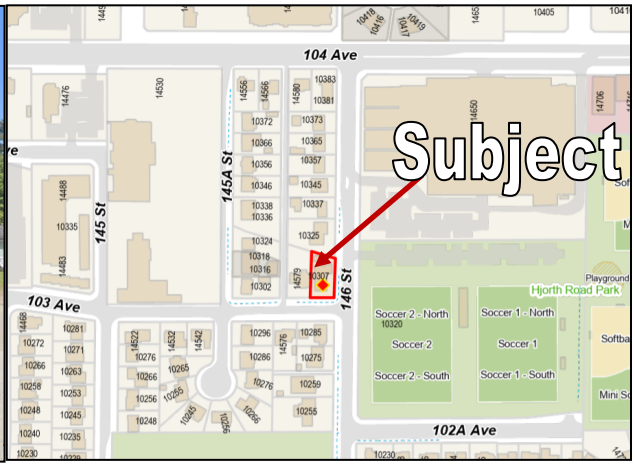
Single Family in Surrey Guildford

For Sale

10307 146St, Surrey





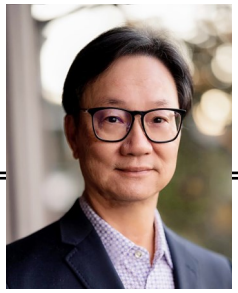
Must See! Approx.1,848 SqFt corner single family on Approx. 7,882 sq.ft. lot is available in Surrey Guildford. Located at the corner of 146 St and 103 Ave. Superstore and Hjorth Turf Field just across the street, minutes walk to Guildford Town Centre, Green Timbers Urban Forest Park, and schools. Recent renovated, a sunken family room, oak kitchen cabinets, tile entry, built-in vacuum, and a double carport plus garage with 220V power. Under R3 zoning and Low Rise Guilford Plan, lots of potential. Currently, House is occupied by 2 of M-to-M tenants with monthly $3,700 gross rent. Perfect home for first home buyer to move in. **Don't hesitate, call now.**

Property Information

Address:	10307 146St, Surrey
Legal:	LOT 11, PLAN NWP17544, SECTION 30, RANGE 1, NEW WESTMINSTER LAND DISTRICT
P.I.D.:	010-293-442
Zoning:	R3
Lot Size:	7,882 SQFT

Government Assessment (2026)

Land	$1,271,000
Improvement	$39,700
Total	$1,310,700
Tax	$6,401.07



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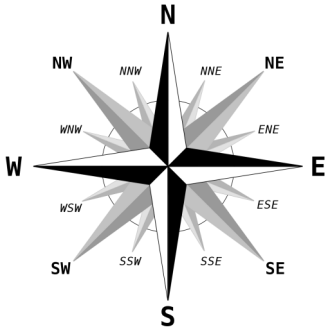
Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.



