

A. Intent

This R1 Zone is intended for small-scale multi-unit housing on suburban sized *lots* typically larger than 1,858 sq. m, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 13.

B. Permitted Uses

1. Land, *buildings* and *structures* in this R1 Zone must only be used for the following uses, or a combination of *principal uses* and *accessory uses* if the maximum number of *dwelling units* is not exceeded as follows:

<i>Lot Size</i>	<i>Lot Location</i>	<i>Maximum Number of Dwelling Units¹</i>	<i>Principal Uses</i>	<i>Accessory Uses</i>
(a) $\geq 4,050$ sq. m	i. All Areas	Up to 2	Single Family Dwelling Hobby Kennel ³ Agriculture and Horticulture Uses ⁴	
(b) $< 4,050$ sq. m and ≥ 280 sq. m	i. Inside Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	Secondary Suite Garden Suite
	ii. All areas, except B.1.(b)i and iii	Up to 4	Single Family Dwelling or Duplex	Coach House Bed and Breakfast ⁵
	iii. Eligible lots within Frequent Bus Stop Areas	Up to 6	Single Family Dwelling or Duplex	Boarders or Lodgers ⁵ Short-Term Rental ⁶
(c) < 280 sq. m.	i. Inside Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	
	ii. All areas, except B.1.(c)i	Up to 3	Single Family Dwelling	

1. Despite the permitted uses in Table B.1, the following lands allow no more than 2 *dwelling units* on a lot:
 - (a) Land that is protected under Section 12.1(2) of the *Heritage Conservation Act*;
 - (b) Land that as of December 7, 2023, designated as protected under a bylaw made under Section 611 [*heritage designation protection*] of the *Local Government Act, as amended*; and
 - (c) Land that is not connected to a water or community sewer system provided as a service by a municipality or regional district.
2. One of the exemptions in Section 3 of the *Local Government Zoning Bylaw Regulation* is that small-scale multi-unit housing requirements do not apply in relation to land that is within a *transit-oriented area*.

- 3 A *hobby kennel* is only permitted where the *lot* is $\geq 4,050$ sq. m in size and subject to the Surrey Kennel Regulation Bylaw.
- 4 *Agriculture* and *horticulture* uses are only permitted where the *lot* is ≥ 2 ha; excluding *poultry farming*, *mushroom growing*, *piggeries* or *mink farms*.
- 5 *Bed and breakfast* use and the keeping of *boarders* or *lodgers* are only permitted in accordance with Section B.7 of Part 4 General Provisions
- 6 *Short-Term Rental* is only permitted in accordance with Section B.36 of Part 4 General Provisions

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this R1 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
<i>Lot Area</i>	8,094 sq. m
<i>Lot Width</i>	50 m
<i>Lot Depth</i>	60 m

2. Permitted Lot Size Reductions:

In accordance with the *unit density* increases permitted in Section D.1.(b), if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision in this R1 Zone may be reduced to the following minimum standards:

Size or Dimension	Minimum Requirement
<i>Lot Area</i>	1,858 sq. m
<i>Lot Width</i>	15 m
<i>Lot Depth</i>	28 m

D. Density

1. Subdivision:

For the purpose of subdivision in this R1 Zone:

(a) Base Number of Lots:

Maximum of 2.5 *lots* per hectare; and

(b) Permitted Number of Lots with Amenity Contributions:

If amenity contributions are provided in accordance with Schedule G, the number of *lots* may be increased to a maximum of 5.0 *lots* per hectare.

2. Building Construction:

For *building* construction in this R1 Zone:

Building Type	Lot Size	Floor Area Ratio ¹ , Floor Area and Building Size Requirements
(a) <i>Single Family Dwelling</i> ² with or without a <i>Secondary Suite</i>	i. $\leq 1,500$ sq. m	a. The <i>floor area ratio</i> must not exceed 0.60 for the first 560 sq. m of <i>lot</i> area and 0.35 for the remaining <i>lot</i> area in excess of 560 sq. m, provided a minimum of 39 sq. m. of the total floor area is used only as a garage or carport, except for eligible <i>lots</i> within <i>Frequent Bus Stop Areas</i> where a garage or carport is not required.

