

6. RESIDENTIAL ZONE REGULATIONS

PART 6A

PURPOSE OF CHAPTER

- (1) The purpose of this Chapter is to provide detailed regulations and requirements that are relevant only to residential zones and specific residential uses. These regulations supplement those provided in Chapters 4 and 5.
- (2) The provisions in this Chapter are intended to:
 - (a) encourage the development of a variety of housing types which meet the needs of the present and future residents of the City;
 - (b) ensure that the varying residential types and densities are compatible; and
 - (c) protect the character and intent of the residential zones and neighbourhoods.
[1992/9250]

PART 6B

REGULATIONS FOR ALL RESIDENTIAL ZONES

6B.1 APPLICATION

Every land use in a residential zone shall comply with the regulations in this Part.
[1992/9250]

6B.2 FRONT AND REAR YARD CALCULATION

Any area adjacent to a front or rear yard shall not be included in calculating the front or rear yard. [1992/9250]

6B.3 SIDE YARD REQUIREMENTS FOR DWELLINGS WITHOUT ALLEYS OR GARAGE ENVELOPES

3.1 DETACHED, SEMI-DETACHED AND ZERO LOT DWELLINGS

Notwithstanding Table 5.6, Chapter 5, where:

- (a) a detached dwelling unit;
- (b) semi-detached dwelling unit; or
- (c) detached zero lot line dwelling unit

does not abut a public alley or street on the rear or side yard, and does not have a carport or attached garage, the side yard requirement shall be in accordance with Table 6.1.

TABLE 6.1: SIDE YARD REQUIREMENTS FOR DWELLING UNITS		
DWELLING UNIT	MINIMUM SINGLE SIDE WIDTH (metres)	TOTAL WIDTH (metres)
Detached	2.5	3.7
Semi-detached or Zero Lot Line	2.5	n/a

3.2 EXCEPTIONS

- (1) Notwithstanding section 3.1, the 2.5 metre minimum single side yard width shall not be required where a dwelling unit incorporates a garage envelope with a minimum width and depth of 4.2 metres and 6.7 metres respectively.
- (2) In the case of a dwelling constructed pursuant to subsection (1):
 - (a) the building permit plans and the surveyor's certificate shall indicate the garage envelope; and
 - (b) no building or structure other than a garage or carport shall be constructed in the reserved area. [1992/9250]

6B.4 SIDE YARD REDUCTIONS FOR DWELLINGS ON SMALL LOTS

4.1 ALLOWABLE REDUCTIONS

Subject to subsections 4.2, 4.3 and 4.4, the minimum side yards associated with:

- (a) detached dwelling;
- (b) duplex dwelling;
- (c) converted dwelling; or
- (d) semi-detached dwelling (front to back).

shown in Table 5.6 (Chapter 5), may be reduced in accordance with Table 6.2. [1992/9250; 1997/9904]

TABLE 6.2: SIDE YARD REDUCTIONS		
LOT FRONTAGE	REDUCED SINGLE SIDE YARD	REDUCED TOTAL SIDE YARD
less than 8.0 metres	450 millimetres [2013-64]	1.2 metres
8.0 metres to but excluding 8.5 metres	550 millimetres	1.4 metres
8.5 metres to but excluding 9.0 metres	700 millimetres	1.6 metres
9.0 metres to but excluding 9.5 metres	850 millimetres	1.8 metres
9.5 metres to but excluding 10 metres	1000 millimetres	2.0 metres

4.2 LOT AREA NOT TO BE AFFECTED

The area of the lot containing or proposed to contain the dwelling unit shall, after the side yard reduction mentioned in Section 4.1, comply with the lot area requirement for the dwelling unit as provided in Table 5.6. [1992/9250]

4.3 SEPARATELY ASSESSABLE AND SEVERABLE LOT

To be eligible for the side yard reduction mentioned in Section 4.1, the lot shall be shown to be part of a parcel that is assessed separately, but can be severed without leaving a lot whose area or side yards would not conform to the requirements shown on Table 5.6 for the existing use. [1992/9250]

4.4 Repealed. [2005-34]**6B.5 YARD REDUCTIONS FOR LOTS ABUTTING PUBLIC ROADWAYS**

Notwithstanding any other yard requirements of this Bylaw, the provisions of this Subpart shall apply to any residential development abutting a public alley or street right-of-way.

5.1 SIDE YARD [2001/10264]

- (1) The minimum width of a required side yard abutting an alley or road right-of-way may be reduced by one-half ($\frac{1}{2}$) of the width of an abutting alley or road right-of-way. This does not apply to a planned group of dwellings. [1994/9605]
- (2) The width of the side yard after the reduction mentioned in subsection (1) shall not be less than 450 millimetres.

5.2 REAR YARD

- (1) Subject to subsection (2), the minimum depth of a rear yard required in this Bylaw may be reduced by one-half ($\frac{1}{2}$) the width of any public alley or utility right-of-way abutting the rear lot line. This applies to only principal buildings. [1994/9572; 1997/9904]
- (2) In no case shall the rear yard be less than 3.5 metres. [1997/9904]

6B.6 FRONT YARD REDUCTIONS

6.1 CENTRE LOT

Subject to Section 6.2, the minimum required front yard setback may be changed to:

- (i) where a lot is situated between two lots, each of which contains a principal building, the average of the two established building setbacks on the adjacent lots; or
- (ii) the established building setback of an existing principal building on or adjacent site when there is only one immediate adjacent site or there are two adjacent sites of which one does not have a principal building; or,
- (iii) the minimum required front yard setback for the applicable zone, whichever is less. [2007-18]

6.2 FRONT YARD DEPTH SHALL NOT AFFECT REDUCTION

The minimum front yard depth required in Table 5.6 (Chapter 5) shall not prevent the reduction mentioned in Section 6.1. [1992/9250]

6.3 REDUCED SETBACKS ON LOTS WITH REAR LANE ACCESS [2011-41,2014-44]

- (1) For all dwelling types in residential zones, with the exception of apartment buildings, and where such dwellings are situated on separate lots with vehicular access provided by a rear lane (alley), the minimum front yard setback may be reduced to 3.0 metres where there is a landscaped boulevard between the curb and public sidewalk, within the right-of-way of the fronting street. If there is no such boulevard in place, the minimum setback may be reduced to 4.5 metres (see illustration in Figure 6.0).

