

**A. Intent**

This R2 Zone is intended for small-scale multi-unit housing on large *lots* typically 930 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, where *lot* size may be reduced with substantial public *open space* set aside within the subdivision, and is subject to the remainder of this Part 14.

**B. Permitted Uses**

1. Land, *buildings* and *structures* in this R2 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 Units<sup>1</sup></i>	<i>Principal Uses</i>	<i>Accessory Uses</i>
(a) ≥ 4,050 sq. m	i. All Areas	Up to 2	<i>Single Family Dwelling</i>	<i>Secondary Suite</i>
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside <i>Transit-Oriented Areas<sup>2</sup></i>	Up to 2	<i>Single Family Dwelling</i>	<i>Garden Suite</i>
	ii. All areas, except B.1.(b)i and iii	Up to 4	<i>Single Family Dwelling</i> or <i>Duplex</i>	<i>Coach House</i>  <i>Bed and Breakfast<sup>3</sup></i>
	iii. Eligible <i>lots</i> within <i>Frequent Bus Stop Areas</i>	Up to 6	<i>Single Family Dwelling</i> or <i>Duplex</i>	<i>Boarders or Lodgers<sup>3</sup></i>
(c) < 280 sq. m	i. Inside <i>Transit-Oriented Areas<sup>2</sup></i>	Up to 2	<i>Single Family Dwelling</i>	<i>Short-Term Rental<sup>4</sup></i>
	ii. All areas, except B.1.(c)i	Up to 3	<i>Single Family Dwelling</i>	

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, as amended*;
  - (b) Land that as of December 7, 2023 was 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 community 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 *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.
- 4 *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 R2 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 permitted *unit density* increases in Section D.1.(b), if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision in this R2 Zone may be reduced to the following minimum standards:

Criteria	Minimum <i>Lot Area</i>	Minimum <i>Lot Width</i>	Minimum <i>Lot Depth</i>
(a) Permitted <i>Lot Size Reductions</i>	930 sq. m.	24 m	30 m
(b) Permitted <i>Lot Size Reductions With 15% Open Space</i> <sup>1</sup>	775 sq. m.	20 m	30 m
(c) Permitted <i>Lot Size Reductions With 30% Open Space</i> <sup>2</sup>	700 sq. m.	20 m	30 m

- 1 Despite Section C.2(a) and in accordance with the *unit density* increases in Section D.1.(b), if amenity contributions are provided in accordance with Schedule G and a minimum of 15% of the subdivided lands are provided as *open space*, subject to Section C.3., *lots* created through subdivision must conform to the minimum *lot* requirements in C.2(b).
- 2 Despite Sections C.2(a) and (b) and in accordance with the *unit density* increases in Section D.1.(b), if amenity contributions are provided in accordance with Schedule G and a minimum of 30% of the subdivided lands are provided as *open space*, subject to Section C.3., up to 50% of the *lots* created through subdivision must conform to the minimum *lot* requirements in C.2(c).

#### 3. Open Space Provisions:

*Open space* provisions are as follows:

- (a) *Lots* created in Section D.2.(b) must provide a minimum of 15% of the subdivided lands as *open space*;
- (b) *Lots* created in Section D.2.(c) must provide a minimum of 30% of the subdivided lands as *open space*;
- (c) *Open space* must be preserved in its natural state or retained for parks and recreation purposes and 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 be dedicated as a public park; and
- (d) *Open space* must be accessible by the public from a *highway*.

4. Undevelopable Areas:  
For the purpose of calculating the amount of *open space* referenced in this Section, *undevelopable areas* may be included, however, must be discounted by 50%.

#### D. Density

1. Subdivision:  
For the purpose of subdivision in this R2 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 10 *lots* per gross hectare.
2. Building Construction:  
For *building* construction in this R2 Zone:

Building Type	Lot Size	Floor Area Ratio <sup>1</sup> , Floor Area and Building Size Requirements
(a) <i>Single Family Dwelling</i> <sup>2</sup> with or without a <i>Secondary Suite</i>	i. ≤ 1,500 sq. m	<p>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> <p>b. Despite Section D.2.(a)i., <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 a maximum floor area of 465 sq. m.</p>
	ii. > 1,500 sq. m	<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</i> and <i>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>

(b) Duplex <sup>3</sup> with or without a Secondary Suite	i. ≤ 1,500 sq. m	<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>
	ii. > 1,500 sq. m	<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 650 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 maximum floor area of the <i>single family dwelling</i> or <i>duplex</i> in Sections D.2.(a) and (b) has not been achieved, 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 maximum floor area of the <i>single family dwelling</i> or <i>duplex</i> in Sections D.2.(a) and (b) has not been achieved, 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 R2 Zone, the following must be included in the calculation of *floor area ratio*:

- i. Covered area used for parking unless the covered parking is located within the *basement*;
- ii. The area of an *accessory building* in excess of 10 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 10 sq. m must be reserved for a front porch or veranda; and
- iv. Floor area of 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 the area has at least one wall 3.66 m or less in height.

