

A. Intent

This R5 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*, and is subject to the remainder of this Part 17.

B. Permitted Uses

- Land, *buildings* and *structures* in this R5 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:

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

- Despite the permitted uses in Table B.1, the following lands allow no more than 2 *dwelling units* on a *lot*:
 - Land that is protected under Section 12.1(2) of the *Heritage Conservation Act, as amended*;
 - 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
 - Land that is not connected to a community water or community sewer system provided as a service by a municipality or regional district.
- 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*.
- Short-Term Rental* is only permitted in accordance with Section B.36 of Part 4 General Provisions.

C. Subdivision

- Minimum Lot Sizes:

Lots created through subdivision in this R5 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	8,094 sq. m
Lot Width	50 m
Lot Depth	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 Zone may be reduced to the following minimum standards:

Criteria	Minimum Area	Minimum Lot Width	Minimum Lot Depth
Interior Lot	291 sq. m. (Type I)	9.7 m (Type I - regular)	30 m (Type I - regular)
	270 sq. m. (Type II)	12.3 m (Type II - wide shallow)	22 m (Type II - wide shallow)
	324 sq. m. (Type III)	9 m (Type III - narrow deep)	36 m (Type III - narrow deep)
Corner Lot or Lot on flanking lane	369 sq. m. (Type I)	12.8 m (Type I - regular)	30 m (Type I - regular)
	293 sq. m. (Type II)	14.0 m (Type II - wide shallow)	22 m (Type II - wide shallow)
	363 sq. m. (Type III)	10.5 m (Type III - narrow deep)	36 m (Type III - narrow deep)

D. **Density**

1. Subdivision:

For the purpose of subdivision in this R5 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 36 *lots* per hectare.

2. Building Construction:

For *building* construction in this R5 Zone:

Building Type	Floor Area and Building Size Requirements
(a) <i>Single Family Dwelling</i> ¹ 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> ² 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 For *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), *accessory buildings* in excess of 10 sq. m are included in the calculation of the floor area.

E. Lot Coverage

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

<i>Building Type</i>	<i>Lot Type</i>	<i>Maximum Lot Coverage</i>
(a) <i>Single Family Dwelling</i> with or without a <i>Secondary Suite</i> , <i>Coach House</i> , or <i>Garden Suite</i>	Type I (regular)	52%
	Type II (wide shallow)	
	Type III (narrow deep)	60%
(b) <i>Duplex</i> with or without a <i>Secondary Suite</i> , <i>Coach House</i> , or <i>Garden Suite</i>	Type I (regular) or Type II (wide shallow)	60%
	Type III (narrow deep)	65%

F. Yards and Setbacks

1. *Buildings* and *structures*, subject to Section F.2., must be sited in this R5 Zone in accordance with the following minimum *setbacks*:

<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 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>	6.0 m	6.0 m	6.0 m	6.0 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		

Garden Suite				
<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	1.8m
<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
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>	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 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 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 deep, covered from above and is an integral part of the *single family dwelling*; and

ii. *Street Side Yard:*

- a. The *street side yard setback* of the *single family dwelling* may be reduced to a minimum of 1.2 m 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 deep, covered from above and is an integral part of the *single family dwelling*. At any corner cut at the intersection of two roads, the *street side yard setback* of a minimum of 1.2 m must be applicable either to the veranda or to the portion of the *single family dwelling* other than a veranda.

iii. *Rear Yard:*

- b. The *rear yard setback* measured to the face of a rear garage or carport attached to the *single family dwelling* may be a minimum of 0.5 m, and the *rear yard setback* of the remaining portion of the *single family dwelling* except the attached rear garage or carport may be a minimum of 6.5 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 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 deep, covered from above and is an integral part of the *duplex*; and
 - ii. Street Side Yard:
 - a. The *street side yard setback* of the *duplex* may be reduced to a minimum of 1.2 m 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 deep, covered from above and is an integral part of the *duplex*. At any corner cut at the intersection of two roads, the *street side yard setback* of a minimum of 1.2 m must be applicable either to the veranda or to the portion of the *duplex* other than a veranda; and
 - iii. Rear Yard:
 - a. The *rear yard setback* measured to the face of a rear garage or carport attached to the *duplex* may be a minimum of 0.5 m, and the *rear yard setback* of the remaining portion of the *duplex* except the attached rear garage or carport may be a minimum of 6.5 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 Zone must be in accordance with the following requirements:

Building Type		Requirement
Single Family Dwelling with or without a Secondary Suite	<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
Duplex with or without a Secondary Suite	<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	<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 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. Parking Areas:
 - (a) Off-street *parking spaces* for the *single family dwelling, duplex, secondary suite, coach house or garden suite* may be enclosed in a garage or carport, or provided outside on a parking pad on the *lot*, provided that the garage or carport is constructed in accordance with Section H.4.

3. Driveways:
A *driveway* is permitted only from a rear *lane*.
4. Garages and Carports:
Garages and carports are limited as follows:
 - (a) *Lot* types for the purpose of determining garage and carport dimensions must be pursuant to Section C.2. of this R5 Zone and garage and carport *parking spaces* must be measured pursuant to Section B.2 of Part 5 Off-Street Parking and Loading/Unloading;
 - (b) The floor area of a double garage or carport must not exceed a maximum of 39 sq. m, or 22 sq. m for a single garage or carport;
 - (c) For Type I (regular) *lots* and Type III (narrow deep) *lots*, the *parking spaces* in a double garage to accommodate 2 *vehicles* parked side-by-side may be a minimum of 5.5 m wide; and the garage door must be a minimum of 4.87 m wide; and
 - (d) For Type II (wide shallow) *lots*:
 - i. Double Car Garage:
For Type II (wide shallow) *lots*, where a garage or carport is accommodating 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*; and
 - ii. Single Car Garage:
For Type II (wide shallow) *lots*, where a garage or carport 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 must 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*.
5. Outdoor Parking and Storage:
 - (a) Outdoor parking is limited to a maximum of 2 *vehicles*; and
 - (b) Outside 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:
Non-porous or paved surfaces, including a *driveway*, may cover up to a maximum of 30% of the *lot* area that is not occupied by *buildings* or *structures*.
3. Front Yards:
Any *landscaping* within *front yards* must cover a minimum of 75% of the area of the required *front yard*.

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 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 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 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 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.