

Edmonton Zoning Bylaw 12800**140 (RF3) Low Density Development Zone****140.1 General Purpose**

*Bylaw 14750
December 12, 2007*

The purpose of this Zone is to provide primarily for Single Detached and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to housing forms containing up to four Dwellings per building, and including Secondary Suites under certain conditions.

140.2 Permitted Uses

*Bylaw 14750
December 12, 2007*

1. Duplex Housing where a Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide.
2. Limited Group Homes
3. Minor Home Based Business

*Bylaw 14750
December 12, 2007*

4. Secondary Suites on corner lots and lots fronting onto a service road and where a Side or Rear Lot Line abuts a Site in an Industrial, Commercial, Row Housing or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide.
5. Semi-detached Housing
6. Single Detached Housing
7. Fascia On-premises Signs

140.3 Discretionary Uses

1. Apartment Housing or Stacked Row Housing , provided that each building contain not more than four Dwellings
2. Boarding and Lodging Houses
3. Child Care Services
4. Duplex Housing and Secondary Suites , other than those that are permitted
5. Fraternity and Sorority Housing , where lawfully existing on a Site within the Garneau Area Redevelopment Plan area at the effective date of Bylaw 6220

*Bylaw 14750
December 12, 2007*

6. Garage Suites on corner lots and lots fronting onto a service road and where a Side or Rear Lot Line abuts a Site in an Industrial, Commercial, Row Housing or Apartment Zone, or is not separated from it by a public roadway more than 10.0

m wide.

7. Group Homes
8. Major Home Based Business
9. Religious Assembly
10. Residential Sales Centre
11. Row Housing , except Semi-detached Housing , in buildings of up to four Dwellings, each Dwelling having Frontage on a public roadway, other than a Lane
12. Freestanding On-premises Signs
13. Temporary On-premises Signs

140.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site area shall be provided as follows:

- a. 360 m² for each Single Detached Dwelling;
- b. 300 m² for each Semi-detached or Duplex Dwelling;
- c. 200 m² for each Row Housing end Dwelling that is not a Semi-detached Dwelling;
- d. 150 m² for each Row Housing internal Dwelling;

*Bylaw 14750
December 12, 2007*

- e. 800 m² for each Apartment Housing or Stacked Row Housing Development.

2. The minimum site width shall be provided as follows:

- a. 12.0 m for each Single Detached Dwelling, with or without a Secondary Suite;
- b. 7.5 m for each Semi-detached or Duplex Dwelling;
- c. 6.0 m for each Row Housing end Dwelling that is not a Semi-detached Dwelling;
- d. 5.0 m for each Row Housing internal Dwelling; and
- e. 20.0 m for each Apartment Housing or Stacked Row Housing development.

3. The minimum Site depth shall be 30.0 m ;

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

5. The maximum total Site Coverage shall not exceed 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum for the principal building is 40%.

7. The minimum Rear Yard shall be 7.5 m , except in the case of a corner Site it shall be 4.5 m .
8. Side Yards shall be established on the following basis:
 - a. Side Yards shall total at least 20% of the Site Width, but the requirement shall not be more than 6.0 m with a minimum Side Yard of 1.2 m except that the minimum Side Yard for buildings over 7.5 m in Height shall be 2.0 m ;
 - b. on a corner Site where the building fronts on the Front Yard, the minimum Side Yard abutting a flanking public roadway other than a Lane shall be 20% of the Site Width, to a maximum requirement of 4.5 m ; and
 - c. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Yard abutting the flanking public roadway shall be 4.5 m ;

*Bylaw 14750
December 12, 2007*

9. 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 and the associated principal Dwelling on the same Site.
10. 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.

*Bylaw 14750
December 12, 2007*

11. Except where Semi-detached Housing, Duplex Housing, Secondary Suites and Garage Suites are allowed in this Zone, and may thereby constitute two Dwellings on a lot, a maximum of one Dwelling per lot shall be allowed.
12. Secondary Suites shall comply with Section 86 of this Bylaw.
13. Signs shall comply with the regulations found in Schedule 59A.

140.5 Additional Development Regulations for Discretionary Uses

1. For Boarding and 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 his discretion with respect to the number of Sleeping Units developed, having regard to the character and density of existing Residential Uses.

exercising discretion in considering applications for Stacked Row Housing and Apartment Housing:

- a. the Use is compatible with the siting, Grade elevations, and Height of surrounding development;
- b. the Side Lot Line abuts a Site zoned for an Industrial, Commercial, or Urban Service Zone or a Residential Zone where Single Detached Housing is not a Permitted Use, or is not separated from it by a public roadway more than 10.0 m wide;
- c. the Site is a Corner Site or is adjacent to a Site containing a Row Housing, Stacked Row Housing or Apartment Housing development; and
- d. the Use does not substantially affect privacy of adjacent properties.

