

<b>Part 16</b> <b>Small Lot Residential Zone</b>	<b>R4</b>
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(21281, 21390)

**A. Intent**

This R4 Zone is intended for small-scale multi-unit housing on small *lots* typically 336 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 16.

**B. Permitted Uses**

- Land, *buildings* and *structures* in this R4 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>  <i>Garden Suite</i>  <i>Coach House</i>  <i>Short-Term Rental<sup>3</sup></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>	
	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 Areas<sup>2</sup></i>	Up to 2	<i>Single Family Dwelling</i>	<i>Short-Term Rental<sup>3</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*:

- 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.

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 R4 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 the R4 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>
<i>Interior Lot</i>	336 sq. m. (Type I, II)	12 m (Type I - narrow deep) 13.4 m (Type II - wide shallow)	28 m (Type I - narrow deep) 24 m (Type II - wide shallow)
<i>Corner Lot</i>	380 sq. m. (Type I, II)	14 m (Type I - narrow deep) 15.4 m (Type II - wide shallow)	28 m (Type I - narrow deep) 24 m (Type II - wide shallow)

**D. Density****1. Subdivision:**

For the purpose of subdivision in the R4 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 28 *lots* per hectare.

**2. Building Construction:**

For *building* construction in the R4 Zone:

Building Type	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>	<ul style="list-style-type: none"> <li>i. The <i>floor area ratio</i> must not exceed 0.72, provided that 39 sq. m. of the total floor area is used only as a double or tandem garage or carport, except for eligible <i>lots</i> within <i>Frequent Bus Stop Areas</i> where a garage or carport is not required.</li> <li>ii. Despite Section D.2.(a)i., the area used only as a garage or carport may be reduced to 20 sq. m for a single attached garage or carport if the dimensional requirements of Section H are met.</li> <li>iii. <i>Single family dwellings</i> must not exceed a maximum floor area of 266 sq. m.</li> </ul>
(b) <i>Duplex</i> <sup>3</sup> with or without a <i>Secondary Suite</i>	<ul style="list-style-type: none"> <li>i. <i>Duplexes</i> must not exceed a maximum floor area of 450 sq. m including <i>basements</i>.</li> </ul>
(c) <i>Coach House</i>	<ul style="list-style-type: none"> <li>i. 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.</li> </ul>
(d) <i>Garden Suite</i>	<ul style="list-style-type: none"> <li>i. 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, excluding the garage or carport.</li> </ul>

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 R4 Zone, the following must be included in the calculation of *floor area ratio*:
  - i. Covered areas used for parking in accordance with Section D.2, unless it 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 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 including a garage or carport with a 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*, 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*, 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 R4 Zone must be as follows:

<i>Building Type</i>	<i>Maximum Lot Coverage</i>
<i>Single Family Dwelling with or without a Secondary Suite</i>	50%
<i>Single Family Dwelling with or without a Secondary Suite, Coach House, or Garden Suite</i>	59%
<i>Duplex with or without a Secondary Suite</i>	60%
<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 R4 Zone in accordance with the following minimum *setbacks*:

Building Type	Interior Lot Lane Access	Corner Lot Lane Access	Interior Lot No Lane	Corner Lot No Lane
Single Family Dwelling with or without a Secondary Suite				
Front Yard	5.5 m	5.5 m	5.5 m	5.5 m
Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m
Side Yard	1.2 m	1.2 m	1.2 m	1.2 m
Street Side Yard	n/a	2.4 m	n/a	2.4 m
Duplex with or without a Secondary Suite				
Front Yard	6.0 m	6.0 m	6.0 m	6.0 m
Rear Yard	6.0 m	6.0 m	6.0 m	6.0 m
Side Yard	1.2 m	1.2 m	1.2 m	1.2 m
Street Side Yard	n/a	2.4 m	n/a	2.4 m
Coach House				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.2 m	1.2 m		
Side Yard	1.2 m	1.2 m		
Street Side Yard	n/a	1.8 m		
Separation	5.0 m	5.0 m		
Garden Suite				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.2 m	1.2 m	1.8 m	1.8 m
Side Yard	1.2 m	1.2 m	1.8 m	1.8m
Street Side Yard	n/a	1.8 m	n/a	1.8 m
Separation	5.0 m	5.0 m	5.0 m	5.0 m
Other Accessory Buildings & Structures > 10 sq. m				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.0 m	1.0 m	1.0 m	1.0 m
Side Yard	0 m	0 m	0 m	0 m
Street Side Yard	n/a	1.2 m	n/a	1.2 m
Separation	5.0 m	5.0 m	5.0 m	5.0 m
Other Accessory Buildings & Structures ≤ 10 sq. m				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.0 m	1.0 m	1.0 m	1.0 m
Side Yard	0 m	0 m	0 m	0 m
Street Side Yard	n/a	1.2 m	n/a	1.2 m
Separation	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 R4 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 4.0 m for up to 50% of the width of the front of the *single family dwelling*, or for the entire first storey or part thereof of the *single family dwelling*, or for a *single family dwelling* not exceeding 5.0 m in *building height*, provided that the *front yard setback* of a garage or carport must be a minimum of 6.0 m. The minimum 6.0 m and the permitted 4.0 m *front yard setbacks* may be further reduced to a minimum of 4.0 m and 2.0 m respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *single family dwelling*; and

