

Part 15	R3
Urban Residential Zone	

(BL 21281, 21390, 21474, 21595, 21701, 21852, 22014, 22077)

A. Intent

This R3 Zone is intended for small-scale multi-unit housing on urban sized *lots* typically 560 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 15.

B. Permitted Uses

- Land, *buildings* and *structures* in this R3 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 Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	Secondary Suite ⁶
	ii. All areas, except B.1.(b)i and iii	Up to 4	Single Family Dwelling or Duplex or Houseplex ³	Garden Suite Coach House
	iii. Eligible <i>lots</i> within Frequent Bus Stop Areas	Up to 6	Single Family Dwelling or Duplex or Houseplex ³	Bed and Breakfast ⁴ Boarders or Lodgers ⁴
(c) < 280 sq. m	i. Inside Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	Short-Term Rental ⁵
	ii. All areas, except B.1.(c)i	Up to 3	Single Family Dwelling	

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*;
 - 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*; 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*.
 - A *houseplex* may be permitted on a *corner lot*, a *through lot*, or a *lot* with *lane access*.
 - Bed and breakfast* use and the keeping of *boarders* or *lodgers* are only permitted in accordance with Section B.7 of Part 4 General Provisions.
 - Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.
 - A *secondary suite* is not permitted in a *houseplex*.

C. Subdivision1. Minimum Lot Sizes:

Lots created through subdivision in this R3 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
<i>Lot Area</i>	560 sq. m
<i>Lot Width</i>	15 m
<i>Lot Depth</i>	28 m

D. Density

(BL 21701, 22014)

1. Subdivision:

For the purpose of subdivision, the maximum number of *lots* per hectare is 18.

2. Building Construction:

For *building* construction in this R3 Zone:

Building Type	Lot Size	Floor Area Ratio ¹ , Floor Area and Building Size Requirements
(a) <i>Single Family Dwelling</i> ² with or without a <i>Secondary Suite</i>	i. All <i>lots</i>	a. The <i>floor area ratio</i> must not exceed 0.60 for the first 560 sq. m of <i>lot</i> area and 0.35 for the remaining <i>lot</i> area in excess of 560 sq. m, provided a minimum of 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. Despite Section D.2.(a)i.a., <i>single family dwellings</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building</i> width of 7 m., and must not exceed a maximum floor area is 465 sq. m.

(b) <i>Duplex</i> ³ with or without a <i>Secondary Suite</i>	i. All <i>lots</i>	a. The <i>floor area ratio</i> must not exceed 1.0, provided a minimum of 44 sq. m. of the total floor area is used only as a garage or carport within the <i>duplex</i>, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required. b. Despite the definition of <i>floor area ratio</i>, <i>basements</i> are included in the <i>floor area ratio</i> calculation for <i>duplexes</i>. c. Despite Section D.2.(b)i.a., <i>duplexes</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building</i> width of 7 m, and must not exceed a maximum floor area of 560 sq. m including <i>basements</i>.
(c) <i>Houseplex</i>	i. All <i>lots</i>	a. The <i>floor area ratio</i> must not exceed 1.0 for the first 560 sq. m of <i>lot</i> area and 0.60 for the remaining <i>lot</i> area in excess of 560 sq. m, provided a minimum of 22 sq. m of the total floor area of each <i>dwelling unit</i> is used only as a garage or carport for the <i>houseplex</i>, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required. b. Despite the definition of <i>floor area ratio</i>, <i>basements</i> are not included in the <i>floor area ratio</i> calculation for a <i>houseplex</i>. c. Despite Section D.2.(c)i.a., a <i>houseplex</i> must have a minimum ground level floor area of 84 sq. m and must not exceed a maximum floor area is 600 sq. m not including <i>basements</i>, provided a minimum of 22 sq. m. of the floor area of each <i>dwelling unit</i> 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.
(d) <i>Coach House</i>	i. Not applicable	a. 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>, <i>duplexes</i> and <i>houseplexes</i> in Sections D.2.(a), (b) and (c) 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. b. Despite D.2(d)i.a., if the floor area of the <i>single family dwelling</i>, <i>duplex</i> or <i>houseplex</i> in Sections D.2.(a), (b) and (c) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>coach house</i> up to a maximum size of 120 sq.m.

