

This document contains sections of the Zoning Bylaw related to Garage and Garden Suites and Narrow Lots for (RF1) Single Detached Residential

Suggested Zoning Bylaw changes are indicated with a strikethrough or underline according to this key:

~~Strikethrough~~: Deletion

Red Underline: Addition prior to November 12, 2014

Blue Underline: Addition post November 12, 2014

41. Lot Dimensions and Areas

41.1 Subdivision

1. The Subdivision Authority may approve the subdivision of land in the AG Zone to subdivide from a quarter section:
 - a. parcels which are too small for economic agricultural development because of isolation by natural features such as ravines or water bodies or by man-made features such as roadways or railways; or
 - b. parcels which are to be used for Essential Utility Services.
2. The Subdivision Authority may approve the subdivision of land which includes parcels of a size less than the minimum Site size required in the AGU Zone and in the AGI Zone, if:
 - a. these parcels are to be used for Essential Utility Services;
 - b. these parcels are remnants or other parcels which result from the planned subdivision process where such parcels are likely to be created for a temporary period and shall subsequently be incorporated into a consolidation or another subdivision or development pattern, and zoned in a manner consistent with proposed Land Use Zones prior to development; or
 - c. the AGU or AGI Zoning is to be temporary and is soon to be replaced with another Land Use Zone.
3. Notwithstanding the Site Width in the RF1 Zone, the Subdivision Authority may approve the subdivision of land zoned RF1 within the Mature Neighbourhood Overlay to a maximum of two Lots. Subdivision into more than two Lots may be approved where the proposed subdivision:

- a. is supported by one or more City Council approved Statutory Plan, Area Redevelopment Plan, Area Structure Plan, Policy, or Administrative Directive;
or
- b. has a Site Width deemed by the Subdivision Authority to be in character with Lots on the same block.

41.2 Minimum Site Area Exceptions for Single Detached, Semi-detached and Duplex Housing

1. The Development Officer shall not refuse an application for a Development Permit for Single Detached Housing on a Site with a depth of at least 30.0 m and a width of at least 10.0 m, or Semi-detached Housing or Duplex Housing on a Site with a Site area of at least 470 m² and a width of at least 13.5 m only for the reason that the Site does not meet the minimum area and dimensions set out in this Bylaw, if:

- a. the Site in question is a lot, which was created prior to October 2, 1961;
- b. the Site in question is a lot approved by the Subdivision Authority; or
- c. in the case of Single Detached Housing within the RF4 Zone, the Site is within a Zone Outline Plan area or Area Structure Plan area and the subdivision creating the Site was approved by the Municipal Planning Commission prior to the effective date of Bylaw 6934, that being June 14, 1982.

54.1 Off-street Parking and Loading Regulations

- 1. Applicability and Exceptions
 - a. When any development takes place on any Site, off-street parking and loading facilities for each building type or Use, including Accessory Uses, shall be provided and maintained in accordance with the regulations and standards of this Bylaw.
 - b. Notwithstanding the above, the regulations contained within this Section shall not apply to buildings or Uses existing at the time of the adoption of this Bylaw, except that:
 - i. where any building or structure undergoes an increase in Floor Area due to addition or external renovation, off-street parking, including parking for the disabled and visitors, shall be increased to equal or exceed the off-street parking requirements resulting from application of the provisions of this Bylaw to the entire building, structure or Use as modified in size:

- ii. where any building or Use undergoes a change of Use, intensity of Use or capacity and the change results in an increase in the parking requirements, the off-street parking, including parking for the disabled and visitors, shall be increased to equal or exceed the off-street parking requirements resulting from application of the provisions of this Bylaw to the entire building, structure or Use as modified in use; and
- iii. where off-street parking facilities or loading facilities are provided when not required, the location, design and operation of such facilities shall comply with all the regulations of this Bylaw.
- c. All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.