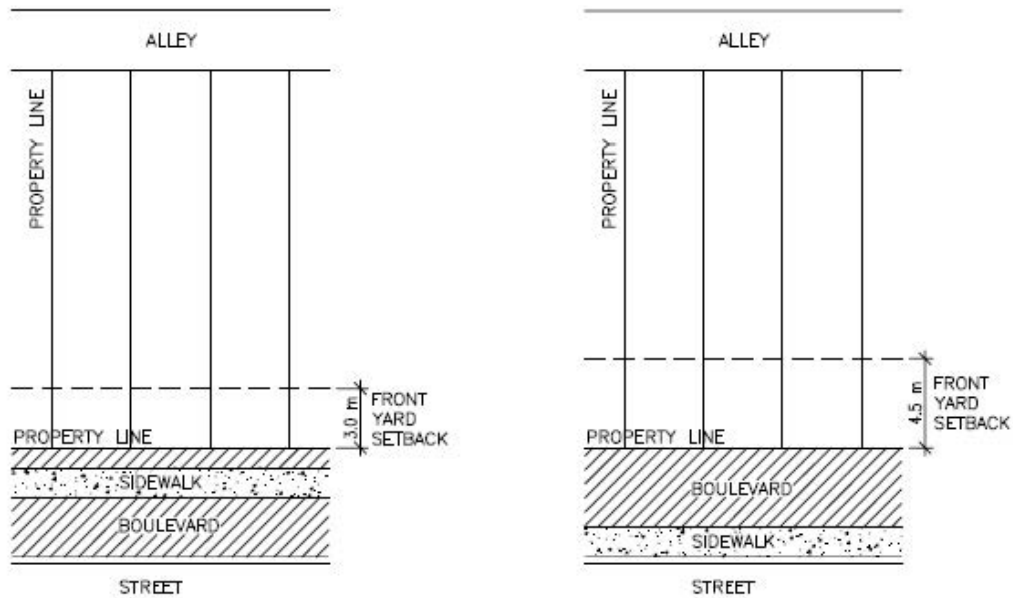


Figure 6.0 : Reduced Front Yard Setbacks on Lots with Rear Lane Access

- (2) Subsection (1) above shall not apply to dwellings that are newly constructed on a replacement or infill basis, where the subject lot is contained within a developed block face of an established neighbourhood and with existing dwellings or other principal buildings on adjacent lots, in which case either clause (i) or (ii) of Section 6.1 shall apply.” [2011-41]

6B.7 PERMITTED YARD ENCROACHMENTS [2001/10264]**7.1 WINDOW, SILL, EAVE, ETC. [2015-1]**

- (1) The following may project a maximum of 610 millimetres into any required yard, but no closer than 450 millimetres to the lot line:
 - (a) window sill;
 - (b) belt course;
 - (c) cornice;
 - (d) eaves;
 - (e) similar non-structural architectural features at the direction of the Development Control Officer.

- (2) Excepting that:
 - (a) bay window (a window space that extends outward beyond the exterior face of the exterior wall shall not extend to the floor);
 - (b) chimney breast
 - (c) fireplace
 - (d) a bookcase; or built-in shelving; or
 - (e) a cabinet or similar features

may project a distance of 610 millimetres into a required side yard, provided that:

- (i) all projections on the building are located on one side only;
- (ii) the total of all projections mentioned in subsections (2) taken on a horizontal plane through the widest projections, does not exceed 2.4 square metres.
- (iii) no projection is located closer than 450 millimetres from the side lot line.

7.2 FIRE ESCAPE

A fire escape may project 1.5 metres into any required yard, but not closer than 150 millimetres to a lot line. [1992/9250]

7.3 BALCONIES, DECKS AND UNCOVERED PLATFORM

- (1) A balcony, deck, or uncovered platform may project 1.5 metres into any required front or rear yard. [1999/10110; 2001/10264]
- (2) An uncovered platform or deck that is more than 300mm in height shall comply with the minimum side yard setback requirements for a principal building on the site. The minimum side yard setback for a raised platform or deck to be constructed for a dwelling with non-confirming side yards shall be the existing side yard setback of the dwelling. [2007-18]
- (3) An uncovered platform or deck that is not more than 300 millimetres in height does not require setbacks. [1992/9250]

7.4 STEPS AND WHEELCHAIR RAMPS [2001/10264]

Steps and wheelchair ramps may encroach into any required yard.

7.5 PORCH

A porch may project 1.5 metres into the required front yard but no closer than 3 metres from the property line. [2014-44]

7.6 AIR CONDITIONER/HEAT EXCHANGER

An air conditioner or heat exchanger shall not be located:

- (a) closer to the front lot line than the front wall of the principal building, including any attached garage; and
- (b) closer than three metres to a door or window of a dwelling on an adjoining lot (see Figure 6.1).

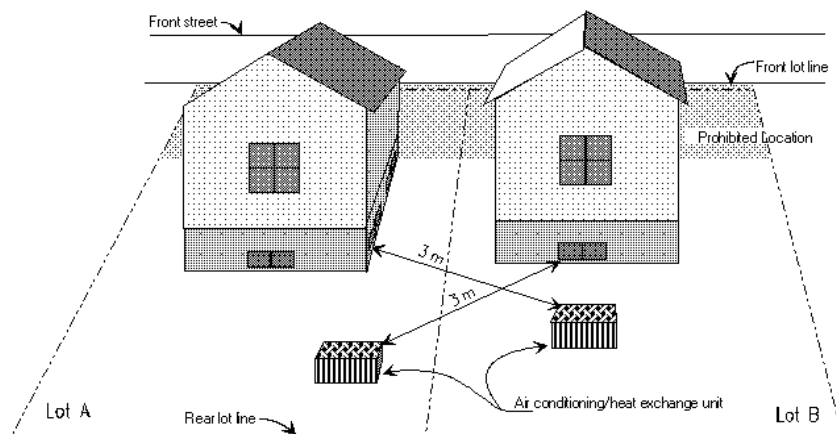


Figure 6.1: Setback Requirement for Air Conditioners

7.7 OTHER EXCEPTIONS TO YARD REQUIREMENTS

- (1) The rear yard setback shall be no less than 3m from the property line located at 1621 Dakota Drive, being Parcel P, Plan No. 102113727. [2015-1]

6B.8 EXCEPTION TO HEIGHT REQUIREMENTS

- (1) Subject to subsection (2), any height limitation in this Bylaw shall not apply to:
 - (a) church spires, belfries, cupolas, penthouses and domes which are not used for human occupancy; or
 - (b) chimneys, ventilators, skylights, water tanks, bulkheads, radio, television or microwave towers and antenna and similar features or necessary mechanical appurtenances usually situated above the roof level.
- (2) The features mentioned in subsection (1) shall be erected only to such height or area as is necessary to accomplish the purpose they are to serve.

