

A. Intent

This R6 Zone is intended for small-scale multi-unit housing on small narrow *lots* typically less than 280 sq. m, containing a zero-lot line *Semi-Detached Residential Building*, which may accommodate 2 to 3 *dwelling units*, or on *lots* larger than 280 sq m, containing a zero-lot line *Duplex*, which may accommodate 4 to 6 *dwelling units*, and is subject to the remainder of this Part 18.

B. Permitted Uses

1. Land, *buildings* and *structures* in this R6 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) ≥ 280 sq. m	i. Inside <i>Transit-Oriented Areas</i> ²	Up to 2	<i>Semi-Detached Residential Building</i>	<i>Secondary Suite</i> <i>Garden Suite</i> <i>Coach House</i> <i>Short-Term Rental</i> ³
	ii. All areas, except B.1.(b)i and iii	Up to 4	<i>Semi-Detached Residential Building</i> or <i>Duplex</i>	
	iii. Eligible <i>lots</i> within Frequent <i>Bus Stop Areas</i>	Up to 6	<i>Duplex</i>	
(b) < 280 sq. m	i. Inside <i>Transit-Oriented Areas</i> ²	Up to 2	<i>Semi-Detached Residential Building</i>	
	ii. All areas, except B.1.(c)i	Up to 3	<i>Semi-Detached Residential Building</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. *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 R6 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 R6 Zone may be reduced to the following minimum standards:

Criteria	Minimum Area	Minimum Lot Width	Minimum Lot Depth
Interior Lot	200 sq. m	7.2 m	28 m
Corner Lot	226 sq. m	8.7 m	28 m

D. Density

1. Subdivision:
For the purpose of subdivision in this R6 Zone:
- Base Number of Lots:
Maximum of 2.5 *lots* per hectare; and
 - 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 37 *lots* per hectare.
2. Building Construction:
For *building* construction in this R6 Zone:

Building Type	Floor Area and Building Size Requirements
(a) <i>Semi-Detached Residential Building</i> with or without a <i>Secondary Suite</i>	i. <i>Semi-detached residential buildings</i> must not exceed a maximum floor area of 310 sq. m, excluding <i>basements</i> , provided that 37 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 310 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>semi-detached residential building</i> and <i>duplex</i> in Section 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>semi-detached residential building</i> and <i>duplex</i> in Section 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.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* in this R6 Zone must be 60%.

F. Yards and Setbacks

1. *Buildings* and *structures*, subject to Section F.2., must be sited in this R6 Zone in accordance with the following minimum *setbacks*:

Building Type	All Lots		Other Accessory Buildings and Structures > 10 sq. m	Other Accessory Buildings and Structures ≤ 10 sq. m
<i>Semi-Detached Residential Building with or without a Secondary Suite</i>				
	Excluding Attached Garage	Including Attached Garage		
<i>Front Yard</i>	3.5 m	6.0 m	Not Permitted	Not Permitted
<i>Rear Yard</i>	6.5 m	6.5 m	0.5 m	0.5 m
<i>Side Yard</i>	1.2 m	3.5 m	3.0 m	0.0 m
<i>Street Side Yard</i>	2.7 m	5.9 m	1.2 m	1.2 m
<i>Duplex with or without a Secondary Suite</i>				
	Excluding Attached Garage	Including Attached Garage		
<i>Front Yard</i>	3.5 m	6.0 m	Not Permitted	Not Permitted
<i>Rear Yard</i>	6.5 m	6.5 m	0.5 m	0.5 m
<i>Side Yard</i>	1.2 m	3.5 m	3.0 m	0.0 m
<i>Street Side Yard</i>	1.2 m	1.2 m	1.2 m	1.2 m
<i>Coach House or Garden Suite</i>				
<i>Front Yard</i>	Not Permitted		Not Permitted	Not Permitted
<i>Rear Yard</i>	0.5 m		0.5 m	0.5 m
<i>Side Yard</i>	3.0 m		3.0 m	0.0 m
<i>Street Side Yard</i>	1.2 m		1.2 m	1.2 m
<i>Separation</i>	5.0 m		5.0 m	n/a

2. Setback Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R6 Zone are permitted:

- (a) *Semi-Detached Residential Building with or without Secondary Suite*

- i. *Front Yard*:

- a. The *front yard setback* of the *semi-detached residential building* 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, is covered from above and is an integral part of the *semi-detached residential building*;

