

(BL 20058; 20300, 20681)

**A. Intent**

(BL 12824; 17989)

This Zone is intended for *single family dwellings*.

**B. Permitted Uses**

(BL 17290)

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

Principal Uses:

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

Accessory Uses:

2. *Bed and breakfast* use in accordance with Section B.7 of Part 4 General Provisions.
3. The keeping of *boarders* or *lodgers* in accordance with Section B.7, Part 4 General Provisions.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

(BL 12101; 12681; 12824; 13093; 14519; 15587; 16957; 17471; 17989; 18050; 18414; 19073; 19333; 19995; 20014; 20058; 20275, 20551, 20681, 21073)

1. Subdivision:

For the purpose of subdivision:

(a) Maximum Unit Density:

Maximum *unit density* shall be 2.5 *dwelling units* per hectare; and

(b) Permitted Unit Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *unit density* may be increased to 14.8 *dwelling units* per hectare.

2. Building Construction:

For the purpose of *building* construction:

(a) Minimum Single Family Dwelling Size:

For any *lot* regardless of size and location, *single family dwellings* shall have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m;

(b) Floor Area and Floor Area Ratio:

- i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided that 39 sq. m of the total floor area is used only as a garage or carport; and

- ii. The floor area is a maximum of 465 sq. m; and

- iii. Notwithstanding Section D.2(b)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1 (a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted;

- (c) Principal Building Second Storey Floor Area:
- i. The maximum permitted floor area of a second storey for a *principal building* must 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, but not including any portion of the *structure* located within 7.5 m 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 first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the lot; and
  - ii. Sub-section D.2(c)i. does not apply to existing **two storey single family dwellings** in this Zone with building permits issued prior to July 11, 1994.
- (d) Floor Area Ratio Calculation:
- In this Zone, 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 sq. m;
  - iii. Covered outdoor space with a height of 1.8 m or greater, except for a maximum of 10% of the maximum allowable floor area of which 14.9 sq. m must be reserved for a front porch or veranda; and
  - iv. Floor area including staircases, garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
    - a. 19 sq. m; and
    - b. Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height.

## E. Lot Coverage

(BL 17989; 18771)

1. Lots <= 560 sq. m:  
Where a *lot* is <= 560 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 40%.
2. Lots > 560 sq. m but <= 1,262 sq. m:  
Where a *lot* is > 560 sq. m but <= 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 40% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until a *lot coverage* of 25% is reached.
3. Lots > 1,262 sq. m:  
Where a *lot* is > 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 25%.

## F. Yards and Setbacks

(BL 12101; 13093; 17471; 17704; 17989; 18414; 18771)

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

USES:	SETBACKS:			
	Front Yard <sup>1,2,3</sup>	Rear Yard <sup>4</sup>	Side Yard	Street Side Yard
<i>Principal Building</i>	7.5 m	7.5 m	1.8 m <sup>5</sup>	3.6 m
<i>Accessory Buildings and Structures Greater Than 10 sq. m in Size</i>	18.0 m	1.8 m	1.0 m	7.5 m
<i>Other Accessory Buildings and Structures</i>	18.0 m	0 m	0 m	7.5 m

1 Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 m 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 m, the *setback* to an attached garage may be relaxed to 6.7 m.

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 1 m from the front of the said garage.

3 The required *front yard setback* is increased to 11.0 m 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 m, 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 m from the *rear lot line* provided the remainder of the *building face* is *setback* at least 8.5 m from the *rear lot line*.

5 The *side yard setback* may be reduced to 1.2 m 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 m.

## G. Height of Buildings

(BL 12239; 12101; 18414, 20681)

### 1. Principal Buildings:

- Principal building height* shall not exceed 9 m;
- Principal building height* shall not exceed 7.3 m where any portion of the roof has a slope less than 1:4; and
- Notwithstanding Sub-section G.1(a), *principal building height* shall not exceed 10 m in a floodplain in the Bridgeview area as referred to in Part 8 Floodproofing.

### 2. Accessory Buildings:

- Accessory building height* shall not exceed 4 m; and
- Accessory building height* may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*.

### 3. Structures:

*Structure height* shall not exceed 4 m.

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

(BL 12333; 13093; 13774; 14120; 18719; 18771; 18859)

### 1. Parking Calculation:

- Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading; and
- In this Zone, where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following additional parking is required:
  - Bed and Breakfast* – 1 *parking space* per bedroom available; and
  - Boarders or Lodgers – 1 *parking space* per boarder or lodger.

