

SURREY ZONING BY-LAW 12000

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CITY OF SURREY

Zoning By-law

12000



Adopted September 13, 1993

City of Surrey

Zoning By-law No. 12000

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

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
12179	03/21/94	R330
12208	04/18/94	R344
12239	04/18/94	C103
12101	07/11/94	C122
12333	07/25/94	C125
12348	07/25/94	S257A
12517	02/13/95	C168
12523	02/13/95	R557
12632	07/31/95	R635
12681	12/04/95	C235
12715	12/04/95	R745
12737	01/22/96	R769
12824	06/24/96	C289
12946	11/18/96	C304/C318
12995	01/27/97	C327/C328
13056	04/21/97	R1111
Annual CPI increase for NCP figures Schedule G 01/01/97 - 12/31/97		
13093	05/12/97	R1133
13094	05/12/97	R1133
13095	05/12/97	R1133
13112	06/16/97	C340.1
12301	06/17/97	n/a
13157	07/28/97	C347.1
13201	09/16/97	C364
13212	10/06/97	C365
13250	11/17/97	R1320
Annual CPI increase for NCP figures Schedule G 01/01/98 - 12/31/98		
13155	02/09/98	C348

Record of Text Amendments to Surrey Zoning By-law, 1993, No. 12000

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
13316	02/09/98	R1395
13251A	03/16/98	C369/C391
13336	03/23/98	C376/C377
13251B	07/13/98	C369/C391
13497	09/15/98	R1578
13540	10/19/98	R1617
13541	10/19/98	R1618
13564	11/16/98	R1652
13581	11/30/98	R1691
13657	03/22/99	R1756
13703	05/17/99	R1812
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.		
13774	07/26/99	C428
13822	09/20/99	R1980
13847	10/18/99	R2003/R1803
13862	11/15/99	R2022
13474A	12/13/99	R2072
13898	12/13/99	R2072
13915	01/17/00	R2094
13970	04/17/00	R059
13474B	06/12/00	R2072/R1744/R1553
14030	06/19/00	R100
13916	07/31/00	R2098
14101	09/18/00	N/A
14120	10/16/00	R202
13769	01/22/01	R246/C425
14223	02/26/01	R202
14332	02/26/01	N/A

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
14333	02/26/01	N/A
14340	03/26/01	N/A
14362	04/30/01	N/A
14390	05/22/01	N/A
14430	07/23/01	N/A
14519	10/15/01	R210
14541	11/19/01	N/A
14568	12/10/01	R210
14603	01/21/02	R210
14620	02/18/02	N/A
14651	03/25/02	N/A
14549	05/13/02	N/A
14653	05/13/02	N/A
14697	05/28/02	N/A
14757	07/22/02	R143
14828	11/18/02	R198
14835	11/18/02	R209
14891	01/20/03	R003
14948	04/07/03	N/A
15056	06/23/03	L009
15001	07/07/03	N/A
14996	07/21/03	N/A
15064	07/21/03	R142
15127	10/27/03	R199
15128	10/27/03	R208
15245	01/19/04	C014
15149	01/26/04	L013
15298	04/05/04	L004
15350	05/03/04	N/A
15212	06/07/04	R238
15404	06/21/04	N/A
15145	07/05/04	N/A

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
15220	07/26/04	N/A
15433	07/26/04	N/A
15489	09/27/04	N/A
15503	10/18/04	R229
15166	11/01/04	N/A
15271	11/01/04	R003
15587	12/13/04	R279
15655	03/07/05	R019
15660	03/14/05	C007
15664	05/18/05	R034
15710	05/18/05	C003
15725	05/18/05	R083
15716	05/30/05	N/A
15744	06/13/05	N/A
15778	07/11/05	C011
15844	10/03/05	C015
15842	11/07/05	C013
15896	01/09/06	R273
15983	04/24/06	R057
15977	04/24/06	L002
15956	07/10/06	N/A
16751	09/08/08	R163
16785	10/20/08	R200
16790	11/24/08	R211
16900	04/20/09	N/A
16918	05/04/09	R042
16938	05/25/09	R075
16957	06/29/09	R103
17145	04/12/10	R061
17181	06/07/10	R115
17287	12/13/10	R237
17290	12/13/10	R240
17291	12/13/10	R250

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
17242	03/14/11	R166
17421	06/27/11	R105
17428	07/11/11	N/A
17462	09/12/11	R156
17471	10/03/11	R156
17574	02/06/12	n/a
17636	05/28/12	R087
17703	07/23/12	2012-R146/R159
17704	07/23/12	2012-R146/R159
17687	10/01/12	2012-R117
17771	11/05/12	2012-R207
17797	11/26/12	n/a
17691	01/28/13	n/a
17863	02/18/13	2013-R014
17875	03/11/13	2013-R033
17773	04/22/13	2012-R221
17912	05/06/13	2013-R049
17986	07/29/2013	2013-R119
17989	07/29/2013	2013-R119
18029	09/09/2013	2013-R150
18050	09/23/2013	2013-R170
18199	04/28/2014	2014-R053
18212	05/26/2014	2014-R056
18215	06/23/2014	2014-R071
17935	06/23/2014	n/a
18414	03/23/15	2015-R022
18434	04/27/15	n/a
18455	06/29/15	n/a
18487	05/16/16	2016-R085
18719	05/30/16	2016-R096
18753	07/11/16	2016-R141
18771	07/25/16	2016-R158
18809	09/12/2016	2016-R188

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
18859	10/03/2016	n/a
18745	11/07/2016	n/a
18874	11/07/2016	2016-R220
18899	11/21/2016	2016-R236
19073	02/20/2017	2017-R014
19135	04/03/2017	2017-R032
18772	05/08/2017	2016-R158 / 2016-R236
19261	06/26/2017	2017-R117
19333	12/18/2017	2017-L002 / 2017-L003
19491	02/19/2018	2018-R014

UPDATED TO FEBRUARY 19, 2018

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Definitions

Part 1

Defns

Amendments: 13657, 03/22/99

The following definitions shall apply throughout this By-law:

Accessory Building

Amendments: 16918, 05/04/09

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

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

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

means the Agricultural Land Commission Act, S.B.C. 2002, c. 36, the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, B.C. Reg. 171/2002, and Orders of the Agricultural Land Commission, as amended.

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**Amendments: 17471, 10/03/11**

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**Amendments: 12333, 07/25/94**

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

Amendments: 17471, 10/03/11; 18414, 03/23/15

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 *churches*, auditoriums, youth centres, halls for social purposes and group camps; but does not include *private schools* or *child care centres*.

Assembly Hall Sign

Amendments: 13095, 05/12/97

see "Sign - Municipal Building and Assembly Hall"

Automotive Service Uses

Amendments: 12333, 07/25/94

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

Amendments: 17462, 09/12/11; 18414, 03/23/15

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

Amendments: 17471, 10/03/11

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.

Care Facility

Amendments: 13874, 10/18/99; 13898, 12/13/99; 17181, 06/07/10

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

Amendments: 13316, 02/09/98

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

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

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

Amendments: 13970, 04/17/00

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.

Church Sign

Amendments: 13095, 05/12/97

see "Sign - Church"

City

Amendments: 12333, 07/25/94

means the City of Surrey

City Centre

Amendments: 13774, 07/26/99; 18414, 03/23/15; 19073, 02/20/17

means the area as shown on map in Schedule D, Map D.1 Surrey City Centre.

Coach House

Amendments: 14653, 05/13/02; 15433, 07/26/04; 17471, 10/03/11

means a second *dwelling unit* that is separate from and accessory to the *single family dwelling* on the *lot* and is located either above a garage or at *grade* attached to a garage at the rear of the *single family dwelling*.

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

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 *churches*, 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"

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

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

Amendments: 13774, 07/26/99; 16918, 05/04/09; 18719, 05/30/16

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

Amendments: 17471, 10/03/11

see "Kennel - Hobby"

Home Occupation

Amendments: 17471, 10/03/11

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

Amendments: 13095, 05/12/97

see "Sign - Home or Farm Identification"

Horticulture**Amendments: 17863, 02/18/13**

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 *medical marijuana*.

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**Amendments: 17471, 10/03/11**

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**Amendments: 12333, 07/25/94; 13916, 07/31/00**

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**Amendments: 13916, 07/31/00**

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*.

Marijuana

means all parts of the genus *cannabis* whether growing or not and the seed or clone of such plants.

Marijuana Dispensary

Amended: 17863, 02/18/13

means a business or service which is used for dispensing, selling, or distributing *marijuana*, and is not licensed or regulated by applicable federal or provincial law pertaining to *medical marijuana*.

Marina

means a facility which provides for the launching, moorage and storage of boats and yachts and includes rental of boats.

Medical Marijuana

Amended: 18029, 09/09/13

means *marijuana* that is possessed, produced, grown, cultivated from seed or clone to a plant for harvest, stored, packaged, or warehoused, or any combination of these things, pursuant to authorization under applicable federal or provincial law.

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.

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.

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.

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.

