style-type: none"> - A slightly reduced front yard setback for a porch or veranda is proposed to achieve increased rear yard open space and a more pedestrian-friendly streetscape. - Adjustments to the flanking street side yard are based on previous experience.

<ul style="list-style-type: none"> - Rear Yard (Principal Building): 7.5 m (25 ft.) required with a minimum distance of 6 m (20 ft.) required between the house and <i>accessory buildings</i> and <i>structures</i> over 2.4 m (8 ft.) in height. 	<ul style="list-style-type: none"> - Amend to permit a rear yard setback of 6.5 m (21 ft.) except if the garage is attached to the house, the setback to the garage can be reduced to 0.5 m (2 ft.). A minimum distance of 6.0 m (20 ft.) is required between the house and <i>accessory buildings</i> and <i>structures</i> over 2.4 m (8 ft.) in height, except that a 1.8 m (6 ft.) wide utility room is permitted between the garage and house. 	<ul style="list-style-type: none"> - A slightly reduced rear yard setback will provide more private and open space for the homeowner. The inclusion to allow for a covered area (utility room) between the garage and the house is in response to comments received from the development industry.
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<p>Draft RF-9 Zone Section and Description of Provision</p>	<p>Proposed Amendment</p>	<p>Purpose of Amendment</p>
<p>Section H Off-Street Parking</p> <ul style="list-style-type: none"> - A minimum of 2 off-street parking spaces per <i>dwelling unit</i> is required. - Section H.2 permits a maximum of 2 off-street parking spaces to be located in an attached tandem garage or carport. - Section H.3 and H.4 are retained but re-numbered to H.7 and H.8, respectively. 	<ul style="list-style-type: none"> - Amend to include as Section H.1. that <i>driveway</i> access to the <i>lot</i> is permitted only from a rear lane regardless of whether the <i>lot</i> fronts an arterial <i>highway</i> or not (This regulation has been relocated from Section J. Special Regulations.) - Amend Section H.1 and Re-number as Section H.2 to include that the 2 off-street parking spaces may be enclosed in a garage or carport, or provided outside on a parking pad on the <i>lot</i>. - Amend Section H.2 and Re-number to Section H.3 to prohibit <i>tandem parking</i> either in a garage, carport or outside on a parking pad. - Amend to include as Section H.4. that no more than 2 off-street <i>parking spaces</i> shall be enclosed in a garage or carport and the floor area of the garage or carport shall not exceed 37 m² (400 ft²). - Amend to include as Section H.5 that the width of a double garage to accommodate two <i>vehicles</i> parked side by side may be reduced to a minimum 5.5 m (18 ft.) provided the opening for <i>vehicle</i> access to the garage accommodates a garage door that is a minimum of 5.0 m (16 ft.) in width. - Amend to include as Section H.6 that an attached garage or carport is permitted only where the <i>lot</i> is a Type III <i>lot</i>. 	<ul style="list-style-type: none"> - Tandem parking has been eliminated from the Zone due to the narrow width of rear lanes and the potential to block laneways by cars. - The proposed revision would allow for a narrower garage width than what the Zoning By-law currently requires. The proposed revision is intended to recognize the unique characteristics of a small lot development.

Draft RF-9 Zone Section and Description of Provision	Proposed Amendment	Purpose of Amendment
<p>Section J Special Regulations</p> <ul style="list-style-type: none"> - <i>Vehicle</i> access to the lot is permitted only from a rear lane. 	<ul style="list-style-type: none"> - <u>Amend</u> by relocating the provision from Section J. Special Regulations to Section H. Off-Street Parking under Section H.1 - <u>Amend</u> to include a definition of attached garage or carport for the purpose of this Zone in Sub-section J.1(a) and (b). - <u>Amend</u> to include a definition of detached garage or carport for the purpose of this Zone as Sub-section J.2(a). 	<ul style="list-style-type: none"> - Definitions for attached and detached garages are inserted for clarification, as previously attached garages were not permitted under this Zone.
<p>Section K Subdivision</p> <ul style="list-style-type: none"> - Section K.2 requires that lots be a minimum of 270 m² (3,000 ft²) in area, 9 m (30 ft.) wide, and 30 m (100 ft.) deep. Corner lots shall be 324 m² (3,550 ft²) in area, 10.8 m (35 ft.) wide, and 30 m (100 ft.) deep to accommodate a larger side yard on a flanking street. The minimum lot width may be reduced from 9 m (30 ft.) to 8 m (26 ft.) for interior lots and the lot area may be reduced from 270 m² (3,000 ft²) to 240 m² (2,600 ft²). 	<ul style="list-style-type: none"> - <u>Amend</u> Section K.2. to allow three (3) lot types: 	<ul style="list-style-type: none"> - Proposed reduction in minimum lot sizes and dimensions is consistent with previously approved small lot projects. The proposed subdivision provisions provide greater flexibility to accommodate different small lot types such as Narrow-Deep/Rear Access or Wide-Shallow /Rear Access lots. The addition of the Wide-Shallow lot option is proposed in response to comments received from the development industry.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of
Surrey Zoning By-law, 1993, No. 12000, as amended

.....

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

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c.323, as amended, as follows:

(a) The Index is amended by inserting a new line immediately after Part "17Ai" as follows:

"17C RF-9 Single Family Residential (9) Zone 17c.1"

(b) Part 3 Zones, Section A. is amended by inserting a new line immediately after "RF-12C Single Family Residential Coach House Zone" as follows:

"RF-9 Single Family Residential (9) Zone"

(c) Part 4 General Provisions Sub-section E.15 is amended by inserting "RF-9," immediately after "**single family dwellings**" in the last sentence of this Sub section.