6B.9 ENCROACHMENTS ON BUFFERS AND EASEMENTS

No structure shall encroach on a City easement, buffer strip, public reserve, municipal reserve, or environmental reserve, unless the prior approval of the City is obtained and an agreement entered into with the City pursuant to Section 235 of *The Act*. [2013-64]

6B.10 FENCE

10.1 FENCE HEIGHT

Subject to the Intersection Sight Line Control regulations of the *Regina Traffic Bylaw*, and other Bylaws of the City, the height of a fence above the ground level measured at any point along the fence line shall not exceed: [2002-2]

- (a) 1.83 metres for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and
- (b) 1.22 metres for the portion of the fence that extends beyond the foremost portion of the principal building on the site (see Figure 6.2). [1992/9250; 1999/10113]

- (c) Notwithstanding Subpart 6B.10.1(a) and (b) the maximum height for a fence located in a front yard shall not exceed 1.83 metres when the subject site is a corner lot and:
- (i) the front of the dwelling on the site is oriented towards the side lot line with building access from the side yard side; and,
 - (ii) the primary location for private amenity space is in the front yard.
[2007-18]

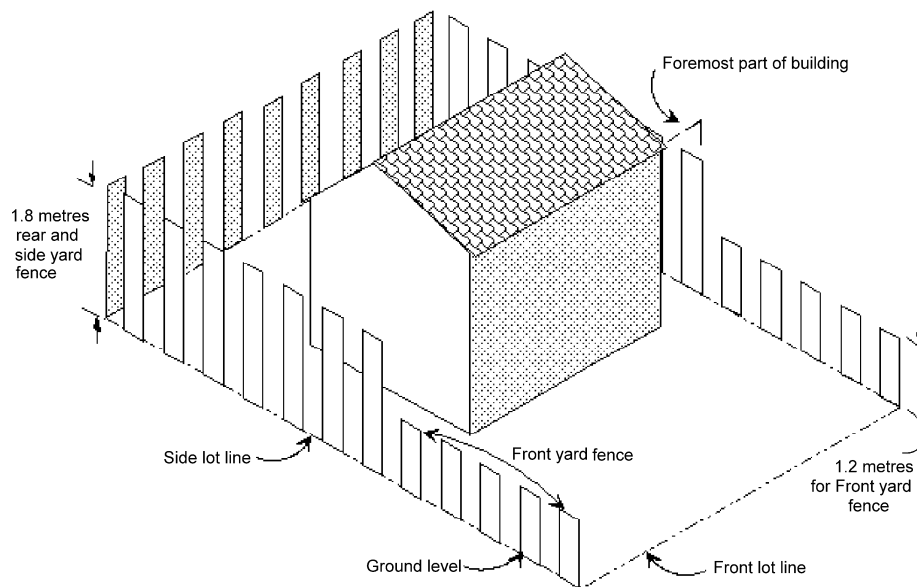


Figure 6.2: Fencing Requirements

[1999/10113; 2001/10264]

6B.11 PLANNED GROUP OF DWELLINGS

Notwithstanding any other provision of this Bylaw, a Planned Group of Dwellings shall be subject to the regulations in this subpart. [1996/9776]

11.1 COMPONENTS

A Planned Group of Dwellings shall consist of only the permitted and discretionary uses in the applicable residential zone, as specified in Chapter 5. [1996/9776]

11.2 DEVELOPMENT STANDARDS

- (1) The Dwelling Unit Development Standards specified in Table 6.3 shall be used in the development of a Planned Group of Dwellings.
- (2) Parking and loading provisions shall be in accordance with Chapter 14 of this Bylaw.

11.3 APPLICATION [2014-44]

- (1) Buildings that are connected by underground parking structures or above ground non-enclosed structures shall be considered Planned Groups of Dwellings and shall comply with the regulations of this Section.
- (2) Buildings shall not be connected through underground or above ground structures that are open air.

6B.12 OPEN SPACE

12.1 APPLICATION

The regulations in this Subpart shall apply to multi-unit residential developments containing at least 20 dwelling units, except as provided in subsection 12.3(4). [2015-1]

12.2 COMMUNAL AMENITY AREA

- (1) A communal amenity area shall be provided within a site containing the following types of dwelling units:
 - (a) Planned Group of Dwellings;
 - (b) Apartments;

- (c) Low Rise Apartments;
 - (d) Seniors Assisted Living Apartments; or
 - (e) Townhouses. [2005-34]
- (2) A minimum of five percent of the total lot area shall be allocated to the communal amenity area.

TABLE 6.3: DEVELOPMENT STANDARDS - PLANNED GROUP OF DWELLINGS		
Regulations	Planned Groups of Dwellings in R1A, R3, R4, R4A, TAR, MX Zones [1996/9776; 1999/10113; 2004-1]	Planned Group of Dwellings in R1, R2, R5, R6, R8, MS Zones [1996/9776; 1999/10113; 2004-1]
Minimum Required Lot Area	(1) For Apartment Buildings: R4A and MX zones: 500m ² TAR zones: 250m ² (2) For Other Dwelling Types: 120m ² per dwelling unit	Total of Minimum Lot Area otherwise required in Table 5.6 for each dwelling type. ¹
Maximum Permitted Site Coverage	50%	50%
Maximum Permitted FAR	(1) Maximum permitted floor area ratio required in Table 5.6 for type of dwelling. ¹ (2) Where more than one type of dwelling is contained in the planned group, the maximum floor area ratio for the zone shall apply. ¹	(1) Maximum permitted floor area ratio required in Table 5.6 for type of dwelling. ¹ (2) Where more than one type of dwelling is contained in the planned group, the maximum floor area ratio for the zone shall apply. ¹
Minimum Required Front Yard Setback	6 metres, or the average of setbacks on adjacent lots, whichever is less. ²	6 metres ²
Minimum Required Rear Yard Setback	¼ of height of the wall abutting the rear lot line, but no less than 1.2 metres.	3 metres
Minimum Required Side Yard Setback	¼ of the height of the wall abutting the side lot line, but no less than 1.2 metres.	Corner Lot - 6 metres on one side abutting street, plus 3 metres on the other side. Other lots - 3 metres.
Maximum Building Height	Maximum building height for the zone as shown in Table 5.6. ¹	Maximum building height for the zone as shown in Table 5.6. ¹
Notes:		
¹ For dwelling units located in MX and MS zones (which are not addressed in Table 5.6), the standards in Table 5.6 for the R4A zone shall apply.		
² In the case of a detached, semi-detached or duplex dwelling, this requirement may be reduced to 1.2 metres at the discretion of the Development Officer, having regard to the orientation and configuration of the proposed dwellings and dwellings on abutting properties. [2004-1]		

12.3 LANDSCAPED OPEN SPACE

- (1) Appropriately located, designed and landscaped open spaces shall be provided for pre-school and school-aged children in a Planned Group of Dwellings. [1996/9776]
- (2) A minimum of 2.5 square metres per bedroom (excluding the master bedroom) shall be provided for this purpose, and distributed as follows:
 - (a) one square metre for the use of preschool aged children; and
 - (b) 1.5 square metres for the use of school-aged children.
- (3) The open spaces for pre-school-aged and school-aged children shall be located separately on the lot.
- (4) The requirements of this section do not apply to seniors assisted living apartments. [1992/9250; 1999/10110; 2005-34]

12.4 COMBINED OPEN SPACE

The open spaces may be included as part of the required minimum five percent communal amenity area mentioned in subsection 12.2. [1992/9250]

6B.13 REPEALED [Bylaw 2002-12]

PART 6C

REGULATIONS FOR SPECIFIC RESIDENTIAL ZONES

6C.1 RESIDENTIAL DETACHED ZONE (R1)