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

means a complex which provides patrons the opportunity to perform physical activity plus a pro shop as an *accessory* use and includes bowling alleys, skating and curling rinks recreation clubs, health clubs and *bingo halls* and excludes *casino halls*.

Recycling Depot**Amendments: 13497, 09/15/98**

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

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**Amendments: 13915, 01/17/00**

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**Amendments: 18455, 06/29/15**

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

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

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**Amendments: 12333, 07/25/94; 14828, 11/18/02; 15064, 07/21/03; 15503, 10/18/04; 16785, 10/20/08; 19261, 06/26/17**

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**Amendments: 12333, 07/25/94**

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

Amendments: 19491, 02/19/18

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

Amendments: 17290, 12/13/10

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

Secondhand Store

Amendments: 13251A, 03/16/98

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*.

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.

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 – Church

see "Sign - Municipal Building and Assembly Hall"

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**Amendments: 17471, 10/03/11**

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

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**Amendment: 18414, 03/23/15**

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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Uses Limited

Part 2

Uses

- 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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Zones

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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General Provisions

Part 4

Gen Prov

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:

<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
15 m. [50 ft.]	15 m. [50 ft.]	6 m. [20 ft.]	15 m. [50 ft.]

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];

- (b) *Height* and *yard* restrictions shall be those of the Zone in which the use is to be located with the exception of Municipal water towers;
- (c) A planted strip at least 1.5 metres [5 ft.] wide shall be maintained on all boundaries; and
- (d) Fencing at least 1.8 metres [6 ft.] in height is erected around the area used for the said utility.

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

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

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];

- 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:

Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
36.0 m. [120 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	36.0 m. [120 ft.]

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*:

Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
20.0 m. [66 ft.]	1.2 m. [4 ft.]	1.2 m. [4 ft.]	3.0 m. [10 ft.]

- 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

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) Growing of medical marijuana;
- (k) Firearms certification; and
- (l) *marijuana dispensaries*.

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.

- (h) 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.
- (i) 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.
- (j) Where a replotting 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 replotting 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.
- (k) 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.].
- (l) 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

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Off-Street Parking and Loading/Unloading

Part 5 - Off-Street Parking and Loading/Unloading

Part 5

Parking and Loading/Unloading

Amendments: 18719, 05/30/16

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
- (e) Off-street parking areas on lands within the areas described in the legend identified on the Vulnerable Aquifers Map, attached as Schedule I to this By-law must comply with additional requirements specified by a Qualified Environmental Professional and any other applicable legislation.

5. *Parking Spaces for Persons with Disabilities in Parking Facilities*

Parking spaces for persons with disabilities 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; and
- (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.

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.

B. *Parking Space Dimensions and Standards*

Amendments: 18859, 10/03/16

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:

<i>Parking Space Type</i>	<i>Width of Parking Space</i>	<i>Length of Parking Space</i>	<i>Width of Drive Aisle</i>	<i>Traffic Direction</i>
90 Degrees	2.9 m [10 ft.]	5.5 m [18 ft.]	6.1 m [20 ft.]	Two-way
90 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	6.7 m [22 ft.]	Two-way
90 Degrees	2.6 m [9 ft.]	5.5 m [18 ft.]	7.0 m [23 ft.]	Two-way
60 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	5.5 m [18 ft.]	One-way
45 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	3.9 m [12 ft.]	One-way
30 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	3.3 m [11 ft.]	One-way
Parallel	2.6 m [9 ft.]	6.7 m [22 ft.]	3.6 m [12 ft.]	One-way
Parallel	2.6 m [9 ft.]	6.7 m [22 ft.]	6.0 m [20 ft.]	Two-way
Tandem	2.6 m [9 ft.]	6.7 m [22 ft.]	6.0 m [20 ft.]	Two-way
<i>Parking Space for Persons with Disabilities</i>	3.7 m [12 ft.]	5.5 m [18 ft.]	6.1 m [20 ft.]	Two-way

- (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 *parking spaces* for persons with disabilities 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; and
- (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.

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:

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

- (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.

C. Required *Parking Spaces*

Amendments: 19261, 06/26/17

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*;
 - ii. *Community Services*; and
 - iii. Offices, including medical offices; 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. Shared Parking

Shared parking requirements are as follows:

- (a) Shared *parking facilities* for 2 or more establishments may be permitted when the establishments have different temporal distributions 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 *Parking Spaces* for Persons with Disabilities

Where the number of required *parking spaces* is greater than 50, the following number of *parking spaces* must be provided for persons with disabilities:

Required <i>Parking Spaces</i>	Required <i>Parking Spaces</i> for Persons with Disabilities
51-100	1
101-200	2
201-300	3
301-400	4
401-500	5
More than 500	5 <i>parking spaces</i> plus 1 <i>parking space</i> per 100 required <i>parking spaces</i> or portion thereof in excess of 500 <i>parking spaces</i>

Table C.1: Number of Off-Street *Parking Spaces*

Use	Required <i>Parking Spaces</i>
<i>Assembly Hall</i> Except: <i>Church</i>	10 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> . 7.5 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> .
Automobile Painting and Body Work	3 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> .
Automotive Sales (≤ 5,000 kg <i>G. V. W.</i>)	3 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of floor area used for display, retail and office uses; plus 2 <i>parking spaces</i> per <i>vehicle service bay</i> where <i>automotive service uses</i> are provided.

Use	Required <i>Parking Spaces</i>
<i>Automotive Service Use</i>	2 <i>parking spaces</i> per vehicle servicing bay; plus 1 <i>parking space</i> per car wash bay.
<i>Beverage Container Return Centre</i>	2 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> ; plus 3 <i>parking spaces</i> for short-term parking.
<i>Care Facility</i>	0.4 <i>parking spaces</i> per <i>sleeping unit</i> ; or 0.3 <i>parking spaces</i> per <i>sleeping unit</i> in <i>City Centre</i> or where private transportation services are provided.
<i>Child Care Centre</i>	1 <i>parking space</i> per employee, in accordance with the number of employees required under the <u>Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended</u> ; plus An equal number of <i>parking spaces</i> for drop-off or 2 <i>parking spaces</i> , whichever is greater.
<i>Community Service</i>	3.5 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> .
<i>Cultural Use</i> (e.g. Museum, Art Gallery)	3 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> .
<i>Distribution Centre</i>	See <i>Industry - Transportation</i> .
<i>Dwelling – Duplex</i>	2 <i>parking spaces</i> per <i>dwelling unit</i> .
<i>Dwelling – Manufactured Home Park</i>	1 <i>parking space</i> per <i>dwelling unit</i> ; plus 0.25 <i>parking space</i> per <i>dwelling unit</i> for visitors.

Use	Required <i>Parking Spaces</i>
<p>Dwelling – <i>Multiple Unit Residential Dwelling</i></p> <p style="padding-left: 40px;"><i>Ground-Oriented</i></p> <p style="padding-left: 40px;"><i>Non-Ground-Oriented</i></p>	<p><i>2 parking spaces per dwelling unit; plus</i></p> <p><i>0.2 parking space per dwelling unit for visitors.</i></p> <p><i>1.3 parking spaces per dwelling unit with 1 or no bedrooms; plus</i></p> <p><i>1.5 parking spaces per dwelling unit with 2 or more bedrooms; plus</i></p> <p><i>0.2 parking space per dwelling unit for visitors.</i></p>
<p>Dwelling – <i>Single Family Dwelling</i></p>	<p><i>3 parking spaces; plus</i></p> <p><i>1 parking space per bedroom available for bed and breakfast accommodation, if applicable.</i></p>
<p><i>Eating Establishment (e.g. Coffee Shop, Restaurant, Banquet Hall)</i></p> <p>Except:</p> <p style="padding-left: 40px;"><i>Drive-Through Restaurant</i></p>	<p><i>3 parking spaces where the sum of the gross floor area, balconies, terraces and decks is less than 150 m² [1,615 ft²]; or</i></p> <p><i>10 parking spaces per 100 m² [1,075 ft²] of gross floor area, balconies, terraces and decks, where this total area is greater than or equal to 150 m² [1,615 ft².] but less than 950 m² [10,225 ft².]; or</i></p> <p><i>14 parking spaces per 100 m² [1,075 ft².] of gross floor area, balconies, terraces and decks, where this total area is greater than or equal to 950 m² [10,225 ft²].</i></p> <p><i>8 vehicle queuing spaces in advance of the drive-through pick-up window; plus</i></p> <p><i>Parking requirements for eating establishment.</i></p>

