

Section 76: R2 Residential General District

76.1 Purpose:

To provide an area for a variety of dwelling types which are compatible with a residential area.

76.2 Uses:

Permitted Uses	Discretionary Uses
Accessory Building Building Demolition Dwelling, Single Detached Dwelling, Duplex Home Occupation Public Assembly Public Use	Accessory Use Apartment Building Assisted Living Facility Basement Suite - Dwelling, Single Detached Only Bed and Breakfast Facility Boarding Facility Dwelling, Fourplex Dwelling, Rowhouse Dwelling, Triplex Funeral Home Garden Suite Group Care Facility Signs Utility Building

76.3 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	50%
Minimum Parcel Area	Dwelling, Single Detached: - Interior Parcels 460 square metres - Corner Parcels 510 square metres Dwelling, Duplex (Per Unit): - Interior Parcels 230 square metres - Corner Parcels 255 square metres Dwelling, Triplex and Fourplex (Per Unit): - Interior Parcels 200 square metres - Corner Parcels 220 square metres Dwelling, Rowhouse (Per Unit): - Interior Parcels 185 square metres - Corner Parcels 275 square metres

Maximum Building Height	<p>Dwellings: Detached, Duplex, Fourplex, Rowhouse, Triplex and Group Care Facility – 10.0 m</p> <p>Apartment Building – A maximum of four full storeys above grade: flat roof – 15.0 m; sloped roof – 18.75 m</p>
Double Fronting Yards	A site abutting two streets or more shall have a front yard on each street and two side yards in accordance with the setback requirements of the Bylaw.
Front Yard Setback	6.0 m
Side Yard Setback	<p>Dwelling, Duplex, Fourplex, Rowhouse, Single Detached and Triplex – 1.5 m except where it abuts a public roadway 3.0 m, or as required by the Alberta Building Code, whichever is greater.</p> <p>Apartments – 3.0 m except where it abuts public roadway 6.0 m, or as required in the Alberta Building Code, whichever is greater.</p>
Rear Yard Setback	7.5 m except on corner or double fronting lots
Landscaping	25% of Site Area.
Parking	A two car parking area shall be provided to the rear, side or front of the dwelling. Notwithstanding, in the case of a dwelling fronting onto an arterial road, the parking area shall access from the lane where one is provided.
Accessory Buildings	Section 34 of this Bylaw.