- ii. *Side Yard:*
 - a. A *side yard* is not required at the common *side lot line* between two paired *lots* along which the *semi-detached residential building* is located; and
 - iii. *Street Side Yard:*
 - a. The *street side yard setback* of the *semi-detached residential building* 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 *semi-detached residential building*. At any corner cut at the intersection of two roads, the *street side yard* of a minimum of 1.2 m must be applicable either to the veranda or to the portion of the *semi-detached residential building* other than a veranda.
- (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*;
 - ii. *Side Yard:*
 - a. A *side yard* of 0.0 m is permitted at the common *side lot line* between two paired *lots* along which two *duplexes* are located; and
 - iii. *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.
- (c) Coach House
- i. *Side Yard:*
 - a. A *side yard setback* of 0 m is permitted at the common *side lot line* between two paired *lots* along which the *semi-detached residential building or duplex* is located;
 - ii. *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
 - iii. *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. Side Yard:
 - a. A *side yard setback* of 0 m is permitted at the common *side lot line* between two paired *lots* along which the *semi-detached residential building or duplex* is located;
 - ii. 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
 - iii. 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) Accessory Buildings and Structures > 10 sq. m
- i. Side Yard:
 - a. A *side yard setback* of 0 m is permitted at the common *side lot line* between two paired *lots* along which the *semi-detached residential building or duplex* is located; and
 - ii. 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
 - iii. Separation:
 - a. A minimum *separation* of 5 m is required between the *semi-detached residential building 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 R6 Zone must be in accordance with the following requirements:

Building Type		Requirement
<i>Semi-Detached Residential Building with or without a Secondary Suite</i>	<i>Building height with sloped roof</i>	Must not exceed 11 m
	<i>Building height where any portion of the roof has a slope less than < 1:4</i>	Must not exceed 9.3 m
	<i>Building height in floodplain, as referred to in Part 8 Floodproofing</i>	Must not exceed 12 m ¹
<i>Duplex with or without a 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 m
	<i>Building height where any portion of the roof has a slope less than < 1:4</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 9.3 m
	<i>Building height in floodplain, as referred to in Part 8 Floodproofing</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 12 m ¹

<i>Coach House or 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 where any portion of the roof has a slope less than < 1:4</i>	Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 6.5 m
	<i>Building height in floodplain, as referred to in Part 8 Floodproofing</i>	Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 8.5 m ¹
<i>Accessory Building</i>		Must not exceed 3 m, but may be increased to 5 m where the roof slope and construction materials of an accessory building are the same as the <i>principal building</i>
<i>Structures</i>		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 Calculations:
 - (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading;
2. Driveways:
 - (a) Where there is a *lane* up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the *lane*; and
 - (b) *Driveway* access to the *dwelling units* within the same *semi-detached residential building* and *duplex* must be joined where the said *driveways* are within the required *front yard*, provided that the combined *driveways* must not be wider than 6 m.
3. Garages and Carports:
 - (a) A double car garage or carport is only permitted for *lots* 9 m or wider, and two off-street *parking spaces* may be provided as follows:
 - i. Provided as *tandem parking*; or
 - ii. Provided in an enclosed side-by-side detached double garage or carport pursuant to Section H.3(b) of this Zone;
 - (b) Where a detached garage or carport is provided on the *lot*, such detached garage or carport must:
 - i. Be located at the rear of the *lot*;
 - ii. Be located at a minimum of 6 m from the rear face of the *dwelling unit*;
 - iii. Be located at 0 m *side yard setback* along the common *lot line* between the two *lots* on which the *semi-detached residential building* or *duplex* is located; and
 - iv. Have the *driveway* access from a *rear lane* or side street and the *driveway* width must be a maximum 6 m wide.
4. Outdoor Storage and Parking:
 - (a) Outdoor parking ancillary to a residential use must be limited to a maximum of 2 *vehicles*;
 - (b) Outdoor parking or storage of *campers, boats, utility trailers, or house trailers* must not be permitted; and

- (c) Outdoor parking or *driveway* is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 6.0 m along the said *lot lines* from the point of intersection of the two *lot lines*.

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. Non-Porous Surfaces:

Non-porous or paved surfaces, excluding a *driveway*, may cover up to a maximum of 12 sq. m in area.

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 R6 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 28 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 R6 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 R6 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 R6 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.

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