Use	Required <i>Parking Spaces</i>
<p><i>Entertainment Use</i></p> <p>Except:</p> <p style="padding-left: 40px;">Cinema and <i>Theatre</i></p> <p style="padding-left: 40px;">Mini-Golf</p> <p style="padding-left: 40px;">Pool and Billiard Hall</p>	<p>10 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>.</p> <p>1 <i>parking space</i> per 4 seats.</p> <p>1 <i>parking space</i> per 2 golfing holes.</p> <p>2 <i>parking spaces</i> per table.</p>
<p>Farm – <i>Farm-Based Winery</i></p>	<p>1 <i>parking space</i> 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.</p>
<p>Farm – Sale of Products in the A-1 Zone</p>	<p>2.5 <i>parking spaces</i> per 100 m² [1,075 ft²] of display and retail floor area or 4 <i>parking spaces</i>, whichever is greater.</p>
<p><i>Gasoline Station</i></p>	<p>2 <i>parking spaces</i> per 100 m² [1,075 ft²] of retail floor area; plus</p> <p>1 <i>parking space</i> per car wash bay; plus</p> <p>2 <i>parking spaces</i> per <i>vehicle</i> service bay; plus</p> <p>1 <i>parking space</i> per electric <i>vehicle</i> charging station connector.</p>
<p><i>General Service Use</i> (e.g. Banks, Veterinary Clinics)</p>	<p>3 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>.</p>
<p><i>Golf Course</i></p>	<p>4 <i>parking spaces</i> per hole; plus</p> <p>1 <i>parking space</i> per tee for golf driving ranges; plus</p> <p>Parking requirements for <i>accessory uses</i>.</p>
<p><i>Hospital</i></p>	<p>1 <i>parking space</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>.</p>

Use	Required <i>Parking Spaces</i>
<i>Industry - Light Impact</i>	<p>1 <i>parking space</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>, excluding retail area; plus</p> <p>Parking requirements for office uses; plus</p> <p>Parking requirements for retail uses; plus</p> <p>2 <i>parking spaces</i> per <i>dwelling unit</i>.</p>
<i>Industry - High Impact</i>	<p>1 <i>parking space</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>;</p> <p>Parking requirements for office uses; plus</p> <p>Parking requirements for retail uses; plus</p> <p>2 <i>parking spaces</i> per <i>dwelling unit</i>.</p>
<i>Industry - Salvage</i>	<p>0.25 <i>parking space</i> per 100 m² [1,075 ft²] of salvage yard up to 4,047 m² [43,563 ft²] in area; plus</p> <p>0.1 <i>parking space</i> per 100 m² [1,075 ft²] of the portion of the salvage yard in excess of 4,000 m² [43,056 ft²].</p>
<i>Industry - Transportation</i> (e.g. Warehouses, Distribution Centres)	<p>1 <i>parking space</i> per 100 m² [1,075 ft²] of floor area used for warehousing and distribution; plus</p> <p>Parking requirements for office uses; plus</p> <p>Parking requirements for retail uses; plus</p> <p>2 <i>parking spaces</i> per vehicle servicing bay.</p>
Library	<p>5 <i>parking spaces</i> per 100 m² [1,075 ft²] used or intended to be used by visitors or patrons.</p>
<i>Liquor Store</i>	<p>See <i>Retail Store</i>.</p>

Use	Required <i>Parking Spaces</i>
<i>Marina</i>	1 <i>parking space</i> per boat moorage space; plus Parking requirements for all <i>accessory uses</i> .
<i>Neighbourhood Pub</i>	10 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> .
Office Use Except: Medical Office	1.4 <i>parking space</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> of all floors for a <i>building</i> within <i>City Centre</i> ; or 2.5 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> for a <i>building</i> outside of <i>City Centre</i> . 3.5 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> .
<i>Personal Service Use</i>	3 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> .
<i>Public School and Private School</i> Elementary Secondary	1 <i>parking space</i> per classroom; plus 9 <i>parking spaces</i> for drop-off; plus 11 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of floor area for associated gymnasium; plus 2 <i>parking spaces</i> for loading/unloading of buses (<i>private schools</i> only). 3 <i>parking spaces</i> per classroom; plus 11 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of floor area for associated gymnasium; plus 2 <i>parking spaces</i> for loading/unloading of buses (<i>public schools</i> and <i>private schools</i>).

Use	Required <i>Parking Spaces</i>
<p><i>Recreational Facility</i></p> <p>Except:</p> <p style="padding-left: 40px;">Gymnasium</p> <p style="padding-left: 40px;">Skating Rink</p> <p style="padding-left: 40px;">Curling Rink</p> <p style="padding-left: 40px;">Racquet or Ball Court</p>	<p>3 <i>parking spaces</i> per 100 m² [1,075 ft²] of floor area; plus</p> <p>Parking requirements for all <i>accessory uses</i>.</p> <p>11 <i>parking spaces</i> per 100 m² [1,075 ft²] of floor area used as a gymnasium.</p> <p>2.5 <i>parking spaces</i> per 100 m² [1,075 ft²] of floor area used as a skating rink.</p> <p>4 <i>parking spaces</i> per sheet of ice.</p> <p>3 <i>parking spaces</i> per court.</p>
<p><i>Recycling Depot</i></p>	<p>5 <i>parking spaces</i>.</p>
<p><i>Recycling Plant</i></p>	<p>1 <i>parking space</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>.</p>
<p><i>Retail Store (e.g. Convenience Store, Drug Store)</i></p> <p>Except:</p> <p style="padding-left: 40px;">Garden Supply Store and/or Building Supply Store</p>	<p>2.75 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i> where the <i>gross floor area</i> is less than 372 m² [4,000 ft²]; or</p> <p>3 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i> where the <i>gross floor area</i> is greater than or equal to 372 m² [4,000 ft²] but less than 4,645 m² [50,000 ft²]; or</p> <p>2.5 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i> where the <i>gross floor area</i> is greater than or equal to 4,645 m² [50,000 ft²].</p> <p>3 <i>parking spaces</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>; plus</p> <p>1 <i>parking space</i> per 100 m² [1,075 ft²] of outdoor display area.</p>

Use	Required <i>Parking Spaces</i>
<i>Tourist Accommodation</i>	1 <i>parking space</i> per <i>sleeping unit</i> ; plus Parking requirements for <i>accessory uses</i> .
<i>Tourist Trailer Park & Camp-Site</i>	1 <i>parking space</i> per <i>house trailer</i> or <i>camping site</i> ; plus Parking requirements for all <i>accessory uses</i> .
University and College	3 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of floor area used as classrooms; plus 11 <i>parking spaces</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> for associated <i>assembly hall/gymnasium</i> .
<i>Warehouse Use</i>	See <i>Industry – Transportation</i> .

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:

Use	Required <i>Bicycle spaces</i>
Dwelling – <i>Multiple Unit Residential Dwelling</i> <div style="margin-left: 40px;"><i>Ground-Oriented</i></div> <div style="margin-left: 40px;"><i>Non Ground-Oriented</i></div>	6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i> . 6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i> ; plus 1.2 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per <i>dwelling unit</i> .

Use	Required <i>Bicycle spaces</i>
<i>General Service Use and Eating Establishment</i>	<p>0.06 <i>bicycle space</i> in a <i>secure bicycle parking area</i> per 100 m² [1,075 ft²] of the <i>gross floor area</i> where the <i>gross floor area</i> is greater than or equal to 2,000 m² [21,528 ft²]; plus</p> <p>One of the following:</p> <p>0.12 visitor <i>bicycle space</i> per 100 m² [1,075 ft²] of <i>gross floor area</i> within <i>City Centre</i> or <i>Town Centres</i>; or</p> <p>0.06 visitor <i>bicycle space</i> per 100 m² [1,075 ft²] of the <i>gross floor area</i> in areas outside of <i>City Centre</i> or <i>Town Centres</i>.</p>
<i>Hospital</i>	<p>0.1 <i>bicycle space</i> in a <i>secure bicycle parking area</i> per 100 m² [1,075 ft²] of <i>gross floor area</i>; plus</p> <p>6 visitor <i>bicycle spaces</i> at each public entrance.</p>
<i>Retail Store</i>	<p>0.1 visitor <i>bicycle space</i> per 100 m² [1,075 ft²] of <i>gross floor area</i> where the <i>gross floor area</i> is greater than or equal to 4,645 m² [50,000 ft²].</p>
<i>Public School and Private School</i>	<p>Elementary</p> <p>4 visitor <i>bicycle spaces</i> per classroom.</p> <p>Secondary</p> <p>8 visitor <i>bicycle spaces</i> per classroom.</p>
<i>Tourist Accommodation</i>	<p>1 visitor <i>bicycle space</i> per 30 rooms.</p>
University and College	<p>8 visitor <i>bicycle spaces</i> per classroom</p>

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 maneuvering 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 maneuvering 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*.



Part 6 - Signs (Repealed)

Part 6

Signs

Signs

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

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Special Building Setbacks

Part 7

Spec Setbk

Amendments: 17242, 03/14/11:

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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Streamside Protection

Part 7A

Streamside

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:

Minimum Distance From Top of Bank		
Stream Types	Stream Classifications	
	A or A/O	B
All <i>Stream Types</i> (except as shown below)	30 metres *	20 metres *
Channelized <i>Stream</i> that has been dyked, diverted or straightened carrying drainage flows from headwaters or significant sources of groundwater, and can include channels that divert irrigation from a <i>stream</i> and send overflow water back to a <i>stream</i> .	25 metres *	15 metres *
Ditches <i>Stream</i> that is a constructed drainage channel, carrying water that does not originate from a headwater or significant source of groundwater.	10 metres **	7 metres
Natural <i>Stream</i> predominantly in its natural state that is not significantly altered by human activity.	30 metres *	15 metres *
Large Ravines <i>Stream</i> with a narrow, steep-sided valley with a minimum of 60 metres between the <i>top of bank</i> from either side of the <i>stream</i> .	15 metres *	15 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 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:

Minimum Distance from Top of Bank		
Stream Types	Stream Classifications	
	A or A/O	B
All <i>Stream Types</i> (except as shown below)	15 metres	15 metres
Ditches <i>Stream</i> that is a constructed drainage channel, carrying water that does not originate from a headwater or significant source of groundwater.	10 metres	7 metres

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.



