

## 10.9 Residential Multi-Unit District (R-3)

### 10.9.1. Purpose

The purpose of this District is to provide for multi-unit residential development along with Semi-Detached Dwellings in order to increase the variety of dwelling types available in the community.

10.9.2 Permitted Uses	10.9.3 Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Accessory Building, Garage</li> <li>• Accessory Uses</li> <li>• Community Buildings and Facilities</li> <li>• Dwellings, Duplex</li> <li>• Dwellings, Semi-Detached</li> <li>• Minor Home Businesses</li> <li>• Parks</li> <li>• Private Swimming Pool / Hot Tub</li> <li>• Show Homes / Sales Centres</li> <li>• Townhouses, Stacked</li> <li>• Townhouses</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building, Other</li> <li>• Child Care Facilities</li> <li>• Fill Placement</li> <li>• Major Home Businesses</li> <li>• Places of Worship</li> <li>• Public Uses</li> <li>• Public Utilities</li> <li>• Residential Care Facilities</li> <li>• Signs</li> <li>• Small Wind Energy Conversion Systems</li> <li>• Solar Collectors not in conformance with Section 7.37</li> </ul>

### 10.9.4 General Requirements

In addition to the Regulations contained in Part 7 of this Bylaw, the following provisions shall apply to every development in this District.

Site Standard	Rear Lane	No Rear Lane
Lot Area (minimum):	<ul style="list-style-type: none"> <li>• 520 m<sup>2</sup> per building for semi-detached dwellings, 204 m<sup>2</sup> for one of the two dwelling units</li> <li>• 204 m<sup>2</sup> per townhouse unit that fronts onto a public road</li> <li>• At the discretion of the Development Authority for all other uses</li> </ul>	
Lot Width (minimum):	<ul style="list-style-type: none"> <li>• 6.0 m per lot for townhouses that front onto a public road</li> <li>• 15.0 m per building for semi-detached dwellings, 6.0 m for one of the two dwellings</li> <li>• At the discretion of the Development Authority for all other uses</li> </ul>	
Front Yard Setback (minimum):	<ul style="list-style-type: none"> <li>• 6.0 m for lots with an attached front drive garage</li> <li>• 3.5 m for lots with frontage onto a public road without an attached front yard garage, provided all eaves and cantilevers do not encroach into the required front yard setback.</li> </ul>	
Side Yard Setback (minimum) Principal Building):	<ul style="list-style-type: none"> <li>• 3.0 m on street side of a corner lot</li> <li>• 1.5 m on all other lots</li> <li>• No side yard required for a semi-detached dwelling or townhouse where a common wall is on a side lot line.</li> </ul>	<ul style="list-style-type: none"> <li>• 1.5 m</li> <li>• 3.0 m on street side of a corner lot</li> </ul>

Side Yard Setback (minimum) (Accessory Building):	<ul style="list-style-type: none"> <li>• 3.0 m on street side of a corner lot</li> <li>• 0.6 m including eaves on all other lots</li> <li>• No side yard required for accessory building, garage where a common wall is on a side lot line.</li> </ul>
Building Separation (minimum):	<ul style="list-style-type: none"> <li>• 2.4 m for elevations with no living room and/or bedroom windows facing each other</li> <li>• 10.0 m for elevations with living rooms and/or bedroom windows facing each other, or compliance with any other Alberta regulation, whichever is greater</li> </ul>
Rear Yard Setback (minimum):	<ul style="list-style-type: none"> <li>• 6.0 m for principal building</li> <li>• 1.0 m for accessory building</li> </ul>
Density (maximum):	<ul style="list-style-type: none"> <li>• 6 units per grouping</li> <li>• 44 units/ha</li> </ul>
Amenity Space (minimum):	<ul style="list-style-type: none"> <li>• 10% of site to be used for communal space for complexes of 10 or more units</li> <li>• 16 m<sup>2</sup> of private fenced outdoor amenity space for each attached housing unit</li> <li>• Minimum 1.5 m-high opaque wall required to separate adjoining decks</li> </ul>
Lot Coverage (maximum):	<p>55% for all buildings excluding lake lot area</p> <ul style="list-style-type: none"> <li>• Maximum 40% for Principal Buildings</li> <li>• Maximum 15% for Accessory Buildings</li> </ul>
Building Height (maximum):	<ul style="list-style-type: none"> <li>• 2 storeys plus loft not to exceed 12.0 m for principal building</li> <li>• 4.5 m for accessory building</li> </ul>

#### 10.9.5 Additional Requirements

- a) Units which front onto a public road shall be compatible in terms of mass and character with existing buildings on neighbouring sites.
- b) Notwithstanding Section 7.23.7, a minimum of 30% of the lot area, plus all adjoining boulevards, shall be landscaped.
- c) Identical front elevations must be separated by a minimum of three (3) dwelling units except where buildings are separated by roadways.