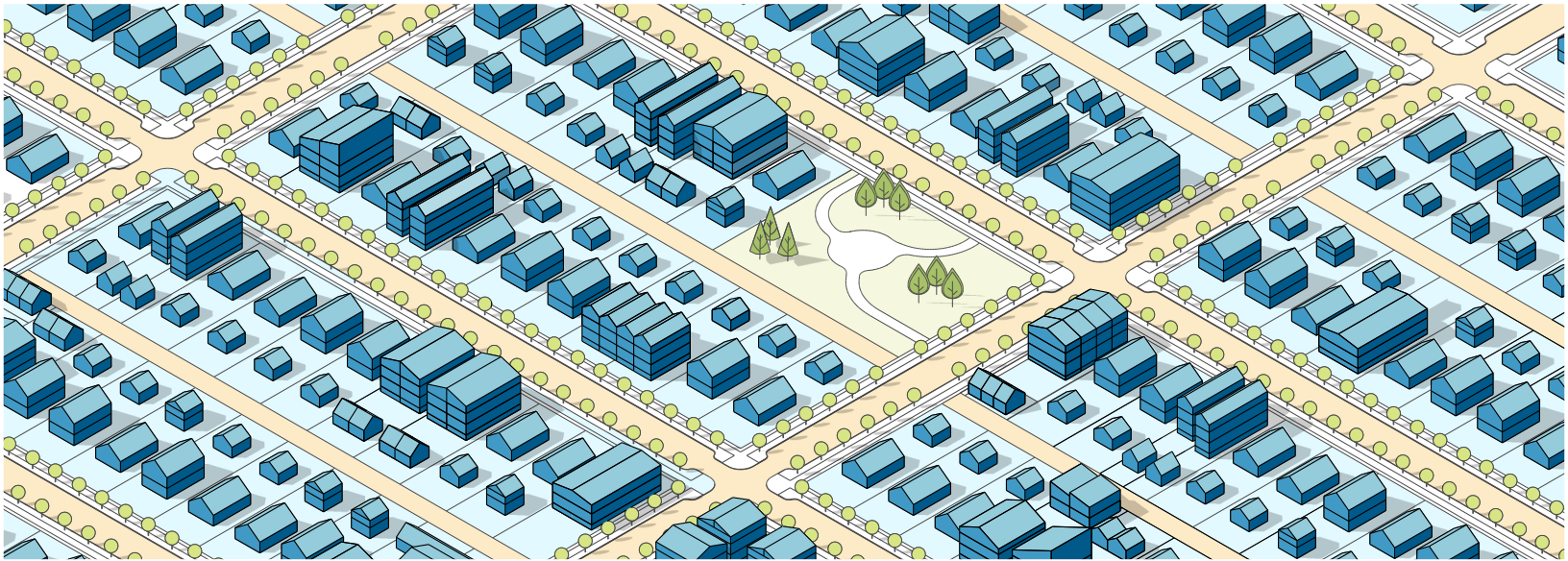


# RS

## Small Scale Residential Zone



### PURPOSE

The (RS) Small Scale Residential Zone allows for a range of small scale residential development, as well as limited commercial and community services, in Edmonton's redeveloping area. The City Plan defines the redeveloping area as neighbourhoods that are generally located within the Anthony Henday and that have already experienced, or will soon experience, redevelopment.

This zone will foster neighbourhoods with a wider range of housing options to meet the diverse needs of Edmontonians. It will also support more complete, compact communities where residents can meet their daily needs closer to home.

#### Did you know?

The City Plan sets the target of welcoming 50 percent of new units city-wide through redevelopment? The City Plan envisions that 600,000 additional residents will be welcomed into the redeveloping area as Edmonton grows to become a city of 2 million people.



## WHAT CAN BE BUILT IN THE RS ZONE?

A variety of housing forms up to three storeys in height can be built in the RS Zone, including detached, attached, and multi-unit housing. The following housing types are permitted in the RS Zone under the Residential Use category:

- + Single-detached housing
- + Semi-detached housing
- + Duplexes
- + Row housing
- + Small apartment housing
- + Backyard housing
- + Secondary suites
- + Lodging houses
- + Supportive housing
- + Cluster housing

While the RS Zone provides flexibility in the types of housing forms that may be built on a site, rules such as setbacks, site coverage, minimum site area and height maximums will create practical limitations on how big buildings can be and where they can be located on a property.

The RS Zone also provides opportunities for limited community and commercial development to provide Edmontonians with amenities and services, such as child care services or coffee shops, directly within their neighbourhood.

The location, size, and activities of commercial and community uses in the RS Zone are limited to maintain the small scale intent of the zone and mitigate potential land use impacts on neighbouring properties. Home based businesses are also allowed in the RS Zone.

## OTHER ZONE HIGHLIGHTS

- + A maximum height of 10.5 metres (approximately three storeys)
- + A maximum site coverage of 45 percent
- + A minimum site area per dwelling of 75 square metres
- + A maximum of 8 dwellings units are permitted on an *interior* lot
- + Vehicle access must be from an alley where a site abuts an alley
- + Commercial and community uses are limited by maximum floor area and location requirements
- + Building design features that promote visual interest, reduce the perceived massing of the building and accentuate main entrances
- + Rear attached garages are not permitted.
- + A maximum building length of 30 metres.