Floodproofing

Part 8

Floodproof

This Part is included for convenience only. Refer to Part VIII Floodproofing of "Surrey Zoning By-law, 1979, No. 5942".

A. General

1. All lands located in floodplain areas are subject to the regulations as set out in this Part.
2. For the purpose of this Part, floodplain shall mean an area of land, whether floodproofed or not, which is susceptible to flooding by a watercourse, lake, ocean or other body of water; it is the area shown in Schedule AA of the Official Regional Plan for the Lower Mainland Planning Area adopted in June, 1966, as modified from time to time based on the design flood profile established under the Fraser River Flood Control Agreement of 1968 and attached as Schedule B to this By-law.
3. Elevations for floodproofing purposes refer to the Geodetic Survey of Canada (G.S.C.) datum.
4. No reductions in floodproofing requirements set out herein shall be permitted without written approval of the Minister of Environment or duly authorized representative for that purpose.
5. Where the areas are behind the 200-year standard dykes, the regulations are set out in this Part shall not apply to:
 - (a) The renovation of an existing residential *building* or *structure*;
 - (b) An addition to a residential *building* or *structure* by less than 10% of the total floor area;
 - (c) That portion of a residential *building* or *structure* designed or intended for use as a carport or garage, storage area, utility area, or workshop, or other non-habitable area; and
 - (d) Non-habitable floor area created by raising an existing residential *building* or *structure*.

B. Determination of Minimum Floor Elevation

1. No *building, manufactured home, structure* or any part thereof, shall be constructed, reconstructed, moved or extended so as to have a minimum elevation less than that required for the area in which it is located.
2. The minimum elevation of a *building, manufactured home, structure* or any part thereof, shall be taken at:
 - (a) The underside of the floor system of any habitable area, business area, or area used for the storage of goods damageable by flood waters; or
 - (b) In the case of a *manufactured home, modular home or structure*, at the ground level on which such unit is located.
3. The minimum elevation required for floodproofing purposes may be achieved by:
 - (a) Landfill, provided however that such landfill shall be adequately protected against erosion by flood waters on the face of any landfill slope;
 - (b) Structurally elevating the habitable area, business area or storage area; or
 - (c) A combination of both landfill and structural elevation.

C. Minimum Floor Elevation Requirements

1. Except for Bridgeview and South Westminster areas as hereinafter set out in Subsections C.2 and C.3 of this Part, the minimum floor elevation for *buildings, manufactured homes, structures* or any part thereof located in floodplains, shall be not lower than:
 - (a) Zero decimal six (0.6) metre [2 ft.] above the 200 year flood level of the Fraser River as determined by the Ministry of Environment; and
 - (b) Zero decimal six (0.6) metre [2 ft.] above the 200 year flood level of the Nicomekl and Serpentine Rivers as determined by the Ministry of Environment. Exemption to this minimum floor elevation requirements are farm *structures* for and non-habitable *buildings* or *structures*.

2. Bridgeview Areas:

- (a) For the purpose of this Sub-section, "Bridgeview" is that portion of the floodplain lying between the Pattullo Bridge and the projection of 138 Street as shown on Schedule B attached to this By-law.
- (b) The minimum floor elevation at which any floor or *structure* may be constructed or placed, shall be no less than 0.3 metre [1 ft.] above the adjacent *highway* or natural ground elevation, nor less than the minimum elevation in each floodplain area as follows:

Bridgeview Floodplain Area	Minimum Elevation (G.S.C.)*
A	2.75 metres [9 ft.]
B	2.75 metres [9 ft.]
C	4.60 metres [15 ft.]
D	4.70 metres [15.4 ft.]
E	4.66 metres [15.3 ft.]

* Where G.S.C. means Geodetic Survey of Canada datum

- (c) Minimum elevation of electrical devices:
- i. In Bridgeview Floodplain Area B, no electrical conduits, outlets, or cut-off switches in any commercial or industrial *building* or *structure* shall be installed or permitted below an elevation of 4.6 metres [15.1 ft.] G.S.C. datum;
 - ii. In Bridgeview Floodplain Areas A, C, D and E, no electrical outlet in any commercial or industrial *building* or *structure* shall be installed or permitted below an elevation of 4 metres [13 ft.] G.S.C. nor below an elevation 0.3 metre [1 ft.] above the minimum floor elevation hereinbefore set out in Sub-section C.2(b); and

- iii. In Bridgeview Floodplain Areas A, C, D and E, no electrical cut-off switch or other protective device in any commercial or industrial *building, structure* or other electrical installation shall be installed or permitted below an elevation of 4.6 metres [15 ft.] G.S.C. nor below an elevation 0.3 metre [1 ft.] above the minimum floor elevations hereinbefore set out in Sub-section C.2(b).

3. South Westminster Areas:

- (a) For the purposes of this Sub-section, "South Westminster" is that portion of the floodplain lying between the Pattulo Bridge and the projection of 96 Avenue as shown on Schedule B attached to this By-law.
- (b) The minimum floor elevation at which any floor or *structure* may be constructed or placed, shall be not less than 0.3 metre [1 ft.] above the adjacent *highway* or natural ground elevation nor less than the minimum elevation in each floodplain area as follows:

South Westminster Floodplain Area	Minimum Elevation (G.S.C.)*
A	2.75 metres [9 ft.]
B	3.50 metres [11.5 ft.]
C	top of dyke level

* Where G.S.C. means Geodetic Survey of Canada datum

- (c) Minimum elevation of electrical devices:
- i. In all South Westminster Floodplain Areas, no electrical outlet in any commercial or industrial *building* or *structure* shall be installed or permitted below an elevation of 3.66 metres [12 ft.] G.S.C. nor below an elevation 0.3 metre [1 ft.] above the minimum floor elevation hereinbefore set out in Sub-section C.3(b); and
- ii. In all South Westminster Floodplain Areas, no electrical cut-off switch or other protective device in any commercial or industrial *building, structure* or other electrical installation shall be installed or permitted

below an elevation of 4.4 metres [14.4 ft.] G.S.C. nor below an elevation 0.3 metre [1 ft.] above the minimum floor elevations hereinbefore set out in Sub-section C.3(b).

D. Minimum Setback Requirements

1. For the purposes of this Section, the following definitions shall apply:

Natural Boundary is 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 upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself.

Watercourse in any natural or man-made depression with well-defined banks and a bed 0.6 metre [2 ft.] or more below the surrounding land serving to give direction to a current of water at least 6 months of the year or having a drainage area of 2 square kilometres [495 acres] or more, or as required by a designated official of the Ministry of Environment.

2. Notwithstanding any other provision of this By-law, no *building* or part thereof shall be constructed, reconstructed, moved or extended, nor shall any *manufactured home*, modular home or *structure* be located:
 - (a) Within 7.5 metres [25 ft.] of the natural boundary of the sea, a swamp, slough, pond or ditch;
 - (b) Within 7.5 metres [25 ft.] of the inboard toe of a dyke;
 - (c) Within 30 metres [100 ft.] of the natural boundary of the Fraser River; and
 - (d) Within 15 metres [50 ft.] of the natural boundary of the Nicomekl or Serpentine Rivers or any other nearby watercourse;

provided that with the approval of the Deputy Minister of Environment, these requirements may be reduced.

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Violations

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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General Agriculture Zone

Part 10

A-1

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

Amendments: 15056, 06/23/03; 15655, 03/07/05; 17290, 12/13/10; 18212, 05/26/13; 18874, 11/07/16

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:**

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

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: 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:

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

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.
14. Cogeneration Facility shall be regulated by the Agricultural Land Commission Act/Regs/Orders, Clean Energy Act, S.B.C. 2010, c. 22 as amended, the Environmental Management Act, S.B.C. 2003, c. 53 as amended, the "Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008" as amended, and the B.C. Hydro Standing Offer Program as amended.



Intensive Agriculture Zone

Part 11

A-2

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:**

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

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

- * If the *side yard* or *rear yard* about 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:

<i>Lot Size</i>	<i>Lot Width</i>
4 hectares [10 acres]	Not less than 1/10 of total <i>lot</i> perimeter

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*.

14. *Cogeneration Facility* shall be regulated by the *Agricultural Land Commission Act/Regs/Orders*, Clean Energy Act, S.B.C. 2010, c. 22 as amended, the Environmental Management Act, S.B.C. 2003, c. 53 as amended, the "Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008" as amended, and the B.C. Hydro Standing Offer Program as amended.