69.09 Ft

129.6 Ft

109.38 Ft

65.22 Ft


10307



























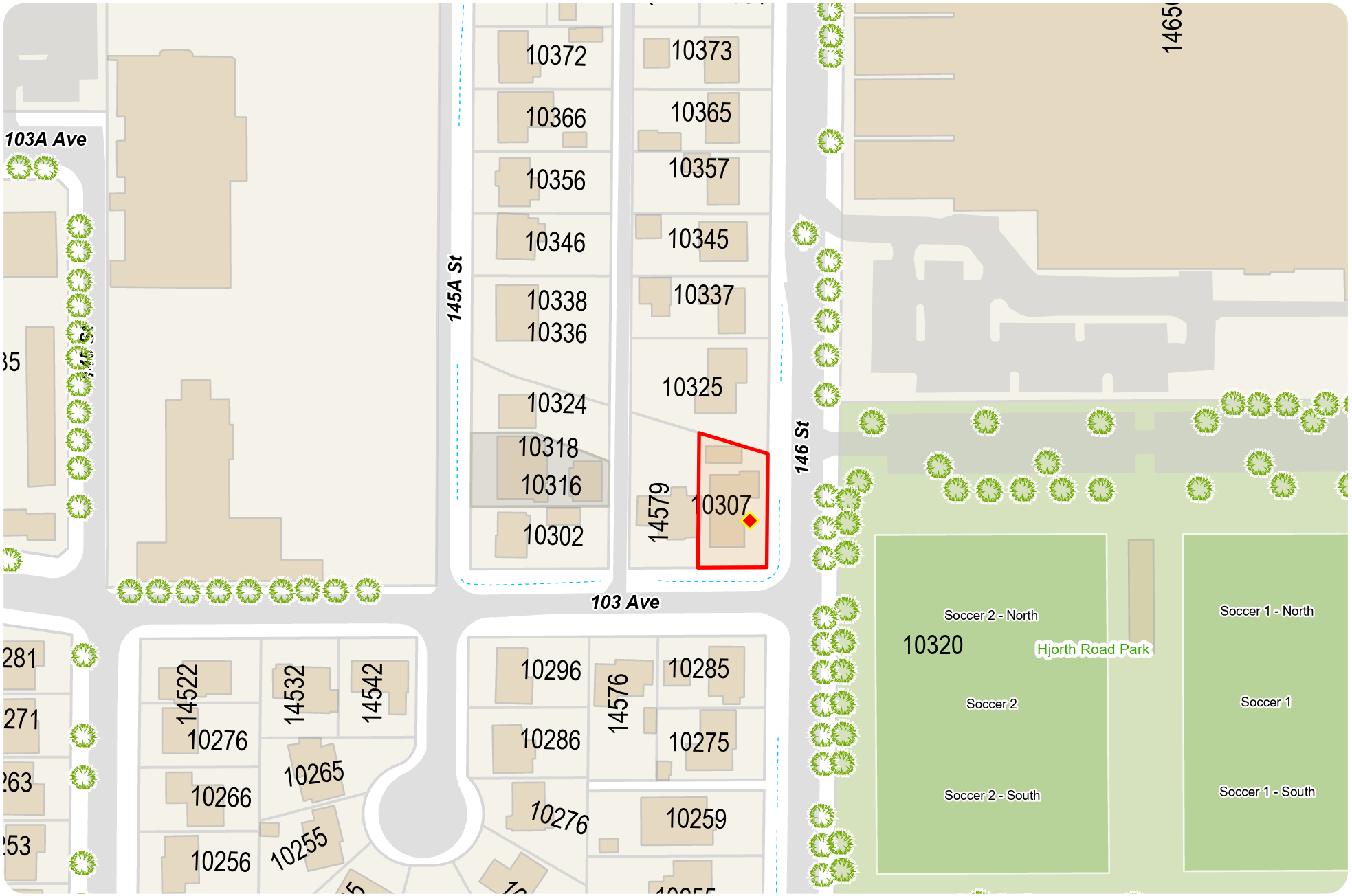








Site Map



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0 0.01 0.02 0.04 0.06
km

Map created on: 2026-06-19

OCP Map



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km

Map created on: 2026-06-19

3.2.5 LOW RISE TRANSITION DESIGNATIONS

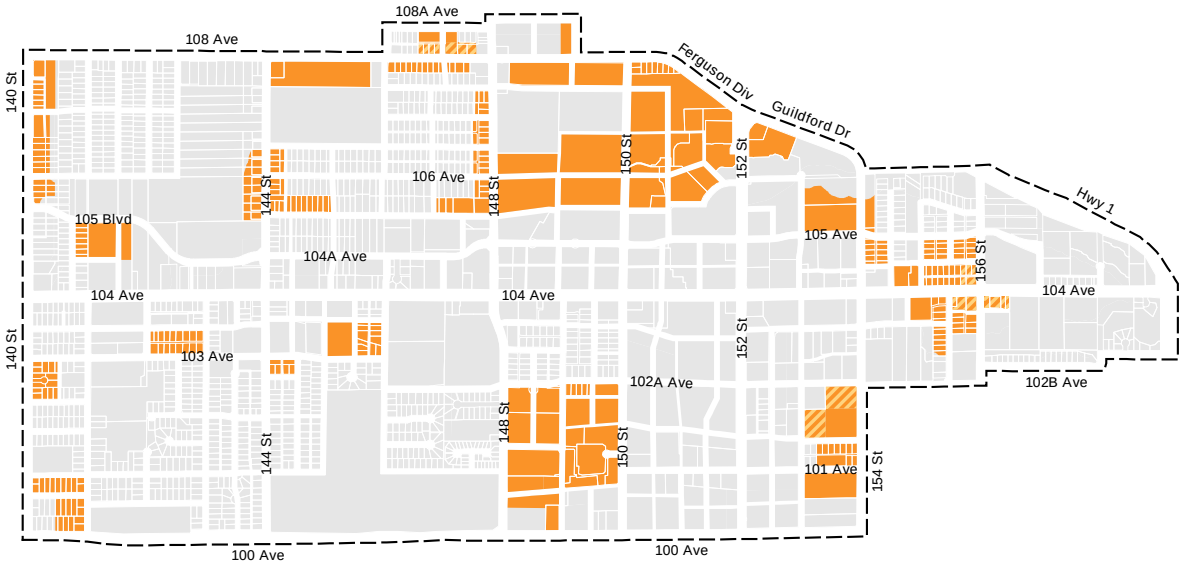
The **Low Rise Transition Mixed-Use** designation is found primarily as part of the Riverside Heights and Headwaters nodes in locations where visibility and higher pedestrian traffic support street-level retail or service uses. The **Low Rise Transition Residential** designation is found in various locations throughout the Plan Area. Within the town centre it primarily reflects existing purpose-built rental that the Plan intends to retain, as well as existing strata development that is not expected to redevelop during the life of this Plan. Outside the town centre it will allow the development of a lower intensity apartment form in areas not immediately adjacent to frequent transit service.

INTENT

The intent of these designations is low rise development between four and six storeys, depending on adjacent building form. Height will generally be limited to four storeys adjacent to ground oriented housing. **Mixed-use** developments are required to provide active street-level retail or service uses. Residential or office use is permitted above the ground floor.

Residential developments are required to provide ground-oriented units with front door access to the public realm. Along 100 Avenue, 104 Avenue, 108 Avenue, Ferguson Diversion, and 152 Street, two-storey townhouse units are required at the base to support liveability adjacent to a high traffic arterial road. Limited street-level retail or service uses may also be provided along arterial or collector roads, subject to an appropriate interface with neighbouring developments.

Figure 3.6: Low Rise Transition Areas