(e) <i>Garden Suite</i>	i. Not applicable	a. 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, duplexes</i> and <i>houseplexes</i> in Sections D.2.(a), (b) and (c), 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. b. Despite D.2(e)i.a., if the floor area of the <i>single family dwelling, duplex</i> or <i>houseplex</i> in Sections D.2.(a), (b) and (c) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>garden suite</i> up to a maximum size of 120 sq.m.
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1 *Floor area ratio* must also be calculated in accordance with Section D.3.(a) and (b).

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 R3 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;
- 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 for *principal buildings*;
 - 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; and

(b) In this R3 Zone, the following may be excluded from the calculation of *floor area ratio*:

- i. If 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, non-habitable floor area may be excluded from the *floor area ratio* calculation as follows:
 - a. A ground floor foyer provided that the foyer area does not exceed 10 sq. m in area; and
 - b. Any portion of the ground floor, including covered outdoor space at the ground level.

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 a 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*;
- (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 a 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*. The 10% offset may include a porch or veranda at the front that is covered by a roof at the second storey level; and
- (c) Section D.4.(a) does not apply to existing two storey *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.

E. **Lot Coverage**

1. The maximum *lot coverage* for all *buildings* and *structures* in this R3 Zone must be as follows:

<i>Building Type</i>	<i>Lot Size</i>	<i>Maximum Lot Coverage</i>
<i>Single Family Dwelling</i> with or without a <i>Secondary Suite</i>	≤ 560 sq. m	40%
	> 560 sq. m but ≤ 1,262 sq. m	40% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 25% is reached
	> 1,262 sq. m	25%
<i>Single Family Dwelling</i> with or without a <i>Secondary Suite</i> , <i>Coach House</i> , or <i>Garden Suite</i>	≤ 560 sq. m	50%
	> 560 sq. m. but ≤ 1,262 sq. m	50% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 30% is reached
	> 1,262 sq. m	30%
<i>Duplex</i> with or without a <i>Secondary Suite</i>	≤ 560 sq. m	50%
	> 560 sq. m but ≤ 1,262 sq. m	50% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached
	> 1,262 sq. m	35%
<i>Duplex</i> with or without a <i>Secondary Suite</i> , <i>Coach House</i> , or <i>Garden Suite</i>	≤ 560 sq. m	50%
	> 560 sq. m but ≤ 1,262 sq. m	50% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached
	> 1,262 sq. m	35%

<i>Houseplex with or without a Secondary Suite</i>	≤ 560 sq. m	60%
	> 560 sq. m but $\leq 1,262$ sq. m	60% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached
	$> 1,262$ sq. m	35%
<i>Houseplex with or without a Secondary Suite or Coach House</i>	≤ 560 sq. m	60%
	> 560 sq. m but $\leq 1,262$ sq. m	60% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached
	$> 1,262$ sq. m	35%

F. Yards and Setbacks

1. *Buildings and structures*, subject to Section F.2., must be sited in this R3 Zone in accordance with the following minimum *setbacks*:

