

48. RESIDENTIAL GENERAL DISTRICT R-2

Permitted Uses

Accessory Buildings & Uses
Detached Dwellings
Semi-Detached Dwellings
Mobile Homes

Class I Discretionary Uses

Community Buildings & Facilities
Family Care Facility
Home Occupations
Modular Units(see Definition 6(29))
Multiple Family Dwellings
Public Utilities & Buildings

Class II Discretionary Uses

Apartments
Churches
Convenience Stores & Services
Schools

Site Regulations

In addition to the general Regulations contained in this By-law, the following Regulations shall apply to every development in this District.

Minimum Lot Sizes

Permitted Use		Area	Width
		Interior lots	490 sq. metres
	Corner lots	490 sq. metres	14.5 metres

Discretionary Use As required by the Approving Authority.

Minimum Setback & Yard Requirements

Permitted Use	Front	Side	Rear	Flankage
Principal Buildings	7.5 metres	1.5 metres	4.5 metres	4.5 metres

Note

The Municipal Planning Commission may reduce the front yard setback to a minimum of 5 metres, having regard to the location and dimension of the sidewalk, boulevard, street and right-of-way and the adjacent buildings.

Accessory Buildings See Schedule A

Discretionary Uses All uses shall be the same as Permitted Uses, or as considered appropriate by the Approving Authority.

Maximum Building Height

All Uses	Principal Building	15 metres
	Accessory Building	5.5 metres

Maximum Site Coverage

Permitted Uses	Principal Building	33% of the site area
	Accessory Building(s)	10% of the site area

Discretionary Uses As required by the Approving Authority.

Special Requirements: Mobile Homes

1. All mobile homes permitted in this district shall be constructed after 1978.
2. Mobile homes are to be placed upon a foundation in accordance with the Alberta Building Code.
3. Mobile homes shall be skirted to ground level with fire proof material of similar design to the mobile home exterior. Wheels and hitches shall be removed from the mobile home, unless otherwise approved by the Approving Authority.