1.1 INTENT

- (1) This zone is intended to permit the development of detached dwelling units in suburban areas of the City. It is intended to be the principal zone for single detached development in the City. Density and intensity standards for this zone are designed to ensure that the Residential Detached Zone shall serve as a designation which preserves and protects the suburban residential community character of its area, with a maximum net density of less than 25 dwelling units per hectare. [2005-61]
- (2) This zone will assist in implementing the *Regina Development Plan* housing objective to accommodate the demand for a variety of housing types throughout the City. [1992/9250]

1.2 PERMITTED USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

1.3 DISCRETIONARY USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

1.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.6 of Chapter 5.
- (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to:
 - (a) Subpart 6B.3 regarding side yard requirements for a dwelling which does not abut a public alley, or does not have a carport or attached garage;
 - (b) Subpart 6B.4 regarding side yard reductions for a dwelling on a small lot;
 - (c) Subpart 6B.5 regarding rear and side yard reductions for a dwelling which abuts an alley or street right-of-way;

- (d) Subpart 6B.6 regarding front yard reductions. [2013-64]
- (e) Subpart 6B.8 regarding exceptions to the height requirements. [1992/9250]

1.5 ADDITIONAL REGULATIONS

- (1) The general development regulations in Chapter 4 shall apply to developments in this zone.
- (2) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.
- (3) Accessory uses in this zone shall be subject to the provisions in Chapter 11.
- (4) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (5) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.
- (6) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.
- (7) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (8) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.
- (9) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (10) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

6C.2 RESIDENTIAL OLDER NEIGHBOURHOOD DETACHED ZONE (R1A)**2.1 INTENT**

- (1) This zone is intended to permit the conservation of the general character of older Inner City single detached residential developments, and to provide for their renovation and redevelopment consistent with the existing character.
- (2) The zone implements the Development Plan objective to promote the maintenance and rehabilitation of existing housing stock. It is also consistent with the Plan's objective to ensure that residential development is compatible with adjacent residential and non-residential developments.

2.2 PERMITTED USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

2.3 DISCRETIONARY USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

2.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.6 of Chapter 5.
- (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to:
 - (a) Subpart 6B.3 regarding side yard requirements for a dwelling which does not abut a public alley, or does not have a carport or attached garage;
 - (b) Subpart 6B.4 regarding side yard reductions for a dwelling on a small lot;
 - (c) Subpart 6B.5 regarding rear and side yard reductions for a dwelling which abuts an alley or street right-of-way;
 - (d) Subpart 6B.6 regarding front yard reductions for a site between two established lots; or
 - (e) Subpart 6B.8 regarding exceptions to the height requirements. [1992/9250]

2.5 ADDITIONAL REGULATIONS

- (1) The general development regulations in Chapter 4 shall apply to developments in this zone.
- (2) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.
- (3) Accessory uses in this zone shall be subject to the provisions in Chapter 11.
- (4) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (5) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.
- (6) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.
- (7) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (8) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.
- (9) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (10) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

6C.3 RESIDENTIAL SEMI-DETACHED ZONE (R2)

3.1 INTENT

- (1) This zone is designed to conserve the general character of established suburban neighbourhoods which have developed over time as a mixture of single detached dwellings, duplexes or side by side semi-detached units, and to provide another zoning option in new neighbourhoods. [2005-61]
- (2) The zone also gives effect to the Development Plan objectives to:
 - (a) encourage the maintenance, conservation and renewal of existing housing; and

- (b) ensure that residential development and redevelopment is compatible with adjacent residential and non-residential developments. [1991/9191]

3.2 PERMITTED USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

3.3 DISCRETIONARY USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

3.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.6 of Chapter 5.
- (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to:
 - (a) Subpart 6B.3 regarding side yard requirements for a dwelling that does not abut a public alley, or does not have a carport or attached garage;
 - (b) Subpart 6B.4 regarding side yard reductions for a dwelling on a small lot;
 - (c) Subpart 6B.5 regarding rear and side yard reductions for a dwelling which abuts an alley or street right-of-way;
 - (d) Subpart 6B.6 regarding front yard reductions for a site between two established lots;
 - (e) Subpart 6B.8 regarding exceptions to the height requirements. [1992/9250]

3.5 ADDITIONAL REGULATIONS

- (1) The general development regulations in Chapter 4 shall apply to developments in this zone.
- (2) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.
- (3) Accessory uses in this zone shall be subject to the provisions in Chapter 11.

- (4) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (5) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.
- (6) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.
- (7) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (8) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.
- (9) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (10) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

6C.4 RESIDENTIAL OLDER NEIGHBOURHOOD ZONE (R3)

4.1 INTENT

- (1) This zone is intended to provide for the conservation of older Inner City neighbourhoods that have developed over time as a mixture of duplexes and triplexes. It is also intended to provide for flexibility in building and site design in locations where residential development or redevelopment is desired at moderate intensity.
- (2) The zone will be used to implement the Development Plan objectives to:
 - (a) encourage the maintenance, conservation and renewal of existing housing; and
 - (b) ensure that residential development and redevelopment is compatible with adjacent residential and non-residential developments. [1992/9250]

4.2 PERMITTED USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

4.3 DISCRETIONARY USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

4.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.6 of Chapter 5.
- (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to:
 - (a) Subpart 6B.3 regarding side yard requirements for a dwelling that does not abut a public alley, or does not have a carport or attached garage;
 - (b) Subpart 6B.4 regarding side yard reductions for a dwelling on a small lot;
 - (c) Subpart 6B.5 regarding rear and side yard reductions for a dwelling which abuts an alley or street right-of-way;
 - (d) Subpart 6B.6 regarding front yard reductions for a site between two established lots; or
 - (e) Subpart 6B.8 regarding exceptions to the height requirements. [1992/9250]

4.5 ADDITIONAL REGULATIONS

- (1) The general development regulations in Chapter 4 shall apply to developments in this zone.
- (2) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.
- (3) Accessory uses in this zone shall be subject to the provisions in Chapter 11.
- (4) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (5) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.

- (6) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.
- (7) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (8) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.
- (9) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (10) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

6C.5 RESIDENTIAL OLDER NEIGHBOURHOOD ZONE (R4)

5.1 INTENT

- (1) This zone is intended to stabilize older, low density residential areas while recognizing the demand to convert older and large detached dwellings to rental accommodations.
- (2) The zone implements several housing-related objectives of the Development Plan; namely the objectives to:
 - (a) encourage the provision of affordable housing, particularly for low and moderate income households and special need groups;
 - (b) to encourage the maintenance, conservation, renewal and retrofitting of houses for greater energy efficiency.
- (3) It will also respond to the Plan's specific policies to permit residential conversions, and monitor housing conversions in the City, as well as facilitate conversions where deemed in the interest of a neighbourhood.
- (4) To fulfil these objectives, the indiscriminate demolition of existing housing stock will be discouraged, and incentives provided to encourage their retention and rehabilitation. [1992/9250]

5.2 PERMITTED USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

5.3 DISCRETIONARY USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

5.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.6 (Chapter 5).
- (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to:
 - (a) Subpart 6B.3 regarding side yard requirements for a dwelling that does not abut a public alley, or does not have a carport or attached garage;
 - (b) Subpart 6B.4 regarding side yard reductions for a dwelling on a small lot;
 - (c) Subpart 6B.5 regarding rear and side yard reductions for a dwelling which abuts an alley or street right-of-way;
 - (d) Subpart 6B.6 regarding front yard reductions for a site between two established lots; or
 - (e) Subpart 6B.8 regarding exceptions to the height requirements. [1992/9250]

5.5 ADDITIONAL REGULATIONS

- (1) The general development regulations in Chapter 4 shall apply to developments in this zone.
- (2) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.
- (3) Accessory uses in this zone shall be subject to the provisions in Chapter 11.
- (4) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (5) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.
- (6) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.