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One-Acre Residential Zone

Part 12

RA

A. Intent

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

B. Permitted Uses

Amendments: 14891, 01/20/03; 15655, 03/07/05; 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. 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*:

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>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	4.5 m. [15 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
<i>Skateboard Ramp Structure</i>		18.0 m. [60 ft.]	36.0 m. [120 ft.]	7.5 m.*** [25 ft.]	36.0 m. [120 ft.]
<i>Buildings and Structures For Uses Permitted Under Sec. B.2* & B.3 of this Zone</i>		36.0 m. [120 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	36.0 m. [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 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.].
1. *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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
8,094 sq. m. [2 acre]	50 metres [164 ft.]	60 metres [200 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,047 sq. m. [1 acre]	50 metres [164 ft.]	60 metres [200 ft.]

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".



Acreage Residential Gross Density Zone

Part 13 - RA-G, Acreage Residential Gross Density Zone

Part 13

RA-G

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

Amendments: 14101, 09/18/00; 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.
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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	4.5 m. [15 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures</i> Greater Than 10 square metres [108 sq.ft.] in Size		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
<i>Buildings and Structures</i> for Uses Permitted Under Sec. B.2 of this Zone		7.5 m. [25 ft.]	30.0 m. [100 ft.]	15.0 m [50 ft.]	7.5 m [25 ft.]
<i>Buildings and Structures</i> for Uses Permitted Under Sec. B.3 of this Zone		36.0 m. [120 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	36.0 m [120 ft.]

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

Amendments: 13774, 07/26/99; 18719, 05/30/16

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 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

Amendments: 12333, 07/25/94; 14101, 09/18/00

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

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: 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:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Regular Standard <i>Lots</i>	2,800 sq. m. [30,000 sq.ft.]	40 metres [130 ft.]	40 metres [130 ft.]
Permissible Reduction as set out below*	2,230 sq. m [24,000 sq.ft.]	35 metres [115 ft.]	40 metres [130 ft.]

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.

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Half-Acre Residential Zone

Part 14 - RH, Half-Acre Residential Zone

Part 14

RH

A. Intent

Amendments: 17471, 10/03/11

This Zone is intended for single family housing on suburban *lots* of one-half acre or larger.

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. 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:

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>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	4.5 m. [15 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
<i>Buildings for Uses Permitted Under Sec. B.2* & B.3 of this Zone</i>		36.0 m. [120 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	36.0 m. [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

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*: 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

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 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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,047 sq. m. [1 acre]	50 metres [164 ft.]	60 metres [200 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,858 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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".



Half-Acre Residential Gross Density Zone

Part 15 - RH-G, Half-Acre Residential Gross Density Zone

Part 15

RH-G

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 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*:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
<i>Buildings and Structures For Uses Permitted Under Section. B.2 of this Zone</i>		7.5 m. [25 ft.]	30.0 m. [100 ft.]	15.0 m. [50 ft.]	7.5 m. [25 ft.]

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

Amendments: 12333, 07/25/94; 13155, 02/09/98

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: 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:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Regular Standard <i>Lots</i>	1,300 sq. m. [14,000 sq.ft.]	30 metres [100 ft.]	30 metres [100 ft.]
Permissible Reduction as set out below*	1,120 sq. m. [12,000 sq.ft.]	24 metres [80 ft.]	30 metres [100 ft.]

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

Part 15A

RC

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:

Cluster Housing Type	Minimum Open Space
Type I <i>Single-Family Dwellings</i>	50% of the <i>site area</i> for <i>subdivision</i>
Type II <i>Single-Family Dwellings and Duplexes</i>	70% of the <i>site area</i> for <i>subdivision</i>
Type III <i>Ground-Oriented Multiple Unit Residential Buildings</i>	80% of the <i>site area</i> for <i>subdivision</i>
A combination of Types I, II and III above	50% to 80% of the <i>site area</i> for <i>subdivision</i> *

* 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;

Cluster Housing Type		Maximum Floor Area Ratio
Type I	<i>Single-Family Dwellings</i>	0.45*
Type II	<i>Single-Family Dwellings and Duplexes</i>	0.50*
Type III	<i>Ground-Oriented Multiple Unit Residential Buildings</i>	0.50**

* 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:

<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>		7.5 m.* [25 ft.]	7.5 m. [25 ft.]	1.8 m.** [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	1.8 m. [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]

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**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 *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: 13774, 07/26/99; 14120, 10/16/00; 17471, 10/03/11; 18719, 05/30/16**

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, car port, 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 setback* 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:

Type	Lot Size	Lot Width	Lot Depth
Type I*	700 sq. m	18 metres	30 metres

	[7,500 sq. ft.]	[60 ft.]	[100 ft.]
Type II*			
<i>Single-family dwellings</i>	372 sq. m [4,000 sq. ft.]	9 metres [30 ft.]	30 metres [100 ft.]
<i>Duplexes</i>	745 sq. m. [8,000 sq. ft.]	15 metres [50 ft.]	30 metres [100 ft.]
Type III*	2,000 sq. m [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.*"



Single Family Residential Oceanfront Zone

Part 15B - RF-O, Single Family Residential Oceanfront Zone

Part 15B

RF-O

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*:

<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>		10 m. [33 ft.]	10 m. [33 ft.]	1.8 m. [6 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 sq. m. [108 sq. ft.] in Size</i>		10 m. [33 ft.]	10 m. [33 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		10 m [33 ft.]	10 m [33 ft.]	0.0 m. [0 ft.]	7.5 m. [25 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,000 square metres [10,764 sq. ft.]	20 metres [65 ft.]	45 metres [150 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".
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.



Single Family Residential Zone

Part 16 - RF, Single Family Residential Zone

Part 16

RF

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*:

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i> ^{1,2,3}	<i>Rear Yard</i> ⁴	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. ⁵ [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]

Greater
Than 10 square
metres
[108 sq.ft.] in Size

Other Accessory Buildings and Structures	18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
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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:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Subdivision	560 sq. m. [6,000 sq.ft.]	15 metres [50 ft.]	28 metres [90 ft.]

<i>Lot Consolidation in Bridgeview's Designated Floodplain Areas</i>	464 sq. m. [5,000 sq.ft.]	15 metres [50 ft.]	no minimum
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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

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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Single Family Residential Secondary Suite Zone

Part 16A - RF-SS, Single Family Residential Secondary Suite Zone

Part 16A

RF-SS

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

Amendments: 12101, 07/11/94; 13093, 05/12/97; 17471, 10/03/11; 17704, 07/23/12; 18414, 03/23/15

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>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m.** [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

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 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 is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.

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

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 3.

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 6 metres [20 ft.] extending from the *lot line* to the garage, car port, 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:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Subdivision	560 sq. m. [6,000 sq.ft.]	15 metres [50 ft.]	28 metres [90 ft.]
<i>Lot Consolidation in Bridgeview's Designated Floodplain Areas</i>	464 sq. m. [5,000 sq.ft.]	15 metres [50 ft.]	no minimum

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.



Single Family Residential (13) Zone

Part 16B - RF-13, Single Family Residential (13) Zone

Part 16B

RF-13

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

- (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.
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 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, 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 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:

<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 *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

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:
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- | | | |
|-----|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| (a) | Single garage that accommodates one <i>vehicle</i> 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. |
|-----|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
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|-----|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (b) | Double garage that accommodates two <i>vehicles</i> 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.]. |
|-----|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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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:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Type I</u>			
Interior <i>Lot</i>	336 sq. m. [3,595 sq. ft.]	12 m. [40 ft.]	28 m. [92 ft.]
Corner <i>Lot</i>	380 sq. m. [4,066 sq. ft.]	14 m. [46 ft.]	28 m. [92 ft.]
<u>Type II</u>			
Interior <i>Lot</i>	336 sq. m. [3,595 sq. ft.]	13.4 m. [44 ft.]	24 m. [79 ft.]
Corner <i>Lot</i>	380 sq. m. [4,066 sq. ft.]	15.4 m. [51 ft.]	24 m. [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, 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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Single Family Residential Gross Density Zone

Part 17 - RF-G, Single Family Residential Gross Density Zone

Part 17

RF-G

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*:

<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>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
<i>Buildings and Structures For Uses Permitted Under Section B.2 of This Zone</i>		7.5 m. [25 ft.]	30.0 m. [100 ft.]	15.0 m. [50 ft.]	7.5 m. [25 ft.]

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 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

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 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

Amendments: 12333, 07/25/94; 13093, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 18719, 05/30/16; 19491, 02/19/18

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 car port, 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, car port, 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

Amendments: 12333, 07/25/94; 13155, 02/09/98

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:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Regular Standard <i>Lots</i>	370 sq. m. [4,000 sq.ft.]	12.0 metres [40 ft.]	28 metres [90 ft.]
Permissible Reduction as set out below*	325 sq. m. [3,500 sq.ft.]	10.5 metres [35 ft.]	28 metres [90 ft.]

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.

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

Single Family Residential (12) Zone

Part 17A

RF-12

Amendments: 14549, 05/13/02; 18771, 07/25/16

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; 18771, 07/25/16; 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* 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.