2. Parking Areas:  
*Vehicle* parking areas shall be limited as follows:
- (a) *Vehicle* parking is permitted in either the *front yard*, *side yard*, garage, carport or parking pad;
  - (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) Notwithstanding Section H.2(b), only *driveways* may accommodate parking within the *front yard* or *side yard*, to a maximum of 2 *vehicles*.
3. Driveways:  
*Driveways* are permitted as follows:
- (a) *Driveways* may be constructed off either the *frontage* or *flanking street* of a *lot*;
  - (b) Every *lot* may have one *driveway* with a total surface or paved area as follows:
    - i. Uniform maximum width of 8.0 m extending from the *lot line* to the garage, carport or parking pad; and
    - ii. Width may be increased to a maximum of 53% of the total area of the required *front yard* or required *side yard* within which the *driveway* is located;
  - (c) Notwithstanding Section H.3(b) of this Zone, a *driveway* width may be increased to provide access to additional *parking spaces* in a garage, carport or parking pad where those parking areas have more than 2 side-by-side *parking spaces*, provided that:
    - i. The increased width is a maximum of 3 m times the number of adjacent side-by-side *parking spaces*, measured at the required *front yard setback*; and
    - ii. The *driveway* is uniformly tapered over the required *front yard* to a maximum width of 8.0 m at the *front lot line*; and
  - (d) Where a *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*.
4. Outdoor Parking and Storage:  
Outdoor parking or storage of *house trailers*, *utility trailers*, *campers* or boats ancillary to a residential use shall be limited as follows:
- (a) Front face of attached garage set back < 11.0 m from the *front lot line*:
    - i. Maximum 3 *vehicles*; or
    - ii. Maximum 2 *vehicles* and 1 *house trailer*, *utility trailer*, *camper* or boat;
  - (b) Front face of attached garage set back  $\geq$  11.0 m from the *front lot line*:
    - i. Maximum 4 *vehicles*; or
    - ii. Maximum 3 *vehicles* and 1 *house trailer*, *utility trailer*, *camper* or boat;
  - (c) Outside parking or storage of a *house trailer* or boat is not permitted within the *front yard setback*, or within the required *side yards* adjacent to the *dwelling unit*, or within 1 m of the *side lot line*;
  - (d) Notwithstanding Section H.4(c) of this Zone, 1 *house trailer* or 1 boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front *driveway* or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications; and
  - (e) Notwithstanding Section H.4(d) of this Zone, *house trailers* or boats are not permitted to be parked on *corner lots* in the area bounded by the intersecting *lot*

*lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the two *lot lines*.

## I. Landscaping and Screening

(BL 12333; 17989; 18771)

### 1. General Landscaping:

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. Porous and Non-Porous Surfaces:

A minimum of 30% of the *lot* must be covered by porous surfaces.

### 3. Outdoor Parking and Storage:

For outdoor parking or storage:

(a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad shall be adequately screened as follows:

- i. *All Yards:* Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
- ii. *Rear Yard:* A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;

(b) Screening required in Section I.3(a) of this Zone shall be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and

(c) Notwithstanding Section I.3(b) of this Zone, screening of a *house trailer* or boat on a *corner lot* shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines*.

## J. Special Regulations

(BL 17290; 17989; 18050, 20681)

### 1. Floodplain:

For *lots* within a designated floodplain in the *Bridgeview* area as referred to in Part 8 Floodproofing, the uses permitted in this Zone shall only be permitted if the *lot* has a minimum *frontage* of 15 m and minimum *lot area* of 464 sq. m.

### 2. Secondary Suite:

A *secondary suite* shall:

- (a) Not exceed 90 sq. m in floor area; and
- (b) Occupy less than 40% of the habitable floor area of the *building*.

### 3. Basement Access:

*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 sq. m, including the stairs.

**K. Subdivision**

(BL 12824; 19995, 20681)

**1. Minimum Lot Sizes:**

*Lots* created through subdivision shall conform to the following minimum standards:

- (a) *Lot Area:* Minimum 8,094 sq. m;
- (b) *Lot Width:* Minimum 50 m; and
- (c) *Lot Depth:* Minimum 60 m.

**2. Permitted Lot Size Reductions:**

In accordance with the *unit density* increases permitted in Section D of this Zone, if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision may be reduced to the following minimum standards:

- (a) *Lot Area:* *Bridgeview's* Designated Floodplain Area – minimum 464 sq. m (for *lot* consolidation);  
All Other Areas – minimum 560 sq. m;
- (b) *Lot Width:* Minimum 15 m;
- (c) *Lot Depth:* *Bridgeview's* Designated Floodplain Area – no minimum (for *lot* consolidation); and  
All Other Areas – minimum 28 m.

**L. Other Regulations**

(BL 13657; 13774)

Additional land use regulations may apply as follows:

- 1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
- 2. *Building* permits, pursuant to Surrey Building By-law, as amended.
- 3. Trees and vegetation, pursuant to Surrey Tree Preservation By-law, as amended.