- (7) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (8) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.
- (9) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (10) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

6C.6 RESIDENTIAL INFILL HOUSING ZONE (R4A)

6.1 INTENT

- (1) The intent of this zone is to provide for the retention of older Inner City single detached residential units, and further provide for sensitive redevelopment and conversion at existing densities or at medium densities.
- (2) The zone fulfils and integrates the Development Plan objectives to:
 - (a) encourage the maintenance, conservation and renewal of existing housing stock;
 - (b) encourage the provision of affordable housing, particularly for low and moderate income households and special need groups; and
 - (c) encourage infill development to minimize the need for annexation on the periphery. [1992/9250]

6.2 PERMITTED USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

6.3 DISCRETIONARY USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

6.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.6 of Chapter 5.

- (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to:
 - (a) Subpart 6B.3 regarding side yard requirements for a dwelling that does not abut a public alley, or does not have a carport or attached garage;
 - (b) Subpart 6B.4 regarding side yard reductions for a dwelling on a small lot;
 - (c) Subpart 6B.5 regarding rear and side yard reductions for a dwelling which abuts an alley or street right-of-way;
 - (d) Subpart 6B.6 regarding front yard reductions for a site between two established lots; or
 - (e) Subpart 6B.8 regarding exceptions to the height requirements.
[1992/9250]

6.5 ADDITIONAL REGULATIONS

- (1) The general development regulations in Chapter 4 shall apply to developments in this zone.
- (2) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.
- (3) Accessory uses in this zone shall be subject to the provisions in Chapter 11.
- (4) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (5) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.
- (6) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.
- (7) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (8) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.

- (9) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (10) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

6C.7 MEDIUM DENSITY RESIDENTIAL ZONE (R5)

7.1 INTENT

- (1) This zone is designed to provide for flexibility in building and site design in locations where residential development or redevelopment is desired at medium density. A variety of development options are available in this zone, with a net density of 25-50 dwelling units per hectare. [2005-61]
- (2) This zone will assist in implementing the Development Plan objective to encourage higher density housing and mixed use development along or adjacent to major arterial streets. [1992/9250]

7.2 PERMITTED USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

7.3 DISCRETIONARY USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

7.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.6 (Chapter 5).
- (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to:
 - (a) Subpart 6B.3 regarding side yard requirements for a dwelling which does not abut a public alley, or does not have a carport or attached garage;
 - (b) Subpart 6B.4 regarding side yard reductions for a dwelling on a small lot;
 - (c) Subpart 6B.5 regarding rear and side yard reductions for a dwelling which abuts an alley or street right-of-way;

- (d) Subpart 6B.6 regarding front yard reductions for a site between two established lots; or
- (e) Subpart 6B.8 regarding exceptions to the height requirements. [1992/9250]

7.5 ADDITIONAL REGULATIONS

- (1) The general development regulations in Chapter 4 shall apply to developments in this zone.
- (2) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.
- (3) Accessory uses in this zone shall be subject to the provisions in Chapter 11.
- (4) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (5) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.
- (6) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.
- (7) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (8) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.
- (9) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (10) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

6C.8 RESIDENTIAL MULTIPLE HOUSING ZONE (R6)

8.1 INTENT

- (1) This zone is intended to regulate the location and standards for apartment buildings, townhouses and fourplex dwellings. It will also provide developers with a variety of development options, with a net density in excess of 50 dwelling units per hectare. [2005-61]
- (2) This zone implements the Development Plan policies to:
 - (a) encourage the provision of affordable housing, particularly for low and moderate income households and special need groups; and
 - (b) encourage higher density housing and mixed use development along major arterial streets. [1992/9250]

8.2 PERMITTED USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

8.3 DISCRETIONARY USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

8.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.6 of Chapter 5.
- (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to:
 - (a) Subpart 6B.3 regarding side yard requirements for a dwelling that does not abut a public alley, or does not have a carport or attached garage;
 - (b) Subpart 6B.4 regarding side yard reductions for a dwelling on a small lot;
 - (c) Subpart 6B.5 regarding rear and side yard reductions for a dwelling which abuts an alley or street right-of-way;
 - (d) Subpart 6B.6 regarding front yard reductions for a site between two established lots; or

- (e) Subpart 6B.8 regarding exceptions to the height requirements. [1992/9250]

8.5 ADDITIONAL REGULATIONS

- (1) The general development regulations in Chapter 4 shall apply to developments in this zone.
- (2) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.
- (3) Accessory uses in this zone shall be subject to the provisions in Chapter 11.
- (4) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (5) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.
- (6) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.
- (7) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (8) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.
- (9) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (10) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

6C.9 RESIDENTIAL MOBILE HOME ZONE (R7)

9.1 INTENT

- (1) This zone is intended to provide appropriate environments for the placement of mobile homes in a mobile home park setting.

- (2) The zone implements the Development Plan policy to:
 - (a) limit the development of new mobile home dwelling units and parks in the City; and
 - (b) avoid expansion of existing ones. [1992/9250]

9.2 PERMITTED USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

9.3 DISCRETIONARY USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

9.4 DEVELOPMENT STANDARDS

As specified in Table 5.6 of Chapter 5. [1992/9250]

9.5 ADDITIONAL REGULATIONS

(1) Minimum Side Yard

- (a) Where the main window of a living room in a mobile home faces a side lot or site line, the side yard shall not be less than 7.5 metres.
- (b) Where the main window of a living room in a mobile home does not face a side lot or site line:
 - (i) one side yard shall not be less than 4 metres; and
 - (ii) the other shall be not less than 1.8 metres.
- (c) On a corner lot or site, where the side yard abuts a street or roadway, the side yard abutting the street or roadway shall not be less than 4 metres.

(2) Structural Addition

Structural additions to a mobile home may project into any yard provided that:

- (a) any front yard projection does not exceed 1.5 metres and an area of 12 square metres; and

(b) any projection into the side yard or rear yard is not less than 1.2 metres from:

(i) the side or rear lot lines; and

(ii) do not exceed a floor area of 8 square metres.

(3) Stair and Landing

Stairs and landings located in the side yard at the entrance door to a mobile home shall be at least 600 millimetres from the side lot line.

(4) Accessory Building

(a) Accessory buildings and structures shall be set back a distance of not less than 1.5 metres from the side or rear lot or site lines.

(b) Detached accessory buildings and structures shall not exceed one storey or 3.5 metres in height, or 75 square metres in gross floor area.

