

A. Intent

This R5-S Zone is intended for small-scale multi-unit housing on compact and typically rear *lane* accessed *lots* 291 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, with optional limited commercial *accessory uses*, and is subject to the remainder of this Part 17A.

B. Permitted Uses

1. Land, *buildings* and *structures* in this R5-S 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	<i>Single Family Dwelling</i>	<i>Personal Service Use³</i> <i>Office Use³</i> <i>General Service Use³</i> <i>Retail Store³</i> <i>Eating Establishment³</i> <i>Secondary Suite</i> <i>Garden Suite</i> <i>Coach House</i> <i>Short-Term Rental⁴</i>
(b) $< 4,050$ sq. m and ≥ 280 sq. m	i. Inside <i>Transit-Oriented Areas²</i>	Up to 2	<i>Single Family Dwelling</i>	
	ii. All areas, except B.1.(b)i and iii	Up to 4	<i>Single Family Dwelling</i> or <i>Duplex</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>	
(c) < 280 sq. m	i. Inside <i>Transit-Oriented Areas²</i>	Up to 2	<i>Single Family Dwelling</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 a 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 Subject to Section B.2 and Section D.4.
- 4 *Short-Term Rental* is only permitted in accordance with Section B.36 of Part 4 General Provisions.

2. *Accessory Uses:*

Despite Table B.1., the following *accessory uses* are permitted only in association with a *single family dwelling* or *duplex*, provided that such uses are not a singular use on the *lot* and are operated by the occupant of the *single family dwelling* or *duplex*:

- (a) *Personal services uses* excludes *body rub parlours*;
- (b) *Office uses* excludes *social escort services* and *methadone clinics*;
- (c) *General service uses* excludes *funeral parlours*, *banks* and *drive-through banks*, *veterinary clinics*, and *adult entertainment institutions*;
- (d) *Retail stores* excludes *adult entertainment stores*, *secondhand stores* and *pawnshops*, *convenience stores*, *retail warehouses* and *flea markets*; and
- (e) *Eating establishments* excludes a *drive-through restaurant* and an *eating establishment* licensed by the *Liquor Control and Licensing Act*.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this R5-S 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 R5-S Zone may be reduced to the following minimum standards:

Criteria	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth
<i>Interior Lot</i>	291 sq. m. (Type I)	9.7 m (Type I - wide)	30 m (Type I and II)
	324 sq. m. (Type II)	9.0 m (Type II - narrow)	
<i>Corner Lot or Lot on Flanking Lane</i>	369 sq. m. (Type I)	12.8 m (Type I - wide)	36 m (Type I and II)
	363 sq. m. (Type II)	10.5 m (Type II - narrow)	

D. Density

1. Subdivision:

For the purpose of subdivision in this R5-S 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 31 *lots* per hectare.

2. Building Construction:
For *building* construction in this R5-S Zone:

Building Type	Floor Area ^{1,2} and Building Size Requirements
(a) <i>Single Family Dwelling</i> with or without a <i>Secondary Suite</i>	i. <i>Single family dwellings</i> must not exceed a maximum floor area of 217 sq. m, excluding <i>basements</i> , provided that 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.
(b) <i>Duplex</i> with or without a <i>Secondary Suite</i>	i. <i>Duplexes</i> must not exceed a maximum floor area of 350 sq. m, including <i>basements</i> , provided that 44 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.
(c) <i>Coach House</i>	i. The floor area of a <i>coach house</i> is permitted in addition to the floor area 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.
(d) <i>Garden Suite</i>	i. The floor area of a <i>garden suite</i> is permitted in addition to the floor area 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.

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

2 Floor area for the accessory commercial uses must also be calculated in accordance with Section D.4.

3. Floor Area Calculation:
- (a) In this R5-S Zone, floor area calculation must include garages and covered parking, with extended height exceeding 3.66 m being multiplied by 2, excluding:
- i. Staircases;
 - ii. 10 sq. m; and
 - iii. 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. Accessory Uses Floor Area:
- (a) The floor area of the permitted commercial *accessory uses* cannot exceed a maximum of 30% of the floor area of the *single family dwelling* or each principal *dwelling unit* within a *duplex* including *basement*, garage or carport.

