



THE CITY OF

**Red Deer**

# Zoning Bylaw

3357/2024

**Schedule A**

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Adopted  
Last Amended

May 13, 2024  
July 22, 2024

## 6.40 Residential Duplex Zone: R-D

### Key Information

6.40.1 This Zone allows Development of Duplexes and compatible non-Residential uses.

<b>6.40.2 Permitted Uses</b>	
6.40.2.1	Accessory Building
6.40.2.2	Duplex
6.40.2.3	Home Occupation Minor
6.40.2.4	House
6.40.2.5	House Suite
6.40.2.6	Show Home
<b>6.40.3 Discretionary Uses</b>	
6.40.3.1	Backyard Suite
6.40.3.2	Day Care Facility
6.40.3.3	Home Occupation Major
6.40.3.4	Public Assembly
6.40.3.5	Supportive Living Accommodation
6.40.3.6	Temporary Care Facility

### Regulations

<b>6.40.4 Minimum Dimensions</b>		
<b>Uses</b>	<b>Site Area</b>	<b>Frontage</b>
House	324.0m <sup>2</sup>	12.0m
Duplex	232.0m <sup>2</sup> per Dwelling Unit	7.6m per Dwelling Unit
Public Assembly	800.0m <sup>2</sup>	12.0m
All other uses	324.0m <sup>2</sup>	12.0m

6.40.5 Minimum Setbacks			
Uses	Front Yard	Rear Yard	Side Yard
House	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	1.5m
Duplex	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m  Interior Side Setback without entrance: 1.25m  Interior Side Setback with entrance: 2.4m  Exterior Side Setback without entrance: 1.25m  Exterior Side Setback with entrance: 2.4m
All other uses	Buildings with no front attached Garage or Parking Pad: 3.0m Buildings with front attached Garage or Parking Pad: 6.0m	7.5m	1.5m

6.40.6 Despite any other section in this Bylaw, the Live Portion of the Dwelling Unit of a House with a Backyard Suite that fronts a P-1 Zone must be Setback a minimum of 2.0m and a maximum of 3.0m.

6.40.7 Despite any other section in this Bylaw, on a Site with no lane, a House with a Garage in the Rear Yard must have 1 Side Yard that is at least 3.0m.

<b>6.40.8 Building Height, Site Coverage, and Landscaping</b>	
<b>Category</b>	<b>Regulations</b>
Building Height	Maximum: 3 storeys with an overall maximum height of 15.0m measured from Grade
Site Coverage	Maximum: 45%, unless the Site contains a Backyard Suite, then 60%
Landscaped Area	Minimum: 30% of Site Area, and including 20% of the Front Yard for a House or Duplex

6.40.9 Front attached Garages on Sites less than 27.0m deep must meet the following regulations:

- 6.40.9.1 the front attached Garage must not be closer to the Street than the Live Portion of the Dwelling Unit;
- 6.40.9.2 the Garage cannot be wider than 67% of the entire front façade of the Live Portion of the Dwelling Unit and Garage combined;
- 6.40.9.3 the width of the front Driveway must not be wider than the front Façade of the Garage.