		<p>b. Despite Section D.2.(a)i.a., <i>single family dwellings</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building</i> width of 7 m., and the maximum floor area is 465 sq. m.</p>
	<p>ii. > 1,500 sq. m</p>	<p>a. The <i>floor area ratio</i> must not exceed 0.32 provided that of the allowable floor area, 10 sq. m is used only for <i>accessory buildings and structures</i>, and 44.6 sq. m is used only as a garage or carport, except for eligible <i>lots</i> within <i>Frequent Bus Stop Areas</i> where a garage or carport is not required.</p> <p>b. <i>Single family dwellings</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building</i> width of 7 m.</p>
<p>(b) <i>Duplex</i>³ with or without a <i>Secondary Suite</i></p>	<p>i. ≤ 1,500 sq. m</p>	<p>a. The <i>floor area ratio</i> must not exceed 1.0 for the first 560 sq. m of <i>lot</i> area and 0.60 for the remaining <i>lot</i> area in excess of 560 sq. m, provided a minimum of 44 sq. m. of the total floor area is used only as a garage or carport within the <i>duplex</i>, except for eligible <i>lots</i> within <i>Frequent Bus Stop Areas</i> where a garage or carport is not required.</p> <p>b. Despite the definition of <i>floor area ratio</i>, <i>basements</i> are included in the <i>floor area ratio</i> calculation for <i>duplexes</i>.</p> <p>c. Despite D.2.(b)i.a., <i>duplexes</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building</i> width of 7 m, and must not exceed a maximum floor area of 600 sq. m including <i>basements</i>.</p>
	<p>ii. > 1,500 sq. m</p>	<p>a. The <i>floor area ratio</i> must not exceed 1.0 for the first 560 sq. m of <i>lot</i> area and 0.60 for the remaining <i>lot</i> area in excess of 560 sq. m, provided a minimum of 44 sq. m. of the total floor area is used only as a garage or carport within the <i>duplex</i>, except for eligible <i>lots</i> within <i>Frequent Bus Stop Areas</i> where a garage or carport is not required.</p> <p>b. Despite the definition of <i>floor area ratio</i>, <i>basements</i> are included in the <i>floor area ratio</i> calculation for <i>duplexes</i>.</p> <p>c. Despite D.2.(b)ii.a., <i>duplexes</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building</i> width of 7 m, and must not exceed a maximum floor area of 700 sq. m including <i>basements</i>.</p>

(c) <i>Coach House</i>	i. Not applicable	<p>a. The floor area of a <i>coach house</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>coach house</i> must have a minimum floor area of 35 sq. m. and a maximum total floor area of 75 sq. m., excluding the garage or carport.</p> <p>b. Despite D.2(c)i.a., if the floor area of the <i>single family dwelling</i> or <i>duplex</i> in Sections D.2.(a) and (b) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>coach house</i> up to a maximum size of 120 sq. m.</p>
(d) <i>Garden Suite</i>	i. Not applicable	<p>a. The floor area of a <i>garden suite</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>garden suite</i> must have a minimum floor area of 35 sq. m. and a maximum total floor area of 75 sq. m.</p> <p>b. Despite D.2(d)i.a., if the floor area of the <i>single family dwelling</i> or <i>duplex</i> in Sections D.2.(a) and (b) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>garden suite</i> up to a maximum size of 120 sq. m.</p>

1 *Floor area ratio* must also be calculated in accordance with Section D.3.

2 Refer to Section D.4(a) for second and third storey requirements.

3 Refer to Section D.4(b) for second and third storey requirements.

3. Floor Area Ratio Calculation:

(a) In this R1 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. Staircases;
 - b. 19 sq. m; and
 - c. 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.

4. **Principal Building Second and Third Storey Floor Area**
- (a) For *single family dwellings* on lots that are $\leq 1,500$ sq. m in size, 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. The reduced floor area of the second storey must be accomplished by an 20% 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
- (b) For *duplexes* on lots that are $\leq 1,500$ sq. m in size, the maximum permitted floor area of the second and third storeys for a *principal building* must not exceed 90% 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 and third storeys must be accomplished by an 10% offset at both the second and third storey levels 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.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* in this R1 Zone must be as follows:

<i>Building Type</i>	<i>Lot Size</i>	<i>Maximum Lot Coverage</i>
<i>Single Family Dwelling with or without a Secondary Suite</i>	≤ 560 sq. m	40%
	> 560 sq. m but $\leq 1,262$ sq. m	40% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 25% is reached
	$> 1,262$ sq. m	25%
<i>Single Family Dwelling with or without a Secondary Suite, Coach House, or Garden Suite</i>	≤ 560 sq. m	45%
	> 560 sq. m but $\leq 1,262$ sq. m	45% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 30% is reached
	$> 1,262$ sq. m	30%
<i>Duplex with or without a Secondary Suite</i>	≤ 560 sq. m	50%
	> 560 sq. m but $\leq 1,262$ sq. m	50% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached
	$> 1,262$ sq. m	35%
<i>Duplex with or without a Secondary Suite, Coach House, or Garden Suite</i>	≤ 560 sq. m	55%
	> 560 sq. m but $\leq 1,262$ sq. m	55% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 40% is reached
	$> 1,262$ sq. m	40%

