



Edmonton Zoning Bylaw

Residential Land Use & Zoning Matrix: Housing Types in Standard Zones

November 2023

*The new Zoning Bylaw and Zoning Map
will officially come into effect on January 1, 2024.*

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HOW TO USE THIS DOCUMENT

The Zoning Bylaw Renewal Initiative is renewing Edmonton’s Zoning Bylaw—the city’s “rulebook” for development—rethinking how, what and why the City of Edmonton regulates in terms of land and development.

This document uses a matrix format to outline housing types that are permitted in each of the Residential Zones and Mixed Use Zones in the new Edmonton Zoning Bylaw.

Please note that housing types (such as Single-detached Housing, Row Housing, etc.) are not Uses but are forms of development contained within the Residential Use.

Residential Use means developments where a building or part of a building is designed for people to live in. Examples of developments contained within the definition of Residential Use include Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing and Supportive Housing.

This definition recognizes that the space for someone to live in is similar across different building types and living arrangements.

Each housing type within the matrix will fall within one of the following categories (using colour coding):

1 Permitted development with no specific regulations or limitations

- + A housing type with this colour code is permitted development in the applicable Zone.
- + A Development Permit must be approved if all zoning regulations are met, with limited grounds for appeal.

1A Permitted development with specific regulations or limitations

- + A housing type with this colour code is permitted development in the applicable Zone.
- + On top of the regulations that apply to all Uses within an applicable Zone, there is an additional set of regulations or restrictions specific to this housing type listed in Section 2 or Section 3 of the applicable Zone. Applicants must also meet these additional regulations for any proposed development.
- + This colour code has generally been used to highlight specific regulations that affect location, size or other limitations to a particular housing type. It does not reflect specific development regulations which may be more permissive or design-oriented.
- + A Development Permit for a Permitted Use must be approved if all zoning regulations are met, with limited grounds for appeal.

Not a Permitted or Discretionary Use in the Zone

- + A housing type listed with this colour code is not allowed as a permitted or discretionary development in the applicable Zone.

City Council passed the new Zoning Bylaw (Charter Bylaw 20001) and city-wide rezoning (Charter Bylaw 21001) at a statutory Public Hearing on October 16, 2023.

Zoning and city planning can often feel confusing. We've got you covered — learn about the zoning changes and how they may impact your property by checking out the following documents in the Public Hearing Prep category of our online [Document Library](#):

- + **Zone Equivalencies**: Reference the new zones under the new Zoning Bylaw with their equivalent zones under the current Zoning Bylaw 12800.
- + **Overview of the New Zoning Bylaw**: Explore a condensed overview of Edmonton's new Zoning Bylaw's key sections and zone summaries.
- + **New Zoning Bylaw with Rationale**: Learn about the new Zoning Bylaw's rationale for regulations. Green text indicates major changes made from the May 2023 Draft Zoning Bylaw.
- + **At-A-Glance Summaries**: Explore one-page summaries on how the new Zoning Bylaw will support more **housing, the environment** and **businesses** in Edmonton.

Visit edmonton.ca/zoningbylawrenewal to learn more.

RESIDENTIAL LAND USE/ZONING MATRIX: HOUSING TYPES IN STANDARD ZONES



(1) Permitted Development with no specific regulations or limitations	(1A) Permitted Development with specific regulations or limitations	Not A Permitted or Discretionary Development in the Zone
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Residential Use - Types of Housing	Zones							
	RESIDENTIAL						MIXED USE	
	RR	RS	RSF	RSM	RM	RL	MUN	MU
	Rural Residential	Small Scale Residential	Small Scale Flex Residential	Small-Medium Scale Transition Residential	Medium Scale Residential	Large Scale Residential	Neighbourhood Mixed Use	Mixed Use
Single Detached Housing	1A	1	1	1A	1A			
Semi-detached Housing		1	1	1A	1A			
Duplex Housing		1	1	1A	1A			
Row Housing		1	1	1	1	1A	1A	1A
Multi-unit Housing		1	1	1	1	1	1A	1A
Secondary Suites	1A	1	1	1	1	1	1A	1A
Backyard Housing	1A	1A	1A	1A	1A			
Lodging Houses		1A	1A	1A	1	1	1A	1A
Supportive Housing		1	1	1	1	1	1A	1A
Cluster Housing		1	1	1	1	1	1A	1A
Reverse Housing			1					
Zero Lot Line Development			1					
Reduced Setback Development			1					

*Note regarding RS Zone: In addition to the other regulations of the zone, developments of more than 8 dwellings are limited to corner sites.