(5) Minimum Floor Area

The minimum floor area of a mobile home shall not be less than that established by Canadian Standards Association Z240 standards.

(6) Buffer Strips and Landscaped Areas

A landscaped area of not less than 7.5 metres in width shall be provided and developed within a mobile home park along its boundary limits (refer to Chapter 15 for standards). This area shall be in addition to the area required for recreational use.

(7) Recreational Areas

Ten percent of the gross area of mobile home parks shall be developed for recreational use including community buildings and outdoor recreational facilities subject to the following:

(a) in mobile home parks of 100 or less mobile home sites, one site centrally located and designated for recreational use shall be provided; and

(b) in mobile home parks of more than 100 mobile home sites, two or more sites designated for recreational uses may be provided and distributed throughout the mobile home park.

(8) Mobile Home Park Storage and Service Sites

A mobile home park shall provide a site or sites for all of the following uses associated with the operation of the park development:

- (i) mobile home park office;
 - (ii) service building or buildings;
 - (iii) storage facilities for use by mobile home occupants; and
 - (iv) storage facilities for any equipment used in the operation and maintenance of the mobile home park.
- (9) The general development regulations in Chapter 4 shall apply to developments in this zone.
- (10) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.
- (11) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (12) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.
- (13) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.
- (14) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]

6C.10 RESIDENTIAL COMPACT HOUSING ZONE (R8)

10.1 INTENT

- (1) This zone is intended to provide locations for innovations in the design and development of single and multi-unit residential accommodation. Non-traditional designs that incorporate innovative concepts such as zero-lot, solar access and sustainable development are preferred. [2015-1]
- (2) The zone will provide a vehicle to achieve the Development Plan policy for the sensitive distribution of affordable housing in the City. [1992/9250]

10.2 PERMITTED USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

10.3 DISCRETIONARY USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

10.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.6 of Chapter 5.
- (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to:
 - (a) Subpart 6B.3 regarding side yard requirements for a dwelling that does not abut a public alley, or does not have a carport or attached garage;
 - (b) Subpart 6B.4 regarding side yard reductions for a dwelling on a small lot;
 - (c) Subpart 6B.5 regarding rear and side yard reductions for a dwelling which abuts an alley or street right-of-way;
 - (d) Subpart 6B.6 regarding front yard reductions for a site between two established lots; or
 - (e) Subpart 6B.8 regarding exceptions to the height requirements. [1992/9250]

10.5 ADDITIONAL REGULATIONS

- (1) Accessory Use

Accessory Uses in this zone shall be subject to the provisions of Chapter 11.

- (2) Parking

Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14. Notwithstanding Chapter 14, parking stalls may be located in the minimum front yard, provided that 33% of the front yard area is maintained as usable open space.

(3) Maintenance Easements

- (a) Maintenance easements of no less than 1.8 metres shall be provided on the lot abutting the wall of a zero lot line dwelling which is located immediately adjacent to the side lot line.
- (b) Notwithstanding Subpart 6B.2 of this Chapter, the outer edge of an eave of a zero lot line detached dwelling shall not project further than 0.75 metres onto any maintenance easement.
- (c) No more than one maintenance easement shall be allowed per lot.
- (d) Zero lot line dwelling units shall have their side yards located so as to provide a minimum 1.8 metre space between dwellings.
- (e) Special Requirements:
 - (i) Where zero lot line detached dwellings will be developed, the Developers shall submit a master plan showing the dwelling location on each lot prior to the issuance of any development permits.
 - (ii) Appurtenances such as fireplaces, chimneys and other architectural features, as well as dryer vents, cold air intakes, hose bibs, downspouts, et cetera, shall not encroach into maintenance easements. Rain water drainage on the zero lot line is to be directed back onto the dominant lot.
 - (iii) The wall which is situated on the zero lot line shall be void of windows. This is to ensure the privacy of the adjacent open privacy space. Builders are encouraged to orient windows toward privacy spaces and rear yards wherever possible. If the windows cannot be avoided, then the house must be sited conventionally.
 - (iv) Maintenance easements must be filed by the Developer. The maintenance easements will, in most cases, extend the full length of the side yard from property line to Saskatchewan Power Corporation service easement. The Developer will register all maintenance easements, if required, prior to sale.

- (4) The general development regulations in Chapter 4 shall apply to developments in this zone.

- (5) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.
- (6) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (7) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.
- (8) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (9) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.
- (10) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (11) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250; 1997/9904]

6C.11 TRANSITIONAL AREA RESIDENTIAL ZONE (TAR)

11.1 INTENT

(1) Principal Intent

The principal purpose of this zone is to recognize the predominantly residential nature of the area designated by the zone and to accommodate various types of residential uses in close proximity to the Downtown. This zone is divided into low, medium and high-rise height zones in order to allow development at various heights and densities in a controlled and compatible fashion.

(2) Low Rise District

The Low Rise District has been located in the portion of this zone which contains the highest proportion of house-form buildings, and which is characterized by relatively intact streetscapes. New development in this area is to be compatible with the height, bulk, massing and siting of existing house-form buildings and will be primarily residential in use.

(3) Medium Rise District

The Medium Rise District is to provide primarily for medium-rise residential land use. It will provide for the retention and development of buildings of a height intermediate between house-form buildings and existing and future high-rise apartments.

(4) High Rise District

The High Rise District is to provide primarily for high-rise residential land use.

(5) College Avenue

The College Avenue District limits the height of buildings to a maximum of 8.25 metres to 15 metres under an inclined plane to conform with the height of existing trees and house-form buildings on College Avenue, and protects important vistas from the Transitional Area to Wascana Centre. Residential accessory and service uses have been included in the zone to serve the needs of neighbourhood residents.

(6) Commercial Uses

The development of specific types of commercial uses in house-form buildings, in particular those uses which tend to be small scale, low traffic generating and compatible with the residential area, has been accommodated in the Discretionary Use category as "House-Form Commercial Buildings." These uses have been provided for in an effort to preserve the existing house-forms which, in combination with sensitive infill development, maintain the unique and often heritage-significant streetscapes. Accordingly, the development of future commercial use in this zone is to remain secondary to residential use. Commercial land use within the Transitional Residential Zone shall occur only on the basis that the proposed commercial use will be a benefit to the area and be complementary to land uses in the area.

(7) Apartments

Although apartment dwelling units and seniors assisted living apartment buildings are discretionary uses in this zone, the form and massing of buildings will be restricted in accordance with the provisions of this zone. [2014-44]

11.2 PERMITTED USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

11.3 DISCRETIONARY USES

As specified in Table 5.1 of Chapter 5. [1992/9250]

11.4 DEVELOPMENT STANDARDS

- (1) As specified in Table 5.6 of Chapter 5.
- (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to:
 - (a) Subpart 6B.3 regarding side yard requirements for a dwelling that does not abut a public alley, or does not have a carport or attached garage;
 - (b) Subpart 6B.4 regarding side yard reductions for a dwelling on a small lot;
 - (c) Subpart 6B.5 regarding rear and side yard reductions for a dwelling which abuts an alley or street right-of-way;
 - (d) Subpart 6B.6 regarding front yard reductions for a site between two established lots; or
 - (e) Subpart 6B.8 regarding exceptions to the height requirements. [1992/9250]

11.5 ADDITIONAL REGULATIONS

(1) Accessory Use

Accessory Uses in this zone shall be subject to the provisions of Chapter 11.