Building Type	Interior Lot Lane Access ¹	Corner Lot Lane Access	Interior Lot No Lane	Corner Lot No Lane
Single Family Dwelling with or without a Secondary Suite				
Front Yard	6.5 m	6.5 m	6.5 m	6.5 m
Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m
Side Yard	1.8 m	1.8 m	1.8 m	1.8 m
Street Side Yard	n/a	3.6 m	n/a	3.6 m
Duplex with or without a Secondary Suite				
Front Yard	6.0 m	6.0 m	6.0 m	6.0 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
Houseplex				
Front Yard	3.5 m	3.5 m	Not Permitted	3.5 m
Rear Yard	7.5 m	7.5 m		7.5 m
Side Yard	1.2 m	1.2 m		1.2 m
Street Side Yard	n/a	2.4 m		2.4 m
Coach House				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.2 m	1.2 m		1.8 m
Side Yard	1.2 m	1.2 m		1.8m
Street Side Yard	2.4 m	2.4 m		2.4 m
Separation	5.0 m	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	1.8 m	1.8m	1.8 m	1.8m
Street Side Yard	2.4 m	2.4 m	2.4 m	2.4 m
Separation	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>	1.2 m	1.2 m	1.8 m	1.8 m
<i>Side Yard</i>	1.0 m	1.0 m	1.0 m	1.0 m
<i>Street Side Yard</i>	n/a	3.6 m	n/a	3.6 m
Other Accessory Buildings & Structures ≤ 10 sq. m				
<i>Front Yard</i>	18.0 m	18.0 m	18.0 m	18.0 m
<i>Rear Yard</i>	0 m	0 m	0 m	0 m
<i>Side Yard</i>	0 m	0 m	0 m	0 m
<i>Street Side Yard</i>	n/a	1.8 m	n/a	1.8 m

1 Or a through lot.

2. Setback Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R3 Zone are permitted:

(a) Single Family Dwelling with or without Secondary Suite

i. Front Yard:

- a. Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.0 m for a maximum of 50% of the width of the *single family dwelling*;
- b. If a minimum of 50% of the width of the *single family dwelling* is set back 9 m, the *setback* to an attached garage may be relaxed to 6.0 m;
- c. With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *single family dwelling* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *single family dwelling*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 1 m from the front of the said garage;
- d. The required *front yard setback* is increased to 10 m to the front face of an attached garage on *lots* that front onto a cul-de-sac bulb and which have a *frontage* of less than 8.0 m, as determined by measuring a straight line drawn between the two front corners of the *lot*; and
- e. Exterior staircases, landings, and planters that are more than 0.6 metres above *existing grade*, which are attached to the *single family dwelling* may be *setback* a minimum of 4.5 m from the *front lot line*; and

- ii. *Rear Yard:*
 - a. 50% of the length of the rear *building* face may be *setback* a distance of 6.0 m from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 m from the *rear lot line*; and
 - iii. *Side Yard:*
 - a. The *side yard setback* may be reduced to 1.2 m along one *side lot line* adjoining a *lot* zoned for small-scale multi-unit housing, provided that the *side yard setback* on the opposite side of the *lot* is increased to 2.4 m.
- (b) Duplex with or without Secondary Suites
 - i. *Front Yard:*
 - a. Exterior staircases, landings, and planters that are more than 0.6 metres above *existing grade*, which are attached to the *principal building* may be *setback* a minimum of 4.5 m from the *front lot line*; and
 - b. For *lots* with rear *lane* access, the *front yard setback* for a *duplex* may be reduced to 4.0 m.
- (c) Houseplex
 - i. *Front Yard:*
 - a. The *front yard setback* of the *houseplex* may be reduced to a minimum of 2.0 metres for the first storey by an enclosed and uninhabitable space such as a porch or verandah, provided that the said porch or verandah is a minimum of 1.5 m deep, covered from above and is an integral part of the *houseplex*.
- (d) Coach House
 - i. *Rear Yard:*
 - a. The *rear yard setback* of a *coach house* may be reduced to 1.0 m if the *coach house* is constructed above a garage or carport; and
 - ii. *Separation:*
 - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.
- (e) Garden Suite
 - i. *Separation:*
 - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.
- (f) 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 R3 Zone must be in accordance with the following requirements:*

<i>Building Type</i>		<i>Requirement</i>
<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 where any portion of the roof has a slope less than < 1:4</i>	Must not exceed 7.3 m
	<i>Building height in floodplain, as referred to in Part 8 Floodproofing</i>	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 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>Houseplex</i>	<i>Building Height with sloped roof</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 9 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 7.3 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 ¹
	<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 4, but may be increased to 5 m where the roof slope and construction materials of an <i>accessory building</i> are the same as that of the <i>principal building</i>
<i>Structures</i>		Must not exceed 4 m