ii. *Rear Yard:*

- a. The minimum *rear yard setback* of the *single family dwelling* may be reduced to 6.0 m for a maximum of 50% of the width of the rear of the *single family dwelling* for Type II (wide shallow) *lots*; and
- b. The *rear yard setback* of the *single family dwelling* on Type II (wide shallow) *lots* may be further reduced to 4.5 m for a maximum of 50% of the width of the rear of the *single family dwelling* at the first floor by stairs and an unenclosed *deck* with a maximum area of 14 sq. m which may be covered by a roof; and
- c. Whether the *lot* is a Type I (narrow deep) or a Type II (wide shallow), when a garage is located at the rear of the *lot* and attached to the *single family dwelling*, the *rear yard setback* measured to the face of the attached garage may be reduced to a minimum of 1.0 m, provided that the *rear yard setback* is a minimum of 6.0 m for up to 50% of the rear of the *single family dwelling* excluding the attached garage and the *rear yard setback* is a minimum of 7.5 m for the remaining portion of the *single family dwelling* excluding the attached garage.

(b) Duplex with or without Secondary Suites

i. *Front Yard:*

- a. The *front yard setback* for a *duplex* may be reduced to 4.0 metres if a *coach house*, *garden suite*, or parking in the *rear yard* is accessed via a rear lane. The *front yard setback* may be further reduced to a minimum of 2.0 m for an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *duplex*; and

ii. *Rear Yard:*

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- a. The *rear yard setback* of the *duplex* on Type II (wide shallow) *lots* may be further reduced to 4.5 m for a maximum of 50% of the width of the rear of the *duplex* at the first floor by stairs and an unenclosed *deck* with a maximum area of 14 sq. m which may be covered by a roof.

- (c) *Coach House*
- i. *Rear Yard*:
    - a. The *rear yard setback* of the *coach house* may be reduced to 1.0 m if the *coach house* is constructed above a garage or carport. A *coach house* is not permitted closer than 5.0 m from the *principal building* on the lot; and
  - ii. *Separation*:
    - b. 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 14 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 14 sq. m. and may be covered by a roof.
- (e) *Other Accessory Buildings and Structures > 10 sq. m*
- i. *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 R4 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 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 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 9.3 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>



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 6.0 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 <sup>1</sup>
Accessory Building		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>
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 and Loading/Unloading

1. Parking Calculation:
  - (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*, a *driveway* access is permitted only from the *lane*;
  - (b) Any off-street *parking spaces* for the *secondary suite, coach house or garden suite* may be provided on the front *driveway* on the *lot* or at the *rear* of the *lot*;
  - (c) Where a *coach house* is constructed on a *corner lot* with a rear *lane*, a *driveway* to the required additional *parking space* must be provided only from a rear *lane*; and
  - (d) *Driveway* access is not permitted along the *side lot line*.
3. Driveway Width:
  - (a) The width of a *driveway* on a *lot* must be a maximum of 6.0 m wide; and
  - (b) Where there is a *coach house or garden suite* on a *lot* with rear *lane* access, the paved portion of a front *driveway* may be reduced to a maximum of 4.5 m wide when the said *driveway* provides access to a single garage located at the front of the *lot* that accommodates only one *vehicle*.
4. Garages and Carports:

Garages and carports are limited as follows in this R4 Zone:

  - (a) A side-by-side garage is only permitted for *lots* 13.4 m or wider, unless the garage or carport is accessed from the rear lane or side street. Only single or tandem garages are permitted for *lots* under 13.4 m in width;
  - (b) Garage *parking spaces* must be measured pursuant to Section B.2.(a) of Part 5 Off-Street Parking and Loading/Unloading;

- (c) Garage or carport *parking spaces* must meet the following dimensional requirements:
    - i. Single Garage: Maximum 4.0 m wide; and
    - ii. Side-By-Side Garage: Maximum 6.3 m wide; and
  - (d) A side-by-side garage door must be a minimum of 4.87 m wide.
- 5. Outdoor Parking and Storage:
  - (a) Outdoor parking ancillary to a residential use is limited to a maximum of 3 *vehicles*;
  - (b) Outdoor parking or storage of *campers, utility trailers, boats, or house trailers* is not permitted; and
  - (c) Parking is not permitted on a *corner lot* within 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. Porous and Non-Porous Surfaces:  
Non-porous or paved surfaces, including *driveways*, drive aisles and walkways, may cover up to a maximum of 30% of the *lot* area not occupied by *buildings* or *structures*.
- 3. Front Yards:  
*Landscaping* located within the *front yards* is required as follows:
  - (a) *Landscaping* must cover a minimum of 50% of the area of the required *front yard*; and
  - (b) *Landscaping* may be reduced up to a maximum of 30% of the area of the required *front yard* for pie-shaped *lots*.

#### 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 R4 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 R4 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 R4 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 R4 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.