Zoning Map



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Map created on: 2026-06-19

Part 15
Urban Residential Zone — R3

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

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

1. 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*	*Secondary Suite*[6] *Garden Suite* *Coach House* *Bed and Breakfast*[4] *Boarders or Lodgers*[4] *Short-Term Rental*[5]
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	ii. All areas, except B.1.(b)i and iii	Up to 4	*Single Family Dwelling* or *Duplex* or *Houseplex*[3]	
	iii. Eligible *lots* within *Frequent Bus Stop Areas*	Up to 6	*Single Family Dwelling* or *Duplex* or *Houseplex*[3]	
(c) < 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	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*:
(a) Land that is protected under Section 12.1(2) of the *Heritage Conservation Act*;
(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;* and
(c) 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 A *houseplex* may be permitted on a *corner* lot, a *through lot*, or a *lot* with *lane* access.

4 *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.

5 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

6 A *secondary suite* is not permitted in a *houseplex*.

C. Subdivision

1. Minimum Lot Sizes:
   Lots created through subdivision in this R3 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	560 sq. m
Lot Width	15 m
Lot Depth	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) *Single Family Dwelling*[2] with or without a *Secondary Suite*	i. All *lots*	a. The *floor area ratio* must not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* 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 *lots* within *frequent bus stop areas* where a garage or carport is not required. b. Despite Section D.2.(a)i.a., *single family dwellings* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m., and must not exceed a maximum floor area is 465 sq. m.