2. General Requirements

- a. Where provision of off-street vehicular parking, Garage spaces, Bicycle Parking or loading spaces is required by this Bylaw with the exception of Single Detached Housing, Duplex Housing, and Semi-detached Housing, a plan of the proposed Site layout shall be included with the Development Permit Application. The Site plan must be drawn to scale and must clearly illustrate the lot size and configuration, building locations, site access, parking and loading spaces, on-site circulation and any other details relevant to the review of the development proposal.
- b. The number of off-street vehicular parking spaces, Bicycle Parking spaces and loading spaces required for any Use is specified in Schedule 1, Schedule 2 and Schedule 3 respectively.
- c. Where Schedules 1, 2 and 3 do not clearly define regulations for a particular development, the single Use Class or combination of Use Classes most representative of the proposed development shall be used by the Development Officer to determine the vehicular parking, Bicycle Parking and loading requirements.
- d. Where the total number of vehicular parking spaces, Bicycle Parking spaces or loading facilities is determined by reference to a unit such as the number of seats or Floor Area, the next higher whole number shall be required where the calculation results in a fractional number of required spaces.
- e. Where more than one calculation of parking space requirements is specified for a Use, the greater requirement shall be applied.

- f. Unless otherwise specified in this Bylaw, no required parking spaces shall be provided as Tandem Parking.
 - g. The Development Officer may use his variance power to relax the vehicular parking requirements in Schedule 1, the Bicycle Parking requirements in Schedule 2 and the loading requirements in Schedule 3, however such a variance shall only be considered in cases where the nature of the Use, the size of the Site, or other physical constraints result in a situation where the requirements cannot be met on-site without unnecessary hardship or practical difficulties.
 - h. In the case of the multiple Use of a Site, the Development Officer shall calculate the vehicular parking, Bicycle Parking and total off-street loading requirement for each individual Use and the total shall be deemed to be the required vehicular parking, Bicycle Parking or off-street loading for the Site, unless the applicant can demonstrate that there is complementary use of the parking or loading facilities which would warrant a reduction in the requirements. Where such reduction is made, this shall be considered a variance and the Development Officer shall state the reduction and the reasons for it on the Development Permit.
- 3. Parking for People with Disabilities
 - a. Parking spaces for the disabled shall:
 - i. be provided in accordance with the Alberta Building Code in effect at the time of the Development Permit application, for which no discretion exists;
 - ii. be included, by the Development Officer, in the calculation of the applicable minimum parking requirement; and
 - iii. be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards
- 4. The Front Yard of any at-grade Dwelling unit in any Residential Zone, or in the case of a corner Site, the Front Yard or the flanking Side Yard in any Residential Zone, may include a maximum of one Driveway. The area hardsurfaced for a Driveway, not including the area used as a walkway, shall ~~have:~~
 - a. have a minimum width of 3.1 m; and
 - b. for sites 10.4 m wide or greater, have a maximum width that shall be calculated as the product of 3.1 m multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage.
 - ~~c. The Driveway shall lead directly from the roadway to the required Garage or Parking Area.~~
 - c. for sites less than 10.4 m wide, have a maximum width of 3.1 m.

87. Garage and Garden Suites

Garage and Garden Suites shall be developed in accordance with the following regulations:

1. the minimum Site Area shall be as follows:
 - a. Garage Suite (above Grade): the minimum Site area shall be ~~460 m²~~, 400.0 m² except in the RR Zone, where it shall be 1.0 ha, the GLD and GLG Zones, where it shall be 370 m², and the TSLR Zone, where it shall be 412 m².
 - b. Garden Suite and Garage Suite (at Grade): the minimum Site area shall be ~~525 m²~~ 400.0 m² except in the RR Zone, where it shall be 1.0 ha.
2. the maximum Height shall be as follows:
 - a. Garage containing a Garage Suite (above Grade):
 - i. 6.5 m or up to 1.5 m greater than the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of 4/12 (18.4°) or greater.
 - ii. 5.5 m or up to 1.5 m greater the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of less than 4/12 (18.4°).
 - iii. notwithstanding (i) and (ii) above, in the case of the TSDR, TSLR and the GLG zones, the maximum height shall be 7.5m.
 - b. Garden Suite and Garage Suite (at Grade): the maximum height shall be 4.3 m
3. the maximum Floor Area shall be:
 - a. 60 m² for a Garage Suite (above Grade).
 - b. 50 m² for a Garden Suite and for a Garage Suite (at Grade).
 - c. notwithstanding (a) and (b) above, the maximum Floor Area may be increased by up to 7.5 m², only where this additional floor area comprises the area of a Platform Structure associated with the Garage Suite or Garden Suite.
4. the minimum Floor Area of a Garage Suite or Garden Suite shall be 30 m².
5. the minimum Site width for a ~~Site with a Garden Suite, or a Garage Suite~~ Garage Suite or Garden Suite (at Grade) shall be ~~15 m, except in the case of the RR Zone, where it~~ shall be the same as the minimum Site width for the Zone.

6. the minimum Side Setback shall be:
 - a. for that portion of a detached Garage that contains a Garage Suite, the same as that for the principal Dwelling in the applicable Zone.
 - b. for a Garden Suite, the same as that for the principal Dwelling in the applicable Zone.
 - c. on a corner Site where a Garage Suite or Garden Suite abuts a flanking public roadway, other than a Lane, the minimum Side Setback shall not be less than that provided for the principal structure.
7. the minimum distance between a detached Garage containing a Garage Suite, and a Garden Suite and the principal Dwelling on the same Site, shall be 4 m.
8. windows contained within the Garage Suite portion of the detached Garage or the Garden Suite shall be placed and sized such that they minimize overlook into Yards and windows of abutting properties through one or more of the following:
 - a. off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a Garage Suite or Garden Suite window on an abutting Site;
 - b. strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and
 - c. placing larger windows such as living room windows, to face a lane, a flanking street, or the larger of any Side Yard abutting another property.
9. no decks on Garage Suite or Garden Suite roofs shall be allowed.
10. Platform Structures, including balconies, shall be allowed as part of a Garage Suite developed above a detached Garage only where the balcony faces the lane or a flanking roadway.
11. only one of a Secondary Suite, Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.
12. notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Garage Suite or Garden Suite shall not exceed three.
13. a Garage Suite or Garden Suite shall not be allowed within the same Site containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Garage Suite or Garden Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.

14. where Garage Suites or Garden Suites are Discretionary within the applicable Zone, the Development Officer may exercise discretion in considering a Garage Suite having regard to:
 - a. compatibility of the Use with the siting, Grade elevations, Height, roof slopes and building types and materials characteristic of surrounding low density ground-oriented housing and development;
 - b. the effect on the privacy of adjacent properties;
 - c. the policies and guidelines for Garage Suites and Garden Suites contained in a Statutory Plan for the area.
15. a Garage Suite or Garden Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.
16. Garage Suites and Garden Suites shall not be included in the calculation of densities in this Bylaw.
17. notwithstanding Garage Suites and Garden Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton - Strathcona County Joint Planning Study Area Secondary and Garage Suites Overlay in Section 822 of this Bylaw.

110 (RF1) Single Detached Residential Zone

110.4 Development Regulations for Permitted and Discretionary Uses

1. Site regulations for Single Detached Housing ~~and Duplex Housing:~~
 - a. the minimum Site area shall be ~~360 m²~~ 250.8m²;
 - b. the minimum Site Width shall be ~~12.0 m~~ 7.6 m; and
 - c. the minimum Site depth shall be 30.0 m.
2. Site regulations for Duplex Housing:
 - a. the minimum Site area shall be 300 m²;
 - b. the minimum Site Width shall be 10 m; and
 - c. the minimum Site depth shall be 30.0 m.
3. Site regulations for Semi-detached Housing:
 - a. the minimum Site area shall be 488.4 m²;
 - b. on a non-Corner Site, the minimum Site Width shall be 14.8 m, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be 12.0 m;
 - c. on a Corner Site, the minimum Site Width shall be 14.8 m; and

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d. the minimum Site depth shall be 30.0 m.