(2) Building Height

- (a) The maximum permitted building height in the TAR zone shall be as specified in clauses (b) to (e), unless otherwise specified on the Zoning Maps.
- (b) The maximum permitted principal building height in metres (h) at a particular point on a specific lot in the Low Rise District is calculated as:

$$h=0.6(d) + 5.25$$

where:

"d" is the minimum perpendicular distance in metres between the particular point on the site and the front lot line of the specific lot, and "h" shall not exceed 15 metres.

- (c) The maximum permitted principal building height in metres "h" at a particular point on a specific lot in the College Avenue District as shown on Figure 6.2(a) is calculated as:

$$h=0.3(d) + 6.75$$

where:

- (i) "d" is the minimum perpendicular distance in metres between the particular point on the site and the front lot line of the specific lot; and
- (ii) "h" shall not exceed 15 metres.
- (d) The height regulations provide for a maximum height of 15 metres across the rear portion of a lot, while ensuring that the form of development will not intrude upon the existing streetscape by delimiting the maximum height across the front portion of a lot with a building envelope defined by an inclined plane. An example of the application of this building envelope is provided in Figure 6.2(a).
- (e) Where a building is constructed with a pitched roof, the perpendicular distance between grade level and any ridge of the roof shall not exceed the maximum permitted height specified for that location on the site plus 4.6 metres.

(3) Setback for House-Form Commercial

Notwithstanding Table 5.6 of Chapter 5, the required front setback for development on the same site as a House-Form Commercial/Residential building in the TAR zone shall be:

- (a) the same as that of the House-Form Commercial/Residential building; or
- (b) if there is more than one house-form building on the site, the average front yard setback of the existing house-form building shall apply.

(4) Apartment FAR [2005-34]

The maximum permitted floor area ratio for apartments, low rise apartments, and seniors assisted living apartments in this zone shall be as follows:

- (a) TAR zone (for areas other than in height zones noted in clauses (b) and (c) of this subsection):
 - (i) for development on the same lot as a House-Form Commercial/Residential building - 3.30;
 - (ii) other cases - 3.10;
- (b) TAR H15 district - 3.50;
- (c) TAR H30 district - 7.5.

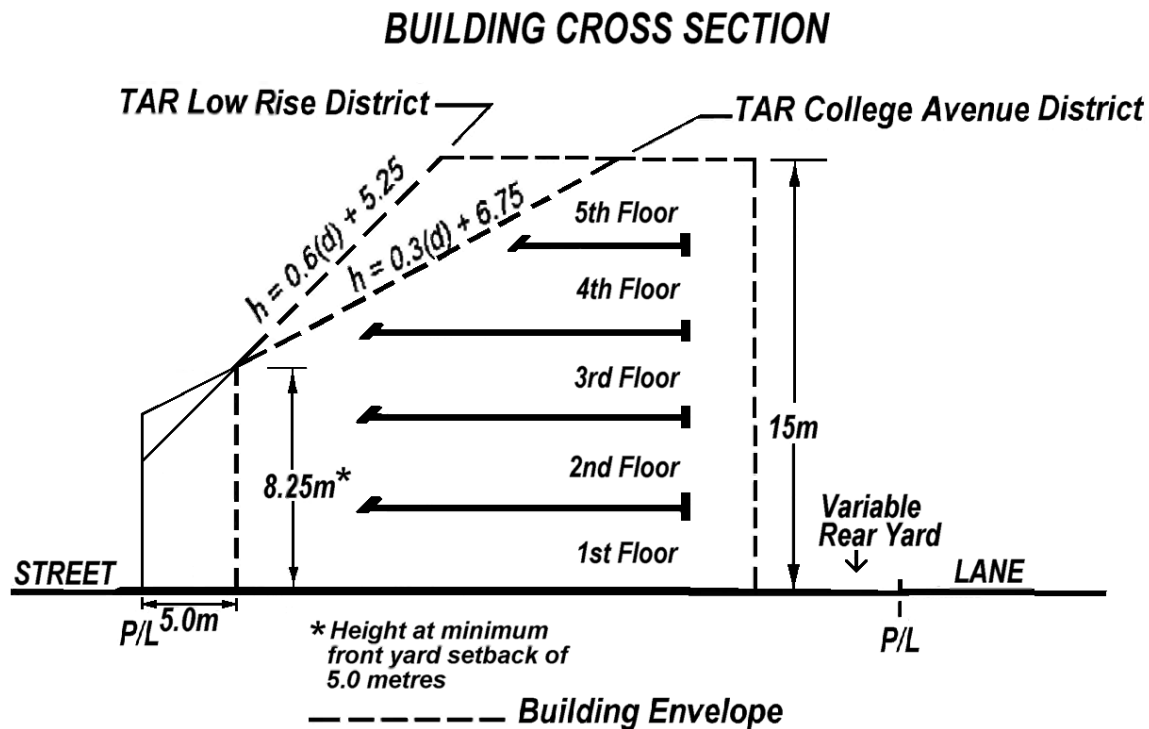


Figure 6.2(a): Typical Application of Building Envelope

(5) Definition of FAR

Notwithstanding the definition of "Gross Floor Area" in Part 2C, Chapter 2 of this Bylaw, the floor area of a House-Form Commercial/Residential building shall not be included in the calculation of gross floor area.

(6) Public Amenity

(a) City Council may, at its discretion, permit the development of Public Amenity Space of a floor area equal to 10% of the total site area of a particular development site.

(b) The total amount of floor area which may be developed on the basis of clause (a):

(i) shall be in addition to that normally permitted under the applicable Floor Area Ratio for a particular use;

(ii) shall include the floor area of the Public Amenity Space itself; and

(iii) may be determined by the following formula:

$P(x)$;

where:

"P" is the floor area of the Public Amenity Space in square metres as approved by Council, and "(x)" is the total number of building floors developed.

(c) Notwithstanding the definition provided in Part 2C of Chapter 2 of this Bylaw, neither the floor area provided as Public Amenity Space, nor the floor area increase that may be developed on the basis of this Public Amenity Space provision, shall be included in the calculation of either gross floor area or site coverage.

[1992/9250]

(7) The general development regulations in Chapter 4 shall apply to developments in this zone.

(8) The Overlay Zone regulations in Chapter 10 shall apply to any portion of this zone that lies within an overlay zone.