4. **Principal Building Second 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 R2 Zone must be as follows:

<i>Building Type</i>	<i>Lot Size</i>	<i>Maximum Lot Coverage</i>
(a) <i>Single Family Dwelling</i> with or without a <i>Secondary Suite, Coach House, or Garden Suite</i>	i. $\leq 1,500$ sq. m	<p>a. For lots <math>\leq 560</math> sq.m in area, the maximum <i>lot coverage</i> must not exceed 40%.</p> <p>b. For lots <math>&gt; 560</math> sq.m and <math>\leq 1,262</math> sq.m, the maximum <i>lot coverage</i> must be 40% reduced at a rate of 2% for each 93 sq.m of additional <i>lot</i> area until 25% is reached.</p> <p>c. For lots <math>&gt; 1,262</math> sq.m. and <math>\leq 1,500</math> sq.m. in area, the maximum <i>lot coverage</i> must not exceed 25%.</p>
	ii. $> 1,500$ sq. m	25%
(b) <i>Duplex</i> with or without a <i>Secondary Suite, Coach House, or Garden Suite</i>	i. $\leq 1,500$ sq. m	<p>a. For lots <math>\leq 560</math> sq.m in area, the maximum <i>lot coverage</i> must not exceed 50%.</p> <p>b. For lots <math>&gt; 560</math> sq.m and <math>\leq 1,262</math> sq.m, the maximum <i>lot coverage</i> must be 50% reduced at a rate of 2% for each 93 sq.m of additional <i>lot</i> area until 35% is reached.</p> <p>c. For lots <math>&gt; 1,262</math> sq.m. and <math>\leq 1,500</math> sq.m. in area, the maximum <i>lot coverage</i> must not exceed 35%.</p>
	ii. $> 1,500$ sq. m	35%

## F. Yards and Setbacks

1. *Buildings and structures*, subject to Section F.2., must be sited in this R2 Zone in accordance with the following minimum *setbacks*:

<i>Building Type</i>	<i>All Lots</i>	<i>Other Accessory Buildings and Structures &gt; 10 sq. m</i>	<i>Other Accessory Buildings and Structures ≤ 10 sq. m</i>
<b><i>Single Family Dwelling with or without a Secondary Suite</i></b>			
<i>Front Yard</i>	7.5 m	18.0 m	18.0 m
<i>Rear Yard</i>	7.5 m	1.8 m	0.0 m
<i>Side Yard</i>	2.4 m	1.0 m	0.0 m
<i>Street Side Yard</i>	3.6 m	7.5 m	7.5 m
<b><i>Duplex with or without a Secondary Suite</i></b>			
<i>Front Yard</i>	7.5 m	18.0 m	18.0 m
<i>Rear Yard</i>	7.5 m	1.8 m	0.0 m
<i>Side Yard</i>	1.8 m	1.0 m	0.0 m
<i>Street Side Yard</i>	3.6 m	7.5 m	7.5 m
<b><i>Coach House or Garden Suite</i></b>			
<i>Front Yard</i>	Not Permitted	18.0 m	18.0 m
<i>Rear Yard</i>	1.8 m	1.8 m	0.0 m
<i>Side Yard</i>	1.8 m	1.0 m	0.0 m
<i>Street Side Yard</i>	2.4 m	7.5 m	7.5 m
<i>Separation</i>	5.0 m	n/a	n/a

2. *Setback Reductions and Variations*

Despite Table F.1, the following *setback* reductions and variations in the R2 Zone are permitted:

(a) *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. *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.

(b) *Garden Suite*

i. *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.

(c) Other Accessory Buildings and Structures > 10 sq. mi. Separation:

- a. A minimum *separation* of 5 m is required between the *single family dwelling* or *duplex* and any *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 R2 Zone must be in accordance with the following requirements:

<b>Building Type</b>		<b>Requirement</b>
<i>Single Family Dwelling</i> with or without a <i>Secondary Suite</i>	<i>Building height with sloped roof</i>	Must not exceed 9 m
	<i>Building height</i> where any portion of the roof has a slope less than < 1:4	Must not exceed 7.3 m
	<i>Building height</i> in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10 m <sup>1</sup>
<i>Duplex</i> with or without a <i>Secondary Suite</i>	<i>Building height with sloped roof</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 11.0 m
	<i>Building height</i> where any portion of the roof has a slope less than < 1:4	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 9.8 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 <sup>1</sup>
<i>Coach House</i> or <i>Garden Suite</i>	<i>Building height with sloped roof</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> where any portion of the roof has a slope less than < 1:4	Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 6.5 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 <sup>1</sup>
<i>Accessory Building</i>		Must not exceed 4 m, but 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 Calculation:**

- (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 or 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) 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*; and
- (d) Despite Section H.2(c) of this R2 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 R2 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 R2 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*.

**3. Open Space:**

The *open space* set aside pursuant to Section C.2 of this R2 Zone, must 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****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 R2 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 R2 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 R2 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 R2 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.