Combined Service Gasoline Station Zone

Part 41 CG-2

A. Intent

This Zone is intended to accommodate and regulate the development of full service *gasoline stations* or combined full-service and self-service *gasoline stations* and *accessory uses* including *convenience store* and automotive repair.

B. Permitted Uses

Amendments: 12333, 07/25/94; 17703, 07/23/12

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Gasoline station* provided that:

   (a) *Alternative fuel infrastructure* shall be available on the same *lot*; and

   (b) Where self-service hoses are available, at least an equal number of full-service hoses shall be available on the same *lot.*

2. *Accessory uses* including the following:

   (a) *Automotive service uses* of *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*;

   (b) *Retail stores* limited to the following:

      i. *Convenience store* provided that the total sales and display area open to the public is not more than 28 square metres [300 sq.ft.]; and

      ii. Sale of automotive accessories.

C. Lot Area

Not applicable in this zone

D. Density

Amendments: 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17;19995, 12/16/19

For the purpose of building construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.01 or a building area of 15 sq. m, whichever is smaller. The maximum density may be increased to a floor area ratio of 0.30 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum density shall be a floor area ratio of 0.30.

E. Lot Coverage

The maximum *lot coverage* shall be 30%.

F. Yards and Setbacks

Amendments: 17471, 10/03/11

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Setback **Use**	*Front Yard*	*Rear Yard*	*Side Yard*	*Side Yard* on *Flanking Street*
Principal and *Accessory Buildings* and *Structures*	12.0 m. [40 ft.]	4.0 m.* [13 ft.]	4.0 m.* [13 ft.]	12.0 m. [40 ft.]
Pump Islands and Kiosk**	4.5 m. [15 ft.]	4.0 m.* [13 ft.]	4.0 m.* [13 ft.]	4.5 m. [15 ft.]
Canopies	2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

* The *rear yard setback* and *side yard setback* shall be a minimum of 4.5 metres [15 ft.] if the *rear yard* or *side yard* abuts a *highway* or 12 metres [40 ft.] if the *rear yard* or *side yard* abuts any *residential lot*.

** The kiosk shall not exceed a *gross floor area* of 5 square metres [50 sq.ft.].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building* and *Pump Island* Canopies: The *height* shall not exceed 6.0 metres [20 ft.].

2. *Accessory buildings* and *structures*: The *height* shall not exceed 4.0 metres [13 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. *Tandem parking* may be permitted as specified:

   For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

I. Landscaping

Amendments: 16957, 06/29/09

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

2. Along the developed sides of the *lot* which abuts a *highway*, a continuous *landscaping* strip of not less than 3 metres [10 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.

5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

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

***Lot* Size**	***Lot* Width**	***Lot* Depth**
1,400 sq. m. [15,000 sq.ft.]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

6. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the *Official Community Plan*.