

GENERAL RESIDENTIAL DISTRICT (R2)

General Purpose: To provide an area for a variety of dwelling types and other uses, herein listed, which are compatible with a residential area, all of which are connected to the municipal sewer and water systems.

Permitted Uses: Accessory residential buildings
 Detached dwellings
 Duplexes

Discretionary Uses: All discretionary uses in the R1 District
 Apartments
 Accessory suites, in detached dwellings only
 Boarding and rooming houses
 Four-plexes
 Multiple housing developments
 Neighbourhood convenience stores
 Row houses
Temporary Buildings (Amending Bylaw 665/06)
 Any use that is similar, in the opinion of the Municipal Planning Commission, to the permitted or discretionary uses described above.

*Minimum Front Yard: Detached dwellings, duplexes, manufactured homes, row houses and four-plexes and apartments:
 6.0 m (19.7 ft.) (Amending Bylaw 665/06)*

Minimum Side Yard: Detached dwellings, duplexes, four-plexes, manufactured homes and row houses:
 1.5 m (4.92 ft.) except where it abuts a road - 3 m (9.84 ft.)
 Apartments:
 3 m (9.84 ft.) except where it abuts a road - 6.0 m (19.69 ft.), or as required in the Alberta Building Code - whichever is greater.
 Multiple housing development:
 Sufficient separation or screening must exist to maintain privacy within each dwelling under normal conditions, or as required in the Alberta Building code, whichever is greater.

*Minimum Rear Yard: Detached dwellings, manufactured homes and duplexes:
 7.5 m (24.6 ft.)
 Row houses, four-plexes and apartments:
 10.0 m (32.8 ft.) (Amending Bylaw 665/06)*

Minimum Parcel Area: Detached dwellings, manufactured homes:
 Interior parcels 465 m² (5,003.40 sq.ft.)
 Corner parcels 512 m² (5,509.12 sq.ft.)
 Duplexes:

Interior parcels 280 m² (3,013.89 sq.ft.) per unit
 Corner parcels 330 m² (3,552.09 sq.ft.) per unit

Row houses:

Interior parcels 180 m² (1,937.50 sq.ft.) per unit
 Corner parcels 280 m² (3,013.89 sq.ft.) per unit

Four-plexes:

Interior parcels 200 m² (2,152.73 sq.ft.) per unit
 Corner parcels 220 m² (2,368.06 sq.ft.) per unit

Apartments
 1.3 times the building's total floor area

Multiple housing developments:
 The ground area of non-recreational buildings, of the parking facilities and driveways and the minimum amenity area (described below) shall be totaled.

Minimum Amenity Area*

- bachelor unit 15 m² (161.46 sq.ft.) per unit
- one bedroom unit 20 m² (215.29 sq.ft.) per unit
- two bedroom unit 55 m² (592.03 sq.ft.) per unit
- three bedroom unit 90 m² (968.75 sq.ft.) per unit
- four bedroom unit 110m² (1,184.07 sq.ft.) per unit

* Minimum amenity area includes hard and soft-landscaped areas, balconies, recreational facilities and communal lounges.

Maximum Parcel Coverage: Detached dwellings, manufactured homes, duplexes, four-plexes, and row houses: 45% (*Amending Bylaw 634/01*)

Apartments: 75%

Multiple housing developments:
 Determined by subtracting the minimum amenity area from the parcel area

Landscaped Area: Detached dwellings, manufactured homes:
 No specified requirements.

Duplexes, row houses, four-plexes, apartments, and all housing types developed as multiple housing developments:
 An area 6 m (19.69 ft.) in perpendicular depth and 1 m (3.28 ft.) on either side from all windows of living rooms, dining rooms and bedrooms (on first floors and in basements) shall be landscaped, in addition to any landscaping required elsewhere on the parcel, in accordance with Schedule B.

Maximum Building Height: Detached dwellings, manufactured homes, duplexes, row houses and four-plexes: 10.0 m (32.8 ft.) (*Amending Bylaw 66506*)

Apartments: 12 m (39.37 ft.)

Multiple housing developments:
 As required for the various housing types described above.

Manufacture Home Design: The external appearance of manufactured homes must be acceptable to the Municipal Planning Commission having regard to compatibility with other buildings in the vicinity and must have:

1. A minimum roof pitch of *4:12*
2. A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
3. A minimum roof overhang or eaves of *0.45 m (16 inches)* from each external wall
4. A maximum length to width ratio of 3:1
5. *A minimum width of 6.7 m (22.0 feet) (Amending Bylaw 671/07)*
6. A permanent foundation.
 7. *Manufactured homes shall be no older than five (5) years as of the date of the submission of a complete development permit application for their placement. (Amending Bylaw 66506)*

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The regulations for all other uses shall be as established in Schedule B.