- (9) Temporary uses in this zone shall be subject to the regulations in Chapter 12.
- (10) Non-conforming uses in this zone shall be subject to the provisions in Chapter 13.
- (11) Parking and loading facilities in this zone shall be provided in accordance with the provisions in Chapter 14.
- (12) Landscaping and buffering in this zone shall be provided in accordance with the provisions in Chapter 15.
- (13) The erection of signs in this zone shall be in accordance with the provisions in Chapter 16.
- (14) The development of public amenities in this zone in exchange for floor area bonuses shall be in accordance with the regulations in Chapter 17.
- (15) Applications for development permits in this zone shall be made in accordance with the provisions in Chapter 18. [1992/9250]
- (16) Additions to House-Form Commercial/Residential Buildings

Additions to House-Form Commercial/Residential Buildings shall be subject to the following regulations:

- (a) An addition shall not project past the front wall of the existing building.
- (b) If the House-Form Commercial/Residential Building is on a corner lot, an addition to the rear of the building on the flankage side shall not be any closer to the street than the existing side wall.
- (c) An addition to a House-Form Commercial/Residential Building that, in the opinion of the Development Officer, may have a significant impact on the front or side streetscape shall be deemed a discretionary use and shall be subject to the discretionary use application process. [2003-1]

PART 6D

REGULATIONS FOR SPECIFIC RESIDENTIAL USES

In addition to the requirements provided in Parts 5A to 5C, the following regulations shall apply to the residential uses specified in this Part.

6D.1 BED AND BREAKFAST HOMESTAY

1.1 INTENT

The regulations for bed and breakfast homestays are designed to: [2005-88]

- (a) ensure compatibility with the character of established residential neighbourhoods;
- (b) increase the vitality of neighbourhoods by increasing opportunities for use of vacant residential space; and
- (c) increase the capacity of the City to host major events by increasing public accommodation facilities. [1992/9250; 2005-88]

1.2 LOCATION

Bed and breakfast homestays shall be located only in the zones described in this Bylaw. [1992/9250; 2005-88]

1.3 NUMBER OF GUEST ROOMS [2005-88]

- (1) No more than four bedrooms shall be used as short-term lodging rooms. [2005-88; 2013-64]
- (2) The rooms shall be located within the dwelling unit. [1992/9250]

1.4 REPEALED [2005-88]

1.5 REPEALED [2005-88]

1.6 EXTERNAL APPEARANCE

No alterations shall be made to the external appearance of any principal or accessory structures or of the building site which change the character of the residence. [1992/9250]

1.7 SIGN

- (1) Notwithstanding Subpart 16B.3, signs for bed and breakfast homestays shall be subject to the standards specified in this section. [2005-88]
- (2) A bed and breakfast homestay may have one sign displaying the name of the bed and breakfast, the name of the operator, the street address, or any combination of these. [2005-88]
- (3) Sign permit applications for bed and breakfast homestays shall be evaluated based on the following considerations: [2005-88]
 - (a) proposed location of the sign;
 - (b) impact on the streetscape and area properties;
 - (c) public safety;
 - (d) compliance with this Bylaw and other City bylaws, including the Regina Development Plan (Bylaw 7877);
 - (e) compatibility with the character of the neighbourhood;
 - (f) consistency with the objectives and policies of any applicable special study for the site, area or neighbourhood, including neighbourhood plans;
 - (g) compliance with municipal, provincial or federal heritage regulations in cases where the property or building is a potential or a designated heritage property;
 - (h) sign standards for other uses in the zone in which the sign will be located; and
 - (i) any other factors that in the opinion of the Development Officer are relevant to the particular application.

1.8 OWNER OCCUPANCY

The bed and breakfast homestay shall be operated by the owner and occupant of the dwelling unit. [1992/9250; 2005-88]

1.9 EMPLOYEES

No more than one person who resides outside the dwelling unit shall be employed, with or without compensation, in the operation of the bed and breakfast homestay. [1992/9250; 2005-88]

1.10 ROOMS

- (1) No bed and breakfast guest bedroom shall contain cooking facilities. [2005-88]
- (2) Only breakfast meals may be provided to guests, and breakfast shall only be served to guests lodging in the bed and breakfast homestay. [1992/9250; 2005-88]
- (3) Bed and breakfast guest bedrooms shall be a minimum of 10 square metres in gross floor area. [1997/9904]
- (4) No room which is at an average depth of greater than 1.2 metres below grade shall be used as a guest bedroom in the bed and breakfast homestay. [1997/9904; 2001/10264]]

1.11 PERMIT

No person shall operate a bed and breakfast homestay without a development permit issued under Chapter 18 of this Bylaw. [1992/9250; 1992/9407; 2005-88]

1.12 REPEALED [2005-88]

6D.2 GROUP CARE FACILITIES

2.1 INTENT

In order to:

- (a) ensure that the capacity of any City neighbourhood to accommodate group care facilities is not exceeded;
- (b) ensure that group care facilities are available in all neighbourhoods of the City; and

- (c) protect existing group care facilities from concentration that could impair their proper functioning;

care shall be exercised in considering requests to establish group care facilities so that the number of group residents in any block face (see Figure 6.3) in a residential zone in the City does not exceed 30. [1992/9250]

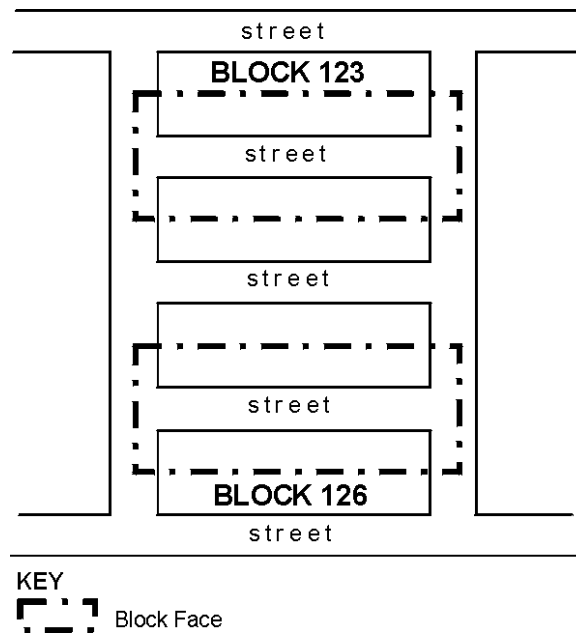


Figure 6.3: Illustration of Block Face [2001/10264]

2.2 CLASSIFICATION OF GROUP CARE FACILITIES

The following types of group care facilities are hereby established in this Bylaw:

- (a) Supportive Living Home (SLH);
- (b) Individual and Family Social Services Home (IFSSH); and
- (c) Special Care Home (SCH). [1992/9250]

2.3 GENERAL REGULATIONS [2001/10264]

Every group care facility mentioned in section 2.2 shall comply with the regulations in this section.

(1) Number of Residents Per Block Face

No more than 30 group care facility residents shall be allowed in a single block face in a residential zone or an MX-Mixed Residential Business Zone. [1998/10054]

(2) Number of Facilities Per Block Face

No more than:

- (a) two Individual and Family Social Service Homes;
- (b) two Special Care Homes; or
- (c) four Supportive Living Homes,

shall be allowed in a single block face in a residential zone.

(3) Number of Facilities Per District

No more than 15 group care facilities shall be allowed in any district shown in Figure 6.4.