4. Semi-detached Housing and Duplex Housing shall only be located:

- a. on Corner Sites;
- b. on Sites abutting an arterial or service road;
- c. where both Side Lot Lines abut existing Duplex or Semi-detached Housing; or
- d. where a minimum of one Side Lot Line:
 - i. abuts a Site where Row Housing, Apartment Housing, or a commercial Use is a Permitted Use, or
 - ii. is not separated from a Site where Row Housing, Apartment Housing or a commercial Use is a Permitted Use by a public roadway, including a Lane, more than 10.0 m wide.

5. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw. ~~in addition, Garage Suites and Garden Suites shall only be located:~~

- ~~a. on Corner Sites;~~
- ~~b. on Sites abutting a service road;~~
- ~~c. on Sites backing onto a Lane adjacent to an arterial road, where the arterial road is separated from the Lane by a landscaped boulevard; or~~
- ~~d. on Sites where a Side or Rear Lot Line abuts the CS1, CS2, CS3, or CS4 Zone, or abuts a Site zoned to accommodate Row Housing, Apartment Housing, or Public Parks as a Permitted Use, and is not separated from these Sites by a public roadway, including a Lane, more than 10.0 m wide.~~

6. The maximum Height shall not exceed 10.0 m nor 2 1/2 Storeys.

7. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached and Duplex Housing – Site area 300 m ² or greater	28%	12%	40%	40%
<u>b. Single Detached Housing – Site area less than 300 m²</u>	<u>28%</u>	<u>14%</u>	<u>42%</u>	<u>42%</u>
<u>c. Duplex Housing</u>	<u>28%</u>	<u>12%</u>	<u>40%</u>	<u>40%</u>

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<u>d.</u> Semi-detached Housing - Site area 600 m ² or greater	28%	12%	40%	40%
<u>e.</u> Semi-detached Housing - Site area less than 600 m ²	28%	14%	42%	42%
<u>f.</u> All other Uses	28%	12%	40%	40%

8. The minimum Front Setback shall be 6.0 m.

9. The minimum Rear Setback shall be 7.5 m, except on a Corner Site, where a primary Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to 4.5 m.

10. Side Setbacks shall be established on the following basis:

- a. Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of 1.2 m on each side;
- b. where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicular access, unless there is an attached Garage or a Garage that is an integral part of a Dwelling;
- c. on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 20% of the Site Width, to a maximum of 4.5 m;
- d. on a Corner Site where the building faces the flanking Side Lot Line the minimum Side Setback abutting the flanking Side Lot Line shall be 4.5 m. If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard; and
- e. on a Corner Site where Semi-detached Housing faces the flanking Side Lot Line and the Site Area is less than 600 m², Side Setbacks shall be a minimum of 1.2 m for the interior Side Setback, and a minimum of 2.5 m for the flanking Side Setback. However, if an attached Garage faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of 4.5 m.

11. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.

12. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.

13. Each Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
14. On Corner Sites the façades of a principal building abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
15. Each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
16. A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.
17. Secondary Suites shall comply with Section 86 of this Bylaw.
18. Signs shall comply with the regulations of Schedule 59A of this Bylaw.

