

Part 16

Small Lot Residential Zone

R4

(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 Units¹</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>	
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside <i>Transit-Oriented Areas²</i>	Up to 2	<i>Single Family Dwelling</i>	<i>Secondary Suite</i> <i>Garden Suite</i> <i>Coach House</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>	<i>Short-Term Rental³</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 Lot Area	Minimum Lot Width	Minimum Lot Depth
Interior Lot	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)
Corner Lot	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 ¹ , Floor Area and Building Size Requirements
(a) Single Family Dwelling ² with or without a Secondary Suite	<ul style="list-style-type: none"> 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. 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. iii. <i>Single family dwellings</i> must not exceed a maximum floor area of 266 sq. m.
(b) Duplex ³ with or without a Secondary Suite	<ul style="list-style-type: none"> i. <i>Duplexes</i> must not exceed a maximum floor area of 450 sq. m including <i>basements</i>.
(c) Coach House	<ul style="list-style-type: none"> 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.
(d) Garden Suite	<ul style="list-style-type: none"> 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.

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</i> with or without a <i>Secondary Suite</i>	50%
<i>Single Family Dwelling</i> with or without a <i>Secondary Suite</i> , <i>Coach House</i> , or <i>Garden Suite</i>	59%
<i>Duplex</i> with or without a <i>Secondary Suite</i>	60%
<i>Duplex</i> with or without a <i>Secondary Suite</i> , <i>Coach House</i> , or <i>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	1.8 m
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 Suitei. *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 Suitesi. *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:*

- 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 with or without a 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 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</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 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</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 6.0 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
<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 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.