

## **Edmonton Zoning Bylaw 12800**

### **130 (RPL) Planned Lot Residential Zone**

#### **130.1 General Purpose**

*Bylaw 14750  
December 12, 2007*

The purpose of this Zone is to provide for small lot Single Detached Housing that provides the opportunity for the more efficient utilization of suburban areas, while maintaining the privacy and independence afforded by Single Detached Housing forms; and also, a Zone that provides greater flexibility for infill development and the opportunity for Secondary Suites.

#### **130.2 Permitted Uses**

1. Limited Group Homes
2. Minor Home Based Business

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3. Secondary Suites
4. Single Detached Housing
5. Fascia On-premises Signs

#### **130.3 Discretionary Uses**

1. Child Care Services
2. Group Homes
3. Major Home Based Business
4. Residential Sales Centre
5. Freestanding On-premises Signs
6. Temporary On-premises Signs

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### **130.4 Development Regulations for Permitted and Discretionary Uses**

1. The minimum Site Area shall be 270 m<sup>2</sup> except that:

*Bylaw 12923  
March 15, 2002  
Bylaw 14444  
May 1, 2007*

- a. the minimum Site Area shall be 258 m<sup>2</sup> for Sites with a Site Width of less than 9.0 m and not less than 8.6 m and a minimum Site depth of 30 m, and 283.8 m<sup>2</sup> on lots with a minimum Site depth of 33 m; and
- b. the minimum Site Area shall be 270 m<sup>2</sup> for Sites in neighbourhoods located within the boundary of the Mature Neighbourhood Overlay with a minimum Site depth of 30 m, and 297 m<sup>2</sup> on lots with a minimum Site depth of 33 m.

2. The minimum Site Width shall be 9.0 m; except that:

*Bylaw 12923  
March 15, 2002*

- a. the minimum Site Width shall be 8.6 m for up to 30% of the RPL Sites within a registered plan of subdivision; and
- b. the minimum Site Width shall be 9.0 m for Sites in neighbourhoods located within the boundary of the Mature Neighbourhood Overlay.

*Bylaw 14444  
May 1, 2007*

3. The minimum Site Depth shall be 30.0 m, except that:

- a. The minimum Site Depth shall be 30.0 m for lots with a minimum width of 10.4 m;
- b. the minimum Site Depth shall be 30.0 m for lots less than 10.4 m in width, for up to 20% of the RPL Sites within a registered plan of subdivision.

4. The maximum Height shall not exceed 10.0 m nor 2 ½ Storeys.

5. The following minimum Yards shall be provided on each lot or potential lot:

*Bylaw 14444  
May 1, 2007*

- a. the minimum Front Yard shall be 4.5 m, except that:
  - i. the Front Yard may be less than 4.5 m, to a minimum of 3.0 m when a landscaped boulevard strip between the curb and the walkway of the road cross section at the front of the lot is provided as per the City of Edmonton Design and Construction Standards;
  - ii. notwithstanding 5 (a) and 5 (a)(i), the Development Officer, having

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regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Yard requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.

- b. identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different;
  - c. the Development Officer may require a graduated transition between different house styles, which shall be accommodated by varied roof lines, architectural projections, and the interjection of bi-level or split level designs between bungalow and two-Storey designs;
  - d. corner Sites shall have flanking side treatments similar to the front elevation;
  - e. the minimum required Side Yard shall be 1.2 m; and
  - f. the minimum Side Yard abutting a public roadway other than a Lane shall be 20% of the Site Width or 2.4 m, whichever is greater. Where a Garage is an integral part of the building in which the Dwelling is located, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall be not less than 4.5 m. The minimum Side Yard abutting a Lane shall be 1.2 m.
6. Notwithstanding subsection 130.4(5)(e) above, the Development Officer may exercise his variance power to allow the Side Yard to be less than 1.2 m where:
- a. the wall facing onto such Side Yard shall be a blank wall; and
  - b. a maintenance easement shall be granted by the owner of the adjacent lot that shall:
    - i. be registered by caveat against the title of the adjacent lot; and
    - ii. include any required encroachment easements to establish a minimum separation distance of 2.4 m.
7. The Rear Yard shall be based on a consideration of the requirements of clauses 8., 9., 10. and 11. and in no case shall be less than 4.0 m.
8. The maximum total Site Coverage shall not exceed 47% with a maximum of 35% for a principal building, and a maximum Site Coverage of 17% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 47%.

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9. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required:

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- a. between Dwellings where a minimum Side Yard of 1.2 m has been provided on the abutting Site, and
- b. between a Garage Suite and the associated principal Dwelling on the same site..

*Bylaw 14444  
May 1, 2007*

10. A minimum private yard area of 45 m<sup>2</sup> per Dwelling shall be designated on the Site Plan for the active or passive recreation use of the occupants. This yard area shall be located immediately adjacent to, and with direct access from, the Dwelling it is intended to serve. Neither the width nor length of such a yard shall be less than 4.0 m. This minimum private yard may be located within a required Yard, other than a Front Yard. This yard shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.
11. On-site parking shall be provided in accordance with the following requirements:
  - a. One garage, or Site for one Garage shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building, located in accordance with the regulations of this Bylaw. A hard surface walkway is required between the Garage or Garage Site and an entry to the Dwelling.
  - b. where no Garage is developed, a hard surface parking pad a minimum of 6.1 m wide and a minimum of 4.88 m deep shall be constructed at the rear of each lot. Such hard surface parking pad shall include an underground electrical power connection with outlet on a post 1.0 m in height, located within 1.0 m of the parking pad.
12. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.
13. Where there is no exterior access from a public roadway to a Rear Yard, the Dwelling shall be designed so as to provide adequate access to a Rear Yard for landscaping, gardening, maintenance and other activities typical of Rear Yard use.
14. Individual Development Permit applications shall be evaluated in terms of compatibility with existing structures on the block face, taking into account proposed development Setbacks, Dwelling entrances and orientation, massing, roof-lines, the location of windows and other openings in walls and elevational treatment of wall openings, building façades, and finishing materials.
15. Where several Development Applications are received simultaneously, the Development Officer shall require the submission of Site Plans showing Setbacks, Dwelling entrances and orientation, massing, roof-lines, the location and elevational treatment of wall openings, building façades, and finishing materials for all of the developments. The Development Officer shall require that the exteriors of the Dwellings that are the subject of the applications

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provide individuality and variety of building design in terms of Setbacks, entrances, elevations and finishing materials.

16. New plans of subdivision for RPL development must ensure that each proposed lot is serviced by both a public roadway and a Lane.
17. General Site Landscaping shall be developed in accordance with the following:
  - a. one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;
  - b. all applications for a Development Permit shall include a site plan that identifies the location, species and size of landscaping required in subsection 130.4(17)(a);
  - c. the required Site Plan shall also identify the proposed Landscaping and screening for any required private yard area, which is not provided with external access from a Lane, Side Yard or passageway through a Garage; and
  - d. all required Landscaping shall be consistent with the relevant requirements of subsection 55.4.

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18. Except where Secondary Suites or 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.
19. Secondary Suites shall comply with Section 86 of this Bylaw.
20. Garage Suites shall comply with Section 87 of this Bylaw.
21. Signs shall comply with the regulations found in Schedule 59A.