

**Section 81: DC1 Direct Control Residential District 1**

81.1 Purpose:

To provide an area for affordable residential development that enhances the area while incorporating specific building orientation and architectural design that creates an acceptable transition from adjacent residential use.

81.2 Uses:

Permitted Uses	Discretionary Uses
Accessory Building Building Demolition Dwelling, Rowhouse Home Occupation	Dwelling, Duplex

81.3

Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

Site Coverage	45%.
Floor Area	n/a.
Minimum Parcel Depth	30.0 m.
Maximum Building Height	9.0 m.
Front Yard Setback	6.0 m.
Side Yard Setback	1.5 m except where it abuts a public roadway 3.0 m, or as required by the Alberta Building Code, whichever is greater.
Rear Yard Setback	7.5 m.
Parking	A two car parking area shall be provided to the rear of the dwelling.
Accessory Buildings	Section 34 of this Bylaw.