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:

<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 *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:

<p>(a) Single garage that accommodates one vehicle only:</p>	<p>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.</p>
<p>(b) Double garage that accommodates two vehicles parked side by side:</p>	<p>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.].</p>

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:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Type I</u>			
Interior Lot	320 sq.m. [3,445 sq.ft.]	12 m. [40 ft.]	26 m. [85 ft.]
<i>Corner Lot</i>	375 sq.m. [4,037 sq.ft.]	14 m. [46 ft.]	26 m. [85 ft.]
<u>Type II</u>			
Interior <i>Lot</i>	320 sq.m. [3,445 sq.ft.]	13.4 m. [44 ft.]	22 m. [72 ft.]
<i>Corner Lot</i>	375 sq.m. [4,037 sq.ft.]	15.4 m [51 ft.]	22 m [72 ft.]

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.



Single Family Residential (12) Coach House Zone

Part 17B – RF-12C, Single Family Residential Coach House Zone

Part 17B

RF-12C

Amendments: 14653, 05/13/02; 16918, 05/04/09

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

Amendments: 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*:
 - (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:

<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 [25 ft.]	1.2 m. [4 ft.]	2.4 m. [8 ft.]
<i>Coach house as per Sub-section B.2 of this Zone</i>		— ²	1.2 m. ⁴ [4 ft.]	1.2 m. [4 ft.]	1.8 m. [6 ft.]
<i>All Other Accessory Buildings and Structures</i>		— ²	1.0 m. ⁵ [3 ft.]	0.0 m. [0.0 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 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.

- 4 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*.
- 5 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

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: 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:

(a) Single garage that accommodates 1 <i>vehicle</i> only:	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.
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(b) Double garage that	The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall
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accommodates 2
vehicles parked
side-by-side:

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.

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>			
<i>Interior Lot</i>	320 sq.m. [3,445 sq.ft.]	12 m. [40 ft.]	26 m. [85 ft.]
<i>Corner Lot</i>	375 sq.m. [4,037 sq.ft.]	14 m. [46 ft.]	26 m. [85 ft.]
<u>Type II</u>			
<i>Interior Lot</i>	320 sq.m. [3,445 sq.ft.]	13.4 m. [44 ft.]	22 m. [72 ft.]
<i>Corner Lot</i>	375 sq.m. [4,037 sq.ft.]	15.4 m [51 ft.]	22 m [72 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, 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.



Single Family Residential (10) Zone

Part 17C - RF-10, Single Family Residential (10) Zone

Part 17C

RF-10

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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
<i>Principal Building</i>		4.0 m. ¹ [13 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	2.7 m. ⁵ [9 ft.]
<i>Accessory Buildings and Structures</i>		– ²	1.2 m. ³ [4 ft.]	3.0 m. ⁴ [9 ft. 10 in.]	3.0 m. ⁶ [9 ft. 10 in.]

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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
<i>Principal Building</i>		4.0 m. ¹ [13 ft.]	7.5 m. ³ [25 ft.]	1.2 m. [4 ft.]	2.7 m. ⁴ [9 ft.]
<i>Accessory Buildings and Structures</i>		– ²	1.2 m. [4 ft.]	0.85 m. [2 ft. 10 in.]	3.0 m. ⁵ [9 ft. 10 in.]

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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
<i>Principal Building</i>		4.0 m. ¹ [13 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	2.7 m. ⁵ [9 ft.]
<i>Accessory Buildings and Structures</i>		— ²	6.0 m. ³ [20 ft.]	0.85 m. ⁴ [2 ft. 10 in.]	3.0 m. ⁶ [9 ft. 10 in.]

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

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 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

Amendments: 18771, 07/25/16; 18899, 11/21/16

1. A *driveway* is permitted only from a rear lane.
2. A minimum of 3 off-street *parking spaces* must be provided.
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.
6. An attached garage or carport is permitted only where the *lot* is a Type II *lot* pursuant to Section K.2 of this Zone.
7. Outside parking must be limited to a maximum of 2 cars or trucks.
8. 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:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Type I</u>			
<i>Interior Lot</i>	291 sq. m. [3,130 sq. ft.]	9.7 m. [32 ft.]	30 m. [98 ft.]
<i>Corner Lot or Lot on a Flanking Lane</i>	369 sq. m. [3,970 sq. ft.]	12.8 m. [42 ft.]	30 m. [98 ft.]
<u>Type II</u>			
<i>Interior Lot</i>	270 sq. m. [2,905 sq. ft.]	12.3 m. [40 ft.]	22 m. [72 ft.]
<i>Corner Lot or Lot on a Flanking Lane</i>	293 sq. m. [3,150 sq. ft.]	14.0 m. [46 ft.]	22 m. [72 ft.]
<u>Type III</u>			
<i>Interior Lot</i>	324 sq. m. [3,490 sq. ft.]	9 m. [30 ft.]	36 m. [118 ft.]
<i>Corner Lot or Lot on a Flanking Lane</i>	363 sq. m. [3,910 sq. ft.]	10.5 m. [34 ft.]	36 m. [118 ft.]

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.

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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
 - 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: 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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
<i>Principal Building</i>		4.0 m. ¹ [13 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	2.7 m. ⁵ [9 ft.]
<i>Accessory Buildings and Structures</i>		— ²	1.2 m. ³ [4 ft.]	3.0 m. ⁴ [9 ft. 10 in.]	3.0 m. ⁶ [9 ft. 10 in.]

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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
<i>Principal Building</i>		4.0 m. ¹ [13 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	2.7 m. ⁵ [9 ft.]
<i>Accessory Buildings and Structures</i>		– ²	6.0 m. ³ [20 ft.]	0.85 m. ⁴ [2 ft. 10 in.]	3.0 m. ⁶ [9 ft. 10 in.]

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

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 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 be 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:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Type I</u>			
<i>Interior Lot</i>	291 sq. m. [3,130 sq. ft.]	9.7 m. [32 ft.]	30 m. [98 ft.]
<i>Corner Lot or Lot on a Flanking Lane</i>	369 sq. m. [3,970 sq. ft.]	12.8 m. [42 ft.]	30 m. [98 ft.]
<u>Type II</u>			
<i>Interior Lot</i>	324 sq. m. [3,490 sq. ft.]	9 m. [30 ft.]	36 m. [118 ft.]
<i>Corner Lot or Lot on a Flanking Lane</i>	363 sq. m. [3,910 sq. ft.]	10.5 m. [34 ft.]	36 m. [118 ft.]

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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Single Family Residential (9) Zone

Part 17E - RF-9, Single Family Residential Zone

Part 17E

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

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: 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 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

Amendments: 15716, 05/30/05; 16957, 06/29/09; 18050, 09/23/13

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. 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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		3.5 m. ¹ [11 ft. 6 in.]	6.5 m. [21 ft.]	1.2 m. [4 ft.]	— ⁴
<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 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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		3.5 m. ¹ [11 ft. 6 in.]	6.5 m. ³ [21 ft.]	1.2 m. ⁴ [4 ft.]	2.7 m. ⁵ [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 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

Amendment18414, 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 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

Amendment: 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 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 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: 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:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Type I</u>			
<i>Interior Lot</i>	250 sq. m. [2,690 sq. ft.]	9 m. [30 ft.]	28 m. [90 ft.]
<i>Corner Lot</i>	275 sq. m. [2,960 sq. ft.]	10.5 m. [35 ft.]	28 m. [90 ft.]
<u>Type II</u> (A maximum of 33% the total RF-9 <i>lots</i> in a subdivision)			
<i>Interior Lot</i>	220 sq. m. [2,368 sq. ft.]	7.9 m. [26 ft.]	28 m. [90 ft.]
<i>Corner Lot</i>	Type II <i>corner lots</i> are not permitted.		

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



Single Family Residential (9) Coach House Zone

Part 17F - Single Family Residential Coach House Zone

Part 17F

RF-9C

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

Amendments: 15716, 05/30/05; 16918, 05/04/09; 16957, 06/29/09; 17462, 09/12/11; 17471, 10/03/11; 18050, 09/23/13

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	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		3.5 m. ¹ [11.5 ft.]	6.5 m. [21 ft.]	1.2 m. [4 ft.]	2.7 m. ⁷ [9 ft.]
<i>Coach House</i>		— ²	0.5 m. ³ [1.5 ft.]	0.0 m. ^{4&5} [0.0 ft.]	1.2 m. ⁸ [4 ft.]
<i>Other Accessory Buildings and Structures</i>		— ²	0.5 m. ³ [1.5 ft.]	0.0 m. ⁶ [0.0 ft.]	1.2 m. ⁸ [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 *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:

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

Part 17G

RF-9S

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

Amendments: 17290, 12/13/10

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

Amendments: 15716, 05/30/05; 16918, 05/04/09; 18050, 09/23/13

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

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 [11.5 ft.]	6.5 m. [21 ft.]	1.2 m. [4 ft.]	2.7 m. ⁶ [9 ft.]
<i>Coach House</i>		— ²	0.5 m. ³ [1.5 ft.]	0.0 m. ⁴ [0.0 ft.]	1.2 m. ⁷ [4 ft.]
<i>Other Accessory Buildings and Structures</i>		— ²	0.5 m. ³ [1.5 ft.]	0.0 m. ⁵ [0.0 ft.]	1.2 m. ⁷ [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 *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 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: 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:

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

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

Part 17H – RF-SD, Semi-Detached Residential Zone

Part 17H

RF-SD

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*:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i> Excluding attached garage		3.5 m. ¹ [11 ft.]	6.5 m. [21 ft.]	1.2 m. ⁴ [4 ft.]	2.7 m. ⁶ [9 ft.]
Attached Garage		6.0 m. [20 ft.]	6.5 m. [21 ft.]	3.5 m. ⁴ [11 ft.]	5.9 m. [19 ft.]
<i>Accessory Buildings and Structures</i>		- ²	0.5 m. ³ [1 ft. 6 in.]	0.0 m. ⁵ [0.0 ft.]	5.2 m. [17 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 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*.
- 4 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.
- 5 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*.
- 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* 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

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 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:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<i>Interior Lot</i>	200 m ² [2,150 sq.ft.]	7.2 m. ¹ [24 ft.]	28 m. [90 ft.]
<i>Corner Lot</i>	226 m ² [2,430 sq.ft.]	8.7 m. ¹ [29 ft.]	28 m. [90 ft.]