E. Lot Coverage

1. The maximum *lot coverage* in this R5-S Zone for all *buildings and structures* must be as follows:

<i>Building Type</i>	<i>Maximum Lot Coverage</i>
<i>Single Family Dwelling with or without a Secondary Suite</i>	52%
<i>Single Family Dwelling with or without a Secondary Suite, Coach House, or Garden Suite</i>	60%
<i>Duplex with or without a Secondary Suite</i>	62%
<i>Duplex with or without a Secondary Suite, Coach House, or Garden Suite</i>	65%

F. Yards and Setbacks

1. *Buildings and structures*, subject to Section F.2., must be sited in this R5-S Zone in accordance with the following minimum *setbacks* for Type I and II *lots*:

<i>Building Type</i>	<i>Interior Lot Lane Access</i>	<i>Corner Lot Lane Access</i>	<i>Interior Lot No Lane</i>	<i>Corner Lot No Lane</i>
<i>Single Family Dwelling or Duplex with or without a Secondary Suite</i>				
<i>Front Yard</i>	3.5 m	3.5 m	3.5 m	3.5 m
<i>Rear Yard</i>	6.5 m	6.5 m	6.5 m	6.5 m
<i>Side Yard</i>	1.2 m	1.2 m	1.2 m	1.2 m
<i>Street Side Yard</i>	n/a	2.7 m	n/a	2.7 m
<i>Duplex with or without a Secondary Suite</i>				
<i>Front Yard</i>	3.5 m	3.5 m	3.5 m	3.5 m
<i>Rear Yard</i>	6.5 m	6.5 m	6.5 m	6.5 m
<i>Side Yard</i>	1.2 m	1.2 m	1.2 m	1.2 m
<i>Street Side Yard</i>	n/a	2.4 m	n/a	2.4 m
<i>Coach House</i>				
<i>Front Yard</i>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
<i>Rear Yard</i>	0.5 m	0.5 m		
<i>Side Yard</i>	0 m	0 m		
<i>Street Side Yard</i>	n/a	1.2 m		
<i>Separation</i>	5.0 m	5.0 m		
<i>Garden Suite</i>				
<i>Front Yard</i>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
<i>Rear Yard</i>	1.2 m	1.2 m	1.8 m	1.8 m
<i>Side Yard</i>	1.2 m	1.2 m	1.8 m	1.8 m
<i>Street Side Yard</i>	n/a	1.8 m	n/a	1.8 m
<i>Separation</i>	5.0 m	5.0 m	5.0 m	5.0 m
<i>Other Accessory Buildings & Structures > 10 sq. m</i>				
<i>Front Yard</i>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
<i>Rear Yard</i>	0.5 m	0.5 m	0.5 m	0.5 m
<i>Side Yard</i>	0 m	0 m	0 m	0 m
<i>Street Side Yard</i>	n/a	1.2 m	n/a	1.2 m
<i>Separation</i>	5.0 m	5.0 m	5.0 m	5.0 m

Other Accessory Buildings & Structures ≤ 10 sq. m				
<i>Front Yard</i>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
<i>Rear Yard</i>	0.5 m	0.5 m	0.5 m	0.5 m
<i>Side Yard</i>	0 m	0 m	0 m	0 m
<i>Street Side Yard</i>	n/a	1.2 m	n/a	1.2 m
<i>Separation</i>	n/a	n/a	n/a	n/a

2. Setback Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R5-S Zone are permitted:

(a) Single Family Dwelling with or without Secondary Suite

i. Front Yard:

- a. The *front yard setback* of the *single family dwelling* may be reduced to a minimum of 2.0 m 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 deep, is not used as a *balcony* and is an integral part of the *single family dwelling*; and

ii. Street Side Yard:

- a. The *single family dwelling setback* to a *street side yard* or *flanking lane* may be reduced to a minimum of 1.2 m 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 deep, is not used as a *balcony* and is an integral part of the *single family dwelling*. At any corner cut at the intersection of two roads, the *setback* to a *street side yard* or *flanking lane* may be reduced to a minimum of 1.2 m; and
- b. At any corner cut at the intersection of two roads, the *setback* to a *street side yard* or *flanking lane* may be reduced to a minimum of 0.5 m.