*Bylaw 14750
December 12, 2007*

3. Garage Suites shall comply with Section 87 of this Bylaw.

RF3

MAX. HEIGHT 10 M 2 1/2 STOREYS

40% COVERAGE

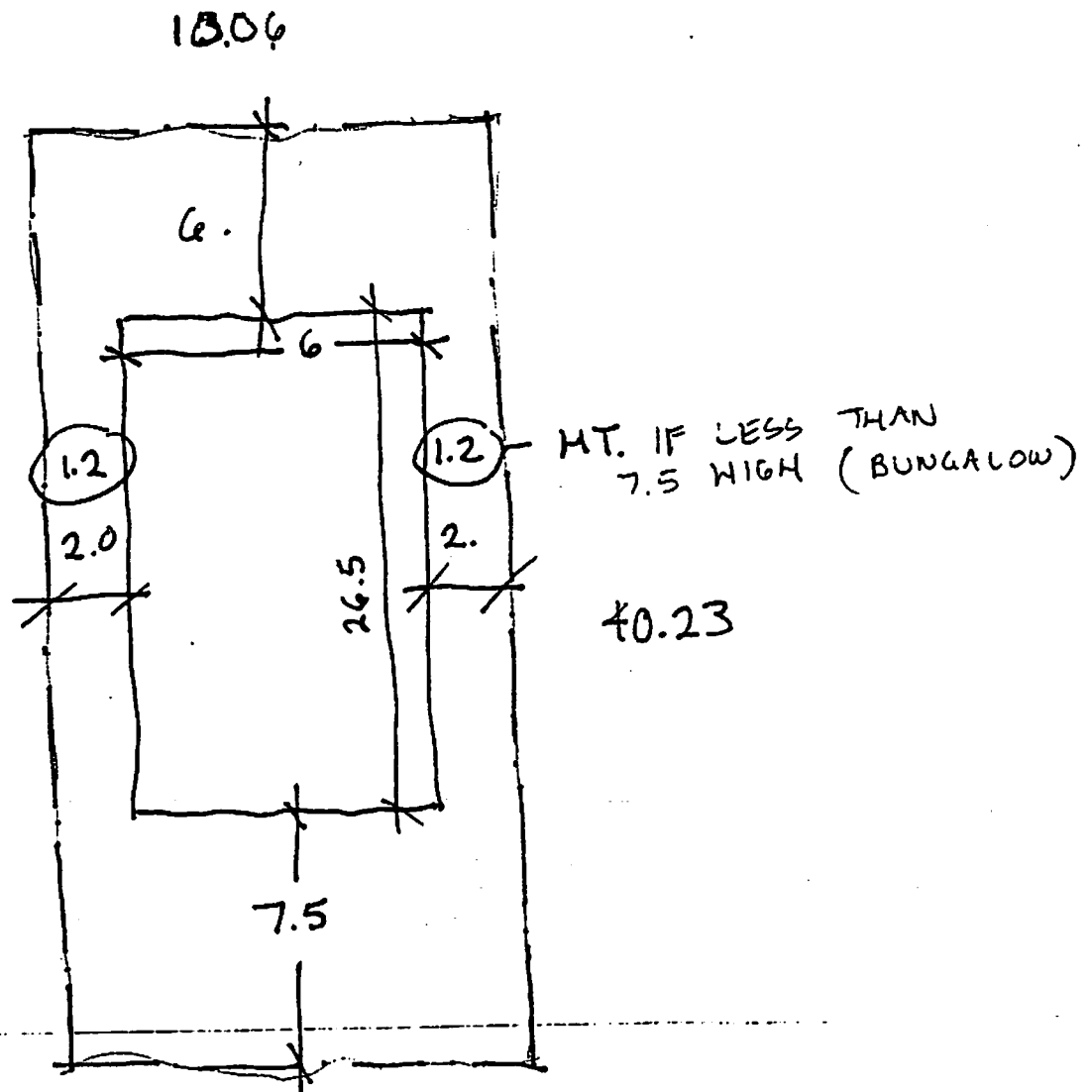
MIN. FRONT 6 M

REAR 7.5 M

SIDE 20% MIN 1.2

2.0 @ 7.5 HIGH
(2 STOREY)

THE
cohos evamy
PARTNERS
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



LOT 404.71 m^2

161.8 m^2 ALLOWED MAX

FOOTPRINT IS

APPROX 6×26.4

SAFE 5.9×26.4