120 (RF2) Low Density Infill Zone

120.4 Development Regulations for Permitted and Discretionary Uses

1. Site regulations for Single Detached Housing:
 - a. the minimum Site area shall be 250.8 m²;
 - b. the minimum Site Width shall be 7.6 m; and
 - c. the minimum Site depth shall be 30.0 m.
2. Site regulations for Duplex Housing:
 - a. the minimum Site area shall be 300 m²;
 - b. the minimum Site Width shall be 10.0 m; and
 - c. the minimum Site depth shall be 30.0 m.
3. Site Regulations for Semi-detached Housing:
 - a. the minimum Site area shall be 442.2 m²;
 - b. on a non-Corner Lot, the minimum Site Width shall be 13.4 m, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be reduced to 10.0 m;
 - c. on a Corner Lot, the minimum Site Width shall be 14.8 m; and
 - d. the minimum Site depth shall be 30.0 m.

Mark-up Showing Proposed Amendments

4. Semi-detached Housing shall be located:
 - a. on Corner Sites;
 - b. on Sites abutting an arterial or service road;
 - c. where both Side Lot Lines abut existing Duplex or Semi-detached Housing; or
 - d. where a minimum of one Side Lot Line:
 - i. abuts a Site where Row Housing, Apartment Housing, or a commercial Use is a Permitted Use; or
 - ii. is not separated from a Site where Row Housing, Apartment Housing or a commercial Use is a Permitted Use by a public roadway, including a Lane, more than 10.0 m wide.
5. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw. ~~In addition, Garage Suites and Garden Suites shall only be located:~~
 - ~~a. on Corner Sites;~~
 - ~~b. on Sites abutting a service road;~~
 - ~~c. on Sites backing onto a Lane adjacent to an arterial road, where the arterial road is separated from the Lane by a landscaped boulevard; or~~
 - ~~d. on Sites where a Side or Rear Lot Line abuts the CS1, CS2, CS3, or CS4 Zone, or abuts a Site zoned to accommodate Row Housing, Apartment Housing, or Public Parks as a Permitted Use, and is not separated from these Sites by a public roadway, including a Lane, more than 10.0 m wide.~~
6. The maximum Height shall not exceed 10.0 m nor 2 1/2 Storeys.
7. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached and Duplex Housing - Site area 300 m ² or greater	28%	12%	40%	40%
b. Single Detached and Duplex Housing - Site area less than 300 m ²	28%	14%	42%	42%
c. Semi-detached Housing - Site area 600 m ² or greater	28%	12%	40%	40%
d. Semi-detached Housing - Site area less than 600 m ²	28%	14%	42%	42%
e. All other Uses	28%	12%	40%	40%

8. The minimum Front Setback shall be 6.0 m.
9. The minimum Rear Setback shall be 7.5 m, except on a Corner Site, where a primary Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to 4.5 m.
10. Side Setbacks shall be established on the following basis:
 - a. Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of 1.2 m on each side;
 - b. on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 20% of the Site Width, to a maximum of 4.5 m;
 - c. on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 4.5 m If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard; and
 - d. on a Corner Site where Semi-detached Housing with a Site area less than 600 m² or Single Detached Housing or Duplex Housing with a Site area less than 300 m² faces the flanking Side Lot Line, Side Setbacks shall be a minimum of 1.2 m for the interior Side Setback, and a minimum of 2.5 m for the flanking Side Setback. However, if an attached Garage faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of 4.5 m
11. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same
12. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.
13. Each Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
14. On Corner Sites the façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
15. Each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the

- entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
16. A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.
 17. Secondary Suites shall comply with Section 86 of this Bylaw.
 18. Signs shall comply with the regulations found in Schedule 59A of this Bylaw.