(b) Duplex with or without Secondary Suites

i. Front Yard:

- a. The *front yard setback* of the *duplex* may be reduced to a minimum of 2.0 m 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 deep, is not used as a *balcony* and is an integral part of the *duplex*.

ii. Street Side Yard:

- a. The *duplex setback* to a *street side yard* or *flanking lane* may be reduced to a minimum of 1.2 m 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 deep, is not used as a *balcony* and is an integral part of the *duplex*. At any corner cut at the intersection of two roads, the *setback* to a *street side yard* or *flanking lane* may be reduced to a minimum of 1.2 m; and
- b. At any corner cut at the intersection of two roads, the *setback* to a *street side yard* or *flanking lane* may be reduced to a minimum of 0.5 m.

(c) Coach House

i. Street Side Yard:

- a. At any corner cut at the intersection of a road and a rear *lane*, the *street side yard setback* may be reduced to a minimum of 0.5 m; and

- ii. *Separation:*
 - a. 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.
- (d) *Garden Suite*
 - i. *Separation:*
 - a. 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.
- (e) *Other Accessory Buildings and Structures > 10 sq. m*
 - i. *Street Side Yard:*
 - a. At any corner cut at the intersection of a road and a rear *lane*, the *street side yard setback* may be reduced to a minimum of 0.5 m; and
 - ii. *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 R5-S Zone must be in accordance with the following requirements:

Building Type		Requirement
<i>Single Family Dwelling</i> with or without a <i>Secondary Suite</i>	<i>Building height with sloped roof</i>	Must not exceed 9.5 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 10.5 m ¹
<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 metres
	<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 9.3 metres
	<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

Coach House or Garden Suite	Building height with sloped roof	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
	Building height 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
	Building height 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
Accessory Building		Must not exceed 3 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 the <i>principal building</i>
Structures		Must not exceed 3 m

- 1 The increased *building height* is permitted for *single family dwellings, duplexes, coach houses* and *garden suites* when the ground floor is used for parking or non-habitable space 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

1. Parking Calculation:
 - (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Driveways:
 - (a) A *driveway* is permitted only from a rear *lane*.
3. Garages and Carports:
 - (a) Where a garage or carport is provided on the *lot*, a maximum of 2 off-street *parking spaces* may be enclosed in a garage or carport.
4. Outdoor Storage and Parking:
 - (a) Outdoor parking is limited to a maximum of 2 *vehicles*; and
 - (b) Outdoor parking or storage of *campers, boats, utility trailers* or *house trailers* is not permitted.

I. Landscaping and Screening

1. General Landscaping:
 - (a) Any *landscaping* must not include any non-porous or paved surfaces; and
 - (b) All portions of the *lot* not covered by *buildings, structures*, and non-porous or paved surfaces must be landscaped. All *landscaping* must be maintained.
2. Porous and Non-Porous Surfaces:
A minimum of 30% of the *lot* must be covered by porous surfaces.
3. Front Yards:
Landscaping located within *front yards* is required as follows:
 - (a) *Landscaping* must cover a minimum of 70% of the area of the required *front yard*; and
 - (a) *Landscaping* must cover a minimum of 32 sq. m of the area between the *principal building* and the *rear lot line* and must be a minimum of 4 m wide and 4 m deep, except at any corner cut at the intersection of two roads.

J. Special Regulations1. 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 R5-S 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 R5-S 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 R5-S 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 R5-S 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.