F. Yards and Setbacks

1. Subject to Section F.2, *buildings and structures* must be sited in this R1 Zone with the following minimum *setbacks*:

<i>Building Type</i>	<i>Lot Size > 4,050 sq. m</i>	<i>Lot Size ≤ 4,050 sq. m but > 1,500 sq. m</i>	<i>Lot Size ≤ 1,500 sq. m</i>
Single Family Dwelling with or without a Secondary Suite			
<i>Front Yard</i>	7.5 m	7.5 m	7.5 m
<i>Rear Yard</i>	7.5 m	7.5 m	7.5 m
<i>Side Yard</i>	4.5 m	4.5 m	1.8 m
<i>Street Side Yard</i>	7.5 m	7.5 m	3.6 m
Duplex with or without a Secondary Suite			
<i>Front Yard</i>	7.5 m	7.5 m	7.5 m
<i>Rear Yard</i>	7.5 m	7.5 m	7.5 m
<i>Side Yard</i>	4.5 m	4.5 m	1.8 m
<i>Street Side Yard</i>	7.5 m	7.5 m	3.6 m
Hobby Kennel¹, Agriculture and Horticulture Buildings²			
<i>Front Yard</i>	36.0 m	Not Permitted	Not Permitted
<i>Rear Yard</i>	7.5 m		
<i>Side Yard</i>	7.5 m		
<i>Street Side Yard</i>	36.0 m		
Coach House or Garden Suite			
<i>Front Yard</i>	Not Permitted	Not Permitted	Not Permitted
<i>Rear Yard</i>	1.8 m	1.8 m	1.8 m
<i>Side Yard</i>	1.8 m	1.8 m	1.8 m
<i>Street Side Yard</i>	2.4 m	2.4 m	2.4 m
<i>Separation</i>	5.0 m	5.0 m	5.0 m
Other Accessory Buildings & Structures > 10 sq. m			
<i>Front Yard</i>	18.0 m	18.0 m	18.0 m
<i>Rear Yard</i>	1.8 m	1.8 m	1.8 m
<i>Side Yard</i>	1.0 m	1.0 m	1.0 m
<i>Street Side Yard</i>	7.5 m	7.5 m	7.5 m
<i>Separation</i>	5.0 m	5.0 m	5.0 m
Other Accessory Buildings & Structures ≤ 10 sq. m			
<i>Front Yard</i>	18.0 m	18.0 m	18.0 m
<i>Rear Yard</i>	0.0 m	0.0 m	0.0 m
<i>Side Yard</i>	0.0 m	0.0 m	0.0 m
<i>Street Side Yard</i>	7.5 m	7.5 m	7.5 m

1 The 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* must be located at the rear of the said *building*.

2 *Agriculture and horticulture use buildings* are only permitted on *lots* ≥ 2.0 hectares.

2. Setback Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R1 Zone are permitted for *lots* \leq 1,500 sq. m in area only, and not for *lots* $>$ 1,500 sq. m in size:

(a) Single Family Dwelling with or without Secondary Suite

i. Front Yard:

- a. 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 *single family dwelling*. If a minimum of 50% of the width of the *single family dwelling* is set back 9 m, the *setback* to an attached garage may be relaxed to 6.7 m;
- b. With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *single family dwelling* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *single family dwelling*, 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 m from the front of the said garage; and
- c. 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*; and

ii. Rear Yard:

- a. 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*; and

iii. Side Yard:

- a. The *side yard setback* may be reduced to 1.2 m along one side *lot line* adjoining a *lot* zoned for small-scale multi-unit housing, provided that *the side yard setback* on the opposite side of the *lot* is increased to 2.4 m.

(b) Duplex with or without Secondary Suites

i. Front Yard:

- a. Exterior staircases, landings, and planters that are more than 0.6 metres above *finished grade*, which are attached to the *duplex* may be *setback* a minimum of 4.5 m from the *front lot line*; and
- b. For *lots* with no rear *lane* access, the *front yard setback* for a *duplex* may be reduced to 4.0 m.

(c) Coach House

i. Rear Yard:

- a. The *rear yard setback* of a *coach house* may be reduced to 1.0 m if the *coach house* is constructed above a garage or carport, which has access from a rear *lane*; and

- ii. **Internal *Building Separation*:**
 - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.
- (d) **Garden Suite**
 - i. **Internal *Building Separation*:**
 - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.
- (e) **Other Accessory Buildings and Structures**
 - i. ***Separation*:**
 - a. A minimum *separation* of 5 m is required between the *single family dwelling and duplex* and *accessory buildings and structures* exceeding 2.4 m in *building height*, including detached garage or carport regardless of *building height*. The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m. and may be covered by a roof.