(d) Part 4 General Provisions Sub-section F.1 is amended by inserting "RF-9," immediately after "closest **lot lines** except in the" in the first sentence of this Sub-section.

(e) New Part 17C Single Family Residential (9) Zone, which is attached hereto as Schedule A and forms part of this By-law, is inserted immediately after Part 17Ai.

(f) Part 52 Comprehensive Development Zone Sub-section B.3 is amended by inserting "RF-9," immediately after "RF-12C".

2. This By law shall be cited for all purposes as "Surrey Zoning By law, 1993, No. 12000, Text Amendment By law, 2003, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

READ A THIRD TIME ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR



Single Family Residential (9) Zone

Part 17C

RF-9

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* 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 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* shall be 173 sq. m. [1,865 sq. ft.], excluding any garage, carport, and *accessory buildings* and *structures*, provided that of 173 sq. m. [1,865 sq. ft.] at least 15 sq. m. [160 sq. ft.] shall be reserved for a combined floor area within an attic and for a utility room provided that the said utility room complies with Section J.2 of this Zone; 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 143 sq. m. [1,540 sq. ft.], excluding any garage, carport, and *accessory buildings* and *structures*, provided that of 143 sq. m. [1,540 sq. ft.] at least 11 sq. m. [118 sq. ft.] shall be reserved for floor area within an attic.

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:

Use	<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>		3.5 m. ¹ [11 ft. 6 in.]	6.5 m. [21 ft.]	1.2 m. [4 ft.]	2.7 m. ⁵ [9 ft.]
<i>Accessory Buildings and Structures</i>		— ²	0.5 m. ₃ [1 ft. 6 in.]	0.0 m. ⁴ [0.0 ft.]	1.2 m. ⁶ [4 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 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 *Accessory buildings* and *structures* exceeding 2.4 m. [8 ft.] in *building height* and any detached garage or carport, as defined in Section J.2 of this Zone, regardless of the *building height* are not permitted within 6.0 m. [20 ft.] of the *principal building*, except that where a utility room is used to connect the garage or carport and the *principal building* pursuant to Section J.2 of this Zone, the said utility room is excluded from this requirement.
- 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* and where a utility room is used to connect the garage or carport and the *principal building* pursuant to Section J.2 of this Zone, the *side yard setback* of the said utility room shall be a minimum of 1.2 m. [4.0 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* 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.] and where a utility room is used to connect the garage or carport and the *principal building* pursuant to Section J.2 of this Zone, the *side yard setback* on a *flanking street* for the said utility room shall be a minimum of 2.7 m. [8 ft. 10 in.].

2. On a Type II Lot, pursuant to Section K.2 of this Zone:

Use	<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>		3.5 m. 1	6.5 m.	1.2 m.	_ 4
		[11 ft. 6 in.]	[21 ft.]	[4 ft.]	
<i>Accessory Buildings and Structures</i>		_ 2	0.5 m. 3 [1 ft. 6 in.]	0.0 m. [0.0 ft.]	_ 4

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 ***Accessory buildings* and *structures* exceeding 2.4 m. [8 ft.] in **building height** and any detached garage or carport, as defined in Section J.2 of this Zone, regardless of the **building height** are not permitted within 6.0 m. [20 ft.] of the ***principal building***.**
- 4 Type II *corner lots* are not permitted.

3. On a Type III lot, pursuant to Section K.2 of this Zone:

Use	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal</i>		3.5 m. 1	6.5 m. 3	1.2 m. 4	2.7 m. 5

<i>Building</i>	[11 ft. 6 in.]	[21 ft.]	[4 ft.]	[9 ft.]
<i>Accessory Buildings and Structures</i>	– ²	0.5 m. [1 ft. 6 in.]	0.0 m. [0.0 ft.]	1.2 m. ⁶ [4 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 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.].
- 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 to 1.2 m. [4 ft.] where the ***lot*** is a ***corner 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 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*: The *building height* shall not exceed 9.5 m. [31 ft.].
1. *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.1 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 two ***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 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

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. For the purpose of this Zone, a detached garage or carport shall be permitted a minimum of 6.0 m [20 ft.] from the *principal building*, except that where the *lot* is a Type I *lot* pursuant to Section K.2 of this Zone, the said garage or carport may be attached to the *principal building* at the first storey by a utility room, provided that the utility room:
 - (a) Is of a maximum width of 1.8 m [6 ft.] measured to the inside faces of and along the entire length of the side walls of the said utility room; and
 - (b) Does not exceed the *building height* of the garage or carport.

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 Section D.1(a) of this Zone, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
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Type I

<i>Interior Lot</i>	250 sq. m. [2,690 sq. ft.]	9 m. [30 ft.]	28 m. [90 ft.]
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<i>Corner Lot</i>	275 sq. m. [2,960 sq. ft.]	10.5 m. [35 ft.]	28 m. [90 ft.]
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Type II

(A
maximum
of 33% the
total lots in
a
subdivision

<i>Interior Lot</i>	220 sq. m. [2,368 sq.]	7.9 m. [26 ft.]	28 m. [90 ft.]
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ft.]

Corner Lot Type II *corner lots* are not permitted.

Type III

<i>Interior Lot</i>	270 sq. m. [2,905 sq. ft.]	12.3 m. [41 ft.]	22 m. [72 ft.]
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<i>Corner lot</i>	285 sq. m. [3,068 sq. ft.]	13.8 m. [45 ft.]	22 m. [72 ft.]
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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, 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.
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, 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.