¹ The increased *building height* is permitted for *single family dwellings, duplexes, houseplexes, 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. For all areas:
Parking Calculation:
 - (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading; and
 - (b) Where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following additional parking is required, except for eligible *lots* within *frequent bus stop areas*:
 - i. *Bed and Breakfast* – 1 parking space per bedroom available; and
 - ii. *Boarders or Lodgers* – 1 parking space per boarder or lodger.
2. Parking Areas:
Vehicle parking areas must be limited as follows:
 - (a) *Vehicle* parking is permitted in either the *front yard*, *rear yard*, *side yard*, or garage, carport or parking pad;
 - (b) *Parking spaces* must be located only on a *driveway* leading to a garage, carport or parking pad;
 - (c) Despite Section H.2(b), only *driveways* may accommodate parking within the *front yard* or *side yard*, to a maximum of 3 *vehicles*;
 - (d) For *duplexes*, a side-by-side garage for each *dwelling unit* is only permitted for *lots* 18 m or wider. Only single or tandem garages are permitted for *lots* under 18 m in width; and
 - (e) For *houseplexes*, garages must be detached with rear *lane* access.
3. Driveways:
Driveways are permitted as follows:
 - (a) *Driveways* may be constructed off either the *frontage* or *flanking street* of a *lot*;
 - (b) Every *lot* may have one *driveway* with a total surface or paved area as follows:
 - i. Uniform maximum width of 8.0 m extending from the *lot line* to the garage, carport or parking pad; and
 - ii. Width may be increased to a maximum of 55% of the total area of the required *front yard* or required *side yard* within which the *driveway* is located;
 - (c) Despite Section H.3(b) of this R3 Zone, a *driveway* width may be increased to provide access to additional *parking spaces* in a garage, carport or parking pad where those parking areas have more than 2 side-by-side *parking spaces*, provided that:
 - i. The increased width is a maximum of 3 m times the number of adjacent side-by-side *parking spaces*, measured at the required *front yard setback*; and
 - ii. The *driveway* is uniformly tapered over the required *front yard* to a maximum width of 8.0 m at the *front lot line*; and
 - (d) Where a *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section must be read as *side yard*.
4. Outdoor Parking and Storage:
 Outdoor parking or storage of *vehicles* *house trailers*, *utility trailers*, *campers* or boats ancillary to a residential use must be limited as follows:
 - (a) A maximum of 4 *vehicles* or 3 *vehicles* and 1 *house trailer*, *utility trailer*, *camper* or boat may be parked or stored outdoors but only if said *vehicles* are ancillary to a residential use;
 - (b) Outside parking or storage of a *house trailer* or boat is not permitted within the *front yard setback*, or within the required *side yards* adjacent to the *dwelling*

- unit, or within 1 m of the side lot line;*
- (c) Despite Section H.4(b) of this R3 Zone, 1 *house trailer* or 1 boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front *driveway* or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications; and
- (d) Despite Section H.4(c) of this R3 Zone, *house trailers* or boats are not permitted to be parked on *corner lots* in the area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping and Screening

1. General Landscaping:

All developed portions of the *lot* not covered by *buildings, structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained.

2. Porous and Non-Porous Surfaces:

A minimum of 30% of the *lot* must be covered by porous surfaces.

3. Outdoor Parking and Storage:

For outdoor parking or storage:

- (a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad must be adequately screened as follows:
 - i. *All Yards:* Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
 - ii. *Rear Yard:* A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;
- (b) Screening required in Section I.3(a) of this Zone must be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and
- (c) Despite Section I.3(b) of this Zone, screening of a *house trailer* or boat on a *corner lot* must not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines*.

J. Special Regulations**1. Floodplain:**

For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, the uses permitted in this Zone must only be permitted if the *lot* has a minimum *frontage* of 15 m and minimum *lot* area of 464 sq. m. 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 R3 Zone must be sited as follows:

- i. For *single family dwellings* and *duplexes*, *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.