140 (RF3) Small Scale Infill Development Zone

140.4 Development Regulations for Permitted and Discretionary Uses

1. Site regulations for Single Detached Housing:
 - a. the minimum Site area shall be 250.8 m^2 ;
 - b. the minimum Site Width shall be 7.6 m; and
 - c. the minimum Site depth shall be 30.0 m.
2. Site regulations for Duplex Housing:
 - a. the minimum Site area shall be 300 m^2 ;
 - b. the minimum Site Width shall be 10.0 m; and
 - c. the minimum Site depth shall be 30.0 m.
3. Site regulations for Semi-detached Housing:
 - a. the minimum Site area shall be 442.2 m^2 ;
 - b. on a non-Corner Lot, the minimum Site Width shall be 13.4 m, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be reduced to 10.0 m;
 - c. on a Corner Lot, the minimum Site Width shall be 14.8 m; and
 - d. the minimum Site depth shall be 30.0 m.
4. Site regulations for Row Housing:
 - a. the minimum Site area shall be equal to the sum of:
 - i. 186 m^2 for each end Dwelling, plus
 - ii. 150 m^2 for each internal Dwelling;
 - b. on a non-Corner Site the minimum Site Width shall be equal to the sum of:
 - i. 6.2 m for each end Dwelling, plus

- ii. 5.0 m for each internal Dwelling;
 - c. on a Corner Site the minimum Site Width shall be 14.8 m; and
 - d. the minimum Site depth shall be 30.0 m.
- 5. Site regulations for Apartment Housing and Stacked Row Housing:
 - a. the minimum Site area shall be 750 m²;
 - b. the minimum Site Width shall be 17.0 m; and
 - c. the minimum Site depth shall be 30.0 m
- 6. Row Housing shall be located:
 - a. on Corner Sites,
 - b. on Sites abutting an arterial or service road, or
 - c. where a minimum of one Side Lot Line abuts a Site where a commercial Use, or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.
- 7. Apartment Housing or Stacked Row Housing shall be located:
 - a. on Corner Sites,
 - b. on Sites abutting an arterial or service road,
 - c. where both Side Lot Lines abut existing Apartment Housing or Stacked Row Housing, or
 - d. where a minimum of one Side Lot Line:
 - i. abuts a Site where a commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use, or
 - ii. is not separated by a public roadway, including a Lane, more than 10.0 m wide from a Site where a commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.
- 8. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw. ~~in addition, Garage Suites and Garden Suites shall only be located:~~
 - ~~a. on Corner Sites;~~
 - ~~b. on Sites abutting a service road;~~
 - ~~c. on Sites backing onto a Lane adjacent to an arterial road, where the arterial road is separated from the Lane by a landscaped boulevard;~~
 - ~~or~~

~~c/. on Sites where a Side or Rear Lot Line abuts the CS1, CS2, CS3, or CS4 Zone, or abuts a Site zoned to accommodate Row Housing, Apartment Housing with a maximum Height greater than four Storeys, or Public Parks as a Permitted Use, and is not separated from these Sites by a public roadway, including a Lane, more than 10.0 m wide.~~

9. The maximum Height shall not exceed 10.0 m nor 2 1/2 Storeys.

10. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached and Duplex Housing - Site area 300 m ² or greater	28%	12%	40%	40%
b. Single Detached and Duplex Housing - Site area less than 300 m ²	28%	14%	42%	42%
c. Semi-detached Housing - Site area 600 m ² or greater	28%	12%	40%	40%
d. Semi-detached Housing - Site area less than 600 m ²	28%	14%	42%	42%
e. Row Housing	32%	17%	45%	45%
f. All other Uses	28%	12%	40%	40%

11. The minimum Front Setback shall be 6.0 m.

12. The minimum Rear Setback shall be 7.5 m, except on a Corner Site, where a Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to 4.5 m.

13. Side Setbacks shall be established on the following basis:

- Side Setbacks shall total at least 20% of the Site Width to a maximum total of 6.0 m, with a minimum Side Setback of 1.2 m on each side;
- on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 20% of the Site Width, to a maximum requirement of 4.5 m;
- on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 4.5 m. If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to 3.0 m, in

order to increase the Private Outdoor Amenity Area in the interior Side Yard; and