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.

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.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, as amended.

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Duplex Residential Zone

Part 18

RM-D

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*:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
930 sq. m. [10,000 sq.ft.]	24 metres [80 ft.]	28 metres [90 ft.]

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:

	Lot Size	Lot Width	Lot Depth
Fee Simple <i>Lots</i>	2 hectares [5 acres]	50 metres [165 ft.]	50 metres [165 ft.]
Bare Land Strata <i>Lots</i>	225 sq. m. [2,420 sq.ft.]	12 metres [40 ft.]	15 metres [50 ft.]

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:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Fee Simple <i>Lots</i>	2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]
Bare Land Strata <i>Lots</i>	325 sq. m. [3,500 sq.ft.]	9 metres [30 ft.]	27 metres [90 ft.]

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.



Multiple Residential 15 Zone

Part 21 - RM-15, Multiple Residential 15 Zone

Part 21

RM-15

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.

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Multiple Residential 23 Zone

Part 21A - RM-23, Multiple Residential 23 Zone

Part 21A

RM-23

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*:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Internal Dwelling Unit</i>		3.5 m. ¹ [11 ft. 5 in.]	12.5 m. [41 ft.]	0.0 m. [0 ft.]	–
<i>End Dwelling Unit</i>		3.5 m. ¹ [11 ft. 5 in.]	12.5 m. [41 ft.]	1.2 m. ⁴ [4 ft.]	–
<i>Corner Dwelling Unit</i>		3.5 m. ¹ [11 ft. 5 in.]	12.5 m. [41 ft.]	0.0 m. [0 ft.]	2.7 m. ⁶ [9 ft.]
<i>Accessory Buildings and Structures</i>		– ²	0.5 m. ³ [1 ft. 6 in.]	0.0 m. ⁵ [0 ft.]	1.2 m. ⁷ [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* shall not be located in 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 regardless of the *building height* are not permitted within 6.0 m. [20 ft.] of the *principal building*.
- 4 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.
- 5 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*.
- 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 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.
- 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 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:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<i>Internal Lot</i>	165 sq. m. [1,776 sq. ft.]	6.3 m. [21 ft.]	28 m. [90 ft.]
<i>End Lot</i>	200 sq. m. [2,150 sq. ft.]	7.2 m. [24 ft.]	28 m. [90 ft.]
<i>Corner Lot</i>	226 sq. m. [2,430 sq. ft.]	8.7 m. [29 ft.]	28 m. [90 ft.]

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.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, 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.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the *Official Community Plan*.



Multiple Residential 30 Zone

[Part 22 - RM-30, Multiple Residential 30 Zone](#)

Part 22

RM-30

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

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: 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

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 parking for the disabled.
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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.



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

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*.

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

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 parking for the disabled.
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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.

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Multiple Residential 70 Zone

Part 24 - RM-70, Multiple Residential 70 Zone

Part 24

RM-70

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

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*.

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

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 parking for the disabled.
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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.

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Multiple Residential 135 Zone

[Part 25 - RM-135, Multiple Residential 135 Zone](#)

Part 25

RM-135

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

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 Section D of this Zone.

D. Density

Amendments: 17462, 09/12/11; 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) 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*.

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

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 parking for the disabled.
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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.



Multiple Residential Commercial 135 Zone

Part 26 - RMC-135, Multiple Residential Commercial 135 Zone

Part 26

RMC-135

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

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*.

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; 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. 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 parking for the disabled.
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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.



Multiple Residential Commercial 150 Zone

Part 27 - RMC-150, Multiple Residential Commercial 150 Zone

Part 27

RMC-150

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

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*.

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

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 parking for the disabled.
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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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; 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.



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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.
9. 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.

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Special Care Housing 1A Zone

Part 28A - RMS-1A, Special Care Housing 1A Zone

Part 28A

RMS-1A

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%.

F. Yards and Setbacks

Amendment: 18414, 03/23/15

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

<i>Use</i>	Setback	<i>Front Yard*</i>	<i>Rear Yard***</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	1.8 m** [6 ft.]	3.6 m [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq. ft.] in size</i>		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.	7.5 m. [25 ft.]

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:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Subdivision	560 sq. m. [6,000 sq. ft.]	15 metres [50 ft.]	28 metres [90 ft.]
<i>Lot Consolidation in Bridgeview's Designated Floodplain Areas</i>	464 sq. m. [5,000 sq. ft.]	15 metres [50 ft.]	no minimum

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".



Special Care Housing 2 Zone

Part 29 - RMS-2, Special Care Housing 2 Zone

Part 29

RMS-2

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.
9. 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.

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Cemetery Zone

Part 30

PC

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

Amendments: 12333, 07/25/94

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	2 times the width of <i>lot</i>

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

A. Intent

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

This Zone is intended for neighbourhood-scale *assembly halls*, including *churches*, *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

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

1. *Assembly halls*, including *churches*, 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*:

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 and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.6 m. [12 ft.]	7.5 m. [25 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,000 sq. m. [0.25 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

A. Intent

Amendments: 17181, 06/07/10

This Zone is intended for regional-scale *assembly halls*, including *churches*, *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

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

1. *Assembly halls*, including *churches*.
2. *Private schools*.
3. *Child care centres*.
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*:

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 and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.6 m. [12 ft.]	7.5 m. [25 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.



Institutional Zone

Part 33

PI

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	6.0 m.* [20 ft.]	7.5 m. [25 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,500 sq. m. [16,000 sq.ft.]	30 metres [100 ft.]	30 metres [100 ft.]

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*.

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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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

Amendments: 12333, 07/25/94; 12715, 12/04/95; 13251A, 03/16/98; 13497, 09/15/98; 13564, 11/16/98; 13769, 01/22/01; 15064, 07/21/03; 15977, 04/24/06; 17462, 09/12/11; 17687, 10/01/12; 19073, 02/20/17; 19261, 06/26/17

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 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*.
6. *Neighbourhood pubs*.
7. *Liquor store*.

8. Office uses excluding the following:
 - i. *social escort services*
 - ii. *methadone clinics*
 - iii. *marijuana dispensaries*
9. *Parking facilities.*
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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acres]	30 metres [100 ft.]	30 metres [100 ft.]

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*.
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.



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.*
9. *Entertainment uses excluding arcades.*
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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acres]	30 metres [100 ft.]	30 metres [100 ft.]

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 B Zone

[Part 36B - C-8B, Community Commercial B Zone](#)

Part 36B

C-8B

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

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. *Marijuana dispensary*
3. Growing of *medical marijuana*
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*.
8. *Neighbourhood pubs*.

9. Office uses:
 - i. including *social escort services*
 - ii. excluding *methadone clinics*
10. *Parking facilities.*
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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acres]	30 metres [100 ft.]	30 metres [100 ft.]

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".
9. 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.
10. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act R.S.B.C

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Town Centre Commercial Zone

Part 37 - C-15, Town Centre Commercial Zone

Part 37

C-15

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*.
6. *Liquor store*.
7. Office uses excluding:
 - i. *social escort services*

- ii. *methadone clinics*
- 8. *Tourist accommodation.*
- 9. *Indoor recreational facilities.*
- 10. *Parking facilities.*
- 11. *Entertainment uses excluding arcades and adult entertainment stores.*
- 12. *Assembly halls.*
- 13. *Community services.*
- 14. *Child care centres.*
- 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:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>		2.0 m. [7 ft.]	7.5 m. [25 ft.]	3.0 m.* [10 ft.]	2.0 m. [7 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acres]	30 metres [100 ft.]	30 metres [100 ft.]

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.



Downtown Commercial Zone

[Part 38 - C-35, Downtown Commercial Zone](#)

Part 38

C-35

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*

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.*
14. *Child care centres.*
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*:

<i>Setback Use</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>	2.0 m. [7 ft.]	7.5 m. [25 ft.]	3.0 m.* [10 ft.]	2.0 m. [7 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.