G. Height of Buildings and Structures

1. *Building and structure heights* in this R1 Zone must be in accordance with the following requirements:

Building Type		Requirement
Single Family Dwelling with or without a Secondary Suite	<i>Building height</i>	Must not exceed 9 m
	<i>Building height</i> in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10 m ¹
Duplex with or without a Secondary Suite	<i>Building height</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 11 m
	<i>Building height</i> in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 12 m ¹
Hobby Kennel, Agriculture and Horticulture Buildings	<i>Building height</i>	Must not exceed 9 m
Coach House or Garden Suite	<i>Building height</i>	Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 7.0 m and a maximum roof peak height of 8.3 m
	<i>Building height</i> in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 8.5 m ¹

<i>Accessory Building</i>	<i>Building height</i>	Must not exceed 4 m
	<i>Increased building height</i>	May be increased to 5 m where the roof slope and construction materials of an <i>accessory building</i> are the same as that of the <i>principal building</i>
<i>Structures</i>		Must not exceed 4 m

- 1 The maximum *building height* is permitted for *single family dwellings, duplexes, coach houses and garden suites* when the ground floor is used for parking only, provided the minimum ground floor elevation is less than the minimum flood and *building* elevations as specified by the Provincial Government and in the Surrey Building Bylaw, as amended.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations

- (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading; and
- (b) Where *boarders or lodgers or bed and breakfast* users are accommodated, the following additional parking is required, except for eligible *lots* within *frequent bus stop areas*:
 - i. *Bed and Breakfast* – 1 *parking space* per bedroom available; and
 - ii. *Boarders or Lodgers* – 1 *parking space* per boarder or lodger.

2. Outdoor Parking and Storage:

Outdoor parking or storage of vehicles, *house trailers, utility trailers, campers*, or boats ancillary to the residential use must be limited as follows:

- (a) Maximum of 3 *vehicles*;
- (b) Combined maximum of 1 *house trailer, utility trailer, camper* or boat;
- (c) Outdoor 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*; and
- (d) Despite Section H.2(c) of this R1 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.

I. Landscaping and Screening

1. General Landscaping:

All developed portions of the *lot* not covered by *buildings, structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained.

2. 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 must 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.2(a) of this R1 Zone must 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) Despite Section I.2(b) of this R1 Zone, screening of a *house trailer* or boat on a *corner lot* must 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

1. Floodplain:

For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, only flood resistant *building* materials are permitted below the minimum flood and *building* elevations, as specified by the Provincial Government and in the Surrey Building Bylaw, as amended.

2. Basement Access:

- (a) *Basement* access and *basement* wells serving a *principal building* in this R1 Zone must be sited as follows:
 - i. *Basement* access and *basement* wells may encroach into the required *front yard setback*, provided the maximum area does not exceed 10 sq. m;
 - ii. *Basement* access and *basement* wells may encroach into the required *rear yard setback*, provided the maximum area does not exceed 12 sq. m;
 - iii. *Basement* access and *basement* wells may be located within the *side yard*, but not within the required *side yard setback*, provided the maximum area does not exceed 10 sq. m; and
 - iv. The area of the *basement* access and *basement* wells must include the stairs, and the cumulative area of all *basement* access and *basement* wells on a *lot* must not exceed 28 sq. m.

K. Other Applicable Acts, Regulations and Bylaws

1. This R1 Zone is subject to compliance with the following:

- (a) All Federal legislation including, without limitation, the *Fisheries Act*, the *Railway Safety Act*, and the *Aeronautics Act*;
- (b) All Provincial legislation including, without limitation, the *Community Charter*, the *Local Government Act*, the *Local Government Zoning Bylaw Regulation*, the *Land Title Act*, the *Riparian Areas Protection Act*, the *Water Sustainability Act*, the *Transportation Act*, the *Railway Act*, the *British Columbia Railway Act*, and the *Agricultural Land Commission Act*;
- (c) All City of Surrey bylaws, policies, and regulations including, without limitation, the Official Community Plan Bylaw, as amended, Development Permits, Hazard Lands Development Permit Guidelines, Sensitive Ecosystem Development Permit Guidelines, the Subdivision and Development Bylaw, as amended, the Development Cost Charge Bylaw, as amended, the Surrey Sign Bylaw, as amended, the Surrey Building Bylaw, as amended, and the Surrey Tree Protection Bylaw, as amended, if these do not restrict or prohibit the density otherwise permitted under this R1 Zone;
- (d) Subdivision requirements of the Approving Officer;
- (e) Heritage designation bylaws, as amended, and heritage revitalization agreements, if these do not restrict or prohibit the density otherwise permitted under this R1 Zone;
- (f) Covenants registered in the Land Title Office in favour of the City under Section 219 of the *Land Title Act*; and
- (g) Regulations pursuant to any Acts.