- d. on a Corner Site where Row Housing with a Site Area less than 700 m², Semi-detached Housing with a Site Area less than 600 m², or Single Detached Housing or Duplex Housing with a Site Area less than 300 m² faces the flanking Side Lot Line, Site Setbacks shall be a minimum of 1.2 m for the interior Side Setback, and a minimum of 2.5 m for the flanking Side Setback. However, if a Dwelling has an attached Garage that faces the flanking Side Lot Line, the flanking Side Setback shall be a minimum of 4.5 m.
14. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.
15. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.
16. Notwithstanding the Landscaping regulations of Section 55 of this Bylaw, where new development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new development in order to replace vegetation removed during construction or to reinforce an established Landscaping context in the area.
17. The maximum number of Dwellings per Site shall be as follows:
 - a. a maximum of one Single Detached Dwelling per Site, and, where the provisions of this Bylaw are met, up to one Secondary Suite, Garage Suite, or Garden Suite;
 - b. where Semi-detached Housing or Duplex Housing are allowed in this Zone, a maximum of two Dwellings per Site shall be allowed; and
 - c. where Apartment Housing, Stacked Row Housing, or Row Housing are allowed in this Zone, a maximum of four Dwellings per Site shall be allowed.
18. Each Dwelling within Semi-detached Housing and Row Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
19. On Corner Sites the façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.

20. Each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
21. Secondary Suites shall comply with Section 86 of this Bylaw.
22. For Lodging Houses, the following regulations shall apply:
 - a. no more than four Sleeping Units may be developed, whether or not in combination with a Dwelling;
 - b. the minimum Site area shall be 360 m² in all cases and the Site area shall be comprised of the aggregate of 200 m² for each Sleeping Unit, or for each of the Dwelling and each Sleeping Unit when they are in combination; and
 - c. the Development Officer shall exercise discretion with respect to the number of Sleeping Units developed, having regard to the character and density of existing Residential Uses.
23. Fraternity and Sorority Housing shall only be located on a Site within the Garneau Area Redevelopment Plan area where lawfully existing at the effective date of Bylaw 6220.
24. Signs shall comply with the regulations of Schedule 59A of this Bylaw.

150 (RF4) Semi-detached Residential Zone

150.4 Development Regulations for Permitted and Discretionary Uses

1. Site regulations for Single Detached Housing:
 - a. the minimum Site area shall be 250.8 m² ;
 - b. the minimum Site Width shall be 7.6 m, where a Lane exists;
 - c. the minimum Site Width shall be 12.0 m, where no Lane exists; and
 - d. the minimum Site depth shall be 30.0 m.
2. Site Regulations for Semi-detached Housing and Duplex Housing:
 - a. the minimum Site area shall be 442.2 m²;
 - b. the minimum Site Width shall be 13.4 m, where a Lane exists;
 - c. the minimum Site Width shall be 15.0 m, where no Lane exists; and
 - d. the minimum Site depth shall be 30.0 m.
3. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw. ~~in addition, Garage Suites and Garden Suites shall only be located:~~

- ~~a. on Corner Sites;~~
- ~~b. on Sites abutting a service road;~~
- ~~c. on Sites backing onto a Lane adjacent to an arterial road, where the arterial road is separated from the Lane by a landscaped boulevard; or~~
- ~~d. on Sites where a Side or Rear Lot Line abuts the CS1, CS2, CS3, or CS4 Zone, or abuts a Site zoned to accommodate Row Housing, Apartment Housing, or Public Parks as a Permitted Use, and is not separated from these Sites by a public roadway, including a Lane, more than 10.0 m wide.~~

4. The maximum Height shall not exceed 10.0 m nor 2 1/2 Storeys.

5. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached Housing – Site area 300 m ² or greater	28%	12%	40%	40%
b. Single Detached Housing – Site area less than 300 m ²	28%	14%	42%	42%
c. Semi-detached and Duplex Housing – Site area 600 m ² or greater	28%	12%	40%	40%
d. Semi-detached and Duplex Housing – Site area less than 600 m ²	32%	17%	45%	45%
e. All other Uses	28%	12%	40%	40%