(b) *Duplex*[3] with or without a *Secondary Suite*	i. All *lots*	a. The *floor area ratio* 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 *duplex*, except for eligible *lots* within *frequent bus stop areas* where a garage or carport is not required. b. Despite the definition of *floor area ratio, basements* are included in the *floor area ratio* calculation for *duplexes.* c. Despite Section D.2.(b)i.a., *duplexes* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m, and must not exceed a maximum floor area of 560 sq. m including *basements*.
(c) *Houseplex*	i. All *lots*	a. The *floor area ratio* must not exceed 1.0 for the first 560 sq. m of *lot* area and 0.60 for the remaining *lot* area in excess of 560 sq. m, provided a minimum of 22 sq. m of the total floor area of each *dwelling unit* is used only as a garage or carport for the *houseplex*, except for eligible *lots* within *frequent bus stop areas* where a garage or carport is not required. b. Despite the definition of *floor area ratio, basements* are not included in the *floor area ratio* calculation for a *houseplex.* c. Despite Section D.2.(c)i.a., a *houseplex* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 15 m, and must not exceed a maximum floor area is 600 sq. m not including *basements,* provided a minimum of 22 sq. m. of the floor area of each *dwelling unit* is used only as a garage or carport, except for eligible *lots* within *frequent bus stop areas* where a garage or carport is not required.
(d) *Coach House*	i. Not applicable	a. The floor area of a *coach house* is permitted in addition to the *floor area ratio* permitted for *single family dwellings, duplexes* and *houseplexes* in Sections D.2.(a), (b) and (c) provided that a *coach house* 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 *single family dwelling, duplex* or *houseplex* in Sections D.2.(a), (b) and (c) has not achieved the maximum floor area on the *lot*, the remainder of the floor area may be used for the *coach house* up to a maximum size of 120 sq.m.

(e) *Garden Suite*	i. Not applicable	a. The floor area of a *garden suite* is permitted in addition to the *floor area ratio* permitted for *single family dwellings, duplexes* and *houseplexes* in Sections D.2.(a), (b) and (c), provided that a *garden suite* 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 *single family dwelling, duplex* or *houseplex* in Sections D.2.(a), (b) and (c) has not achieved the maximum floor area on the *lot*, the remainder of the floor area may be used for the *garden suite* up to a maximum size of 120 sq.m.

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:

Building Type	*Lot* Size	Maximum *Lot Coverage*
Single Family Dwelling with or without a *Secondary Suite*	≤ 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 *lot* area until 25% is reached
	> 1,262 sq. m	25%
Single Family Dwelling with or without a *Secondary Suite, Coach House,* or *Garden Suite*	≤ 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 *lot* area until 30% is reached
	> 1,262 sq. m	30%
Duplex with or without a *Secondary Suite*	≤ 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 *lot* area until 35% is reached
	> 1,262 sq. m	35%
Duplex with or without a *Secondary Suite, Coach House,* or *Garden Suite*	≤ 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 *lot* area until 35% is reached
	> 1,262 sq. m	35%

Houseplex with or without a *Secondary Suite*	≤ 560 sq. m	60%
	> 560 sq. m but ≤ 1,262 sq. m	60% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 35% is reached
	> 1,262 sq. m	35%
Houseplex with or without a *Secondary Suite* or *Coach House*	≤ 560 sq. m	60%
	> 560 sq. m but ≤ 1,262 sq. m	60% reduced at a rate of 2% for each 93 sq. m of additional *lot* 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				
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	1.0 m	1.0 m	1.0 m	1.0 m
Street Side Yard	n/a	3.6 m	n/a	3.6 m
Other *Accessory Buildings* & *Structures* ≤ 10 sq. m				
Front Yard	18.0 m	18.0 m	18.0 m	18.0 m
Rear Yard	0 m	0 m	0 m	0 m
Side Yard	0 m	0 m	0 m	0 m
Street Side Yard	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:

Building Type		Requirement
Single Family Dwelling with or without a *Secondary Suite*	*Building Height* with *sloped roof*	Must not exceed 9 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 7.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10 m[1]
Duplex with or without a *Secondary Suite*	*Building Height* with *sloped roof*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 11 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 9.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]
Houseplex	*Building Height* with *sloped roof*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 9 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 7.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]
Coach House or *Garden Suite*	*Building height* with *sloped roof*	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 7.0 m and a maximum roof peak height of 8.3 m[1]
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 6.5 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 8.5 m[1]

Accessory Building	Must not exceed 4, but may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*
Structures	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.