Highway Commercial Industrial Zone

Part 39 - CHI, Highway Commercial Industrial Zone

Part 39

CHI

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. *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)

17. 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*:

<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
Use				
<i>Principal and Accessory Buildings and Structures</i>	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	7.5 m. [25 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,000 sq. m. [10,800 sq.ft.]	25 metres [80 ft.]	30 metres [100 ft.]

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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Self-Service Gasoline Station Zone

Part 40 - CG-1, Self-Service Gasoline Station Zone

Part 40

CG-1

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*:

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 and Accessory Buildings and Structures Not Identified Below</i>		12.0 m. [40 ft.]	4.0 m.* [13 ft.]	4.0 m.* [13 ft.]	12.0 m. [40 ft.]
<i>Pump Islands and Kiosk**</i>		4.5 m. [15 ft.]	4.0 m.* [13 ft.]	4.0 m.* [13 ft.]	4.5 m. [15 ft.]
Canopies		2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,400 sq. m. [15,000 sq.ft.]	30 metres [100 ft.]	30 metres [100 ft.]

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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Combined Service Gasoline Station Zone

Part 41 - CG-2, Combined Service Gasoline Station Zone

Part 41

CG-2

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*:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		12.0 m. [40 ft.]	4.0 m.* [13 ft.]	4.0 m.* [13 ft.]	12.0 m. [40 ft.]
<i>Pump Islands and Kiosk**</i>		4.5 m. [15 ft.]	4.0 m.* [13 ft.]	4.0 m.* [13 ft.]	4.5 m. [15 ft.]
Canopies		2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,400 sq. m. [15,000 sq.ft.]	30 metres [100 ft.]	30 metres [100 ft.]

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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Tourist Accommodation Zone

Part 42

CTA

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 of 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*:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		20.0 m [65 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	20.0 m. [65 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m. [1 acre]	40 metres [130 ft.]	2 times the width of <i>lot</i>

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

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*:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>					
<i>Lot width:*</i>					
≥ 30 metres [100 ft.]		7.5 m. [25 ft.]	7.5 m. [25 ft.]	4.5 m. [15 ft.]	7.5 m. [25 ft.]
≥ 24 metres & < 30 metres		7.5m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]
< 24 metres [80 ft.]		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m.** [6 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	1.5 m. [5 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
560 sq. m. [6,000 sq.ft.]	15 metres [50 ft.]	28 metres [90 ft.]

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.



Commercial Recreation Zone

Part 44

CPR

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:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Buildings & Structures</i> for Uses Permitted under Sections B.1, B.2, B.3, B.4, and B.5 of this Zone		12.0 m. [40 ft.]	12.0 m. [40 ft.]	12.0 m. [40 ft.]	12.0 m. [40 ft.]
<i>Buildings & Structures</i> for Uses Permitted Under Section B.6 of this Zone		30.0 m. [100 ft.]	30.0 m. [100 ft.]	15.0 m. [50 ft.]	30.0 m. [100 ft.]
<i>Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	2 times the width of <i>lot</i>

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.
9. 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.



Golf Course Zone

Part 45

CPG

A. Intent

This Zone is intended to accommodate and regulate *golf courses* 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. *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*:

Use	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Buildings and Structures for Uses Permitted Under Sections B.1, B.2, and B.3 of This Zone</i>		12.0 m. [40 ft.]	12.0 m. [40 ft.]	12.0 m. [40 ft.]	12.0 m. [40 ft.]
<i>Buildings and Structures for Uses Permitted Under Section B.4 of This Zone</i>		30.0 m. [300 ft.]	30.0 m. [50 ft.]	15.0 m. [50 ft.]	30.0 m. [100 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m. [1.0 acre]	50 metres [164 ft.]	60 metres [200 ft.]

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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Marina Zone

Part 46

CPM

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*; andprovided 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

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, 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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Buildings and Structures</i> for Uses Permitted Under Sections B.1 and B.2 of This Zone		12.0 m. [40 ft.]	12.0 m.* [40 ft.]	12.0 m.* [40 ft.]	12.0 m. [40 ft.]
<i>Buildings and Structures</i> for Uses Permitted Under Section B.3 of This Zone		30.0 m. [300 ft.]	30.0 m. [50 ft.]	15.0 m. [50 ft.]	30.0 m. [100 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m. [1.0 acre]	50 metres [164 ft.]	60 metres [200 ft.]

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.

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Business Park Zone

Part 47

IB

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

Amendments: 12333, 07/25/94; 12715, 12/04/95; 13564, 11/16/98; 13703, 05/17/99; 13970, 04/17/00; 13769, 01/22/01; 15664, 05/18/05

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 *churches*, provided that:
- (i) the *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - (ii) the *church* accommodates a maximum of 300 seats; and
 - (iii) there is not more than one *church* 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

Amendments: 18455, 06/29/15

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

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 and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	7.5 m. [25 ft.]

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

Amendments: 13774, 07/26/99; 18716, 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**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 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); 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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.

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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 of 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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		16.0 m.* [52 ft.]	7.5 m. [25 ft.]	7.5 m.** [25 ft.]	9.0 m.*** [30 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, 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.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.

9. Development permits may be required in accordance with the Surrey *Official Community Plan*, as amended.
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 Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.



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*:

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 and Accessory Buildings and Structures</i>		16 m.* [52 ft.]	7.5 m. [25 ft.]	7.5 m.** [25 ft.]	9.0 m.*** [30 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,800 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, 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-2 Zone.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, as amended.
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 Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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Business Park 3 Zone

Part 47C

IB-3

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 *churches*, provided that:
- i. The *church* does not exceed a *gross floor area* of 700 square metres [7,500 sq. ft.];
 - ii. The *church* accommodates a maximum of 300 seats; and
 - iii. There is not more than one *church* on a *lot* and where a *lot* has been subdivided by a strata plan, there shall be only one *church* 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:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	7.5 m. [25 ft.]

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:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		16 m.* [52 ft.]	7.5 m. [25 ft.]	7.5 m.** [25 ft.]	9.0 m.*** [30 ft.]

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 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. 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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 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. 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*.
9. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75 and the Regulations pursuant thereto including B.C. Reg 319/89/213.

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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

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.
9. *Warehouse uses.*
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. *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 *churches*, provided that:
 - (i) the *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - (ii) the *church* accommodates a maximum of 300 seats; and
 - (iii) there is not more than one *church* 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:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	7.5 m. [25 ft.]

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 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

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 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); 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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,800 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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.
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.



Light Impact Industrial 1 Zone

Part 48A - IL-1, Light Impact Industrial 1 Zone

Part 48A

IL-1

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.
7. *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 *churches*, provided that:
 - i. The *church* does not exceed a total floor area of 700 square metres [7,500 sq. ft.];
 - ii. The *church* accommodates a maximum of 300 seats; and
 - iii. There is not more than one *church* 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*:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	7.5 m. [25 ft.]

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,800 sq. m [0.5 acre]	30 metres [100 ft]	30 metres [100 ft.]

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.

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.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
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.
12. 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 Regulations pursuant thereto including without limitation B.C. Reg. 319/89/213.



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

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.*
 5. *Recycling plant.*
 6. Soil processing.
 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.
 12. *Warehouse uses.*
 13. *Distribution centres.*
 14. General contractor offices.
 15. *Accessory uses* including the following:
 - (a) *Recreation facilities*; and

- (b) *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.15 (b) 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.9 (b) 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 in accordance with the following minimum *setbacks*:

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 and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.6 m.* [12 ft.]	7.5 m. [25 ft.]

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

Amendments: 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*.
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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m. [1.0 acre]	40 metres [130 ft.]	60 metres [200 ft.]

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.

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[Part 50 - IS, Salvage Industrial Zone](#)

Salvage Industrial Zone

Part 50

IS

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Part 50 Salvage Industrial Zone and pages 50.2 to 50.5 inclusive are deleted.



Agro-Industrial Zone

Part 51

IA

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

- 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

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1 hectare [2.5 acres]	50 metres [164 ft.]	2 times the width of <i>lot</i>

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](#)

Part 52

CD

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

Amendments: 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; 17863, 02/18/13; 18029, 09/09/13; 17936, 06/23/14; 18772, 05/08/17

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-8B, C-15, C-35, CHI, CG-1, CG-2, CTA, CCR, CPR, CPG and CPM Zones.
2. Uses permitted in the IB, IB-1, IB-2, IB-3, IL, IL-1, IH and IA Zones.
3. Uses permitted in the RA, RA-G, RH, RH-G, RF-O, RF, RF-SS, RF-13, RF-G, RF-12, RF-12C, RF-9, RF-9C, RF-9S, RF-SD, RM-D, RM-M, RM-10, RM-15, RM-23, RM-30, RM-45, RM-70, RM-135, RMC-135, RMC-150, RMS-1 and RMS-2 Zones.
4. Uses permitted in the PC, PA-1, PA-2 and PI Zones.
5. Uses permitted in the A-1 and A-2 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

Amendments: 13657, 03/22/99

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, 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.



Adoption Date

Part 54

Date

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