6. The minimum Front Setback shall be established on the following basis:

- a. 5.5 m for Single Detached Housing, Semi-detached Housing or Duplex Housing with front or flanking access to required off-street parking space or an attached Garage or a Garage that is an integral part of the Dwelling; and
- b. 4.5 m for Single Detached Housing, Semi-detached Housing or Duplex Housing with rear access to required off-street parking space or a Garage, except that:
 - i. the Front Setback may be less than 4.5 m, to a minimum of 3.0 m when a landscaped boulevard strip between the curb and the walkway of the road cross section at the front of the

Site is provided as per the City of Edmonton Design and Construction Standards.

7. The minimum Rear Setback shall be 7.5 m, except on a Corner Site, where a Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to 4.5 m.
8. Side Setbacks shall be established on the following basis:
 - a. Side Setbacks shall be a minimum of 1.2 m on each side;
 - b. where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicular access, unless there is an attached Garage or a Garage that is an integral part of the Dwelling;
 - c. on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback abutting the flanking Side Lot Line shall be 20% of the Site Width, to a maximum of 4.5 m; and
 - d. on a Corner Site where the building faces the flanking Side Lot Line and the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum flanking Side Setback may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard.
9. On-Site parking shall be located in accordance with Section 50 of this Bylaw. On-Site parking shall be provided by means of one of the following options:
 - a. on-Site parking may be provided within a Garage. A mutual Garage may be constructed on the common property line to the satisfaction of the Development Officer;
 - b. on-Site parking may be provided by means of a Garage pad. A Garage pad shall not be constructed over a common property line; or
 - c. on-Site parking may be provided by means of a Parking Area, the dimensions of which shall conform to the off-street parking space requirements of subsection 54.2(4) of this Bylaw. The Parking Area shall include an underground electrical power connection with outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Parking Area.

A hard surface walkway is required between the Garage, Garage pad, or Parking Area and an entry to the Dwelling.
10. General Site Landscaping shall be developed in accordance with the following:
 - a. one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each Dwelling, except where the Front Setback is 4.5 m or less, and a landscaped boulevard is provided in

- accordance with subsection 150.4(6)(b)(i) of this Bylaw, the tree may be placed within the Rear or Side Yard, rather than the Front Yard;
- b. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of Landscaping required in subsection 150.4(10)(a) of this Bylaw; and
 - c. all required Landscaping shall be consistent with the relevant requirements of subsection 55.4 of this Bylaw.
11. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:
- a. between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site; or
 - b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 - i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
 - ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.
12. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.
13. The maximum number of Dwellings per Site shall be as follows:
- a. where Semi-detached Housing and Duplex Housing are allowed in this Zone, a maximum of two Dwellings per Site shall be allowed; and
 - b. where Single Detached Housing is developed in this Zone, a maximum of one Dwelling per Site, and, where the provisions of this Bylaw are met, up to one Secondary Suite, Garage Suite or Garden Suite shall be allowed.
14. Notwithstanding subsection 150.4(13) of this Bylaw, for Multi-unit Project Development on Sites 750 m² or greater, the maximum number of Dwellings shall be 34 Dwellings/hectare.
15. Each Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
16. On Corner Sites the façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and

- architectural features, and shall include features such as windows, doors, or porches.
17. Each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
 18. Secondary Suites shall comply with Section 86 of this Bylaw.
 19. Notwithstanding the other regulations of this Zone, where a Multi-unit Project Development abuts a Site zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:
 - a. a minimum Setback of 7.5 m shall be required. The Development Officer may reduce this Setback to a minimum of 3.0 m only where the proposed façade is a flanking wall and where an acceptable landscaped buffer is provided;
 - b. no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m;
 - c. a solid screen fence, 1.83 m in height, shall be installed, except for along common flanking Front Yard boundaries;
 - d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
 - e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
 - f. the Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties, to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
 20. Signs shall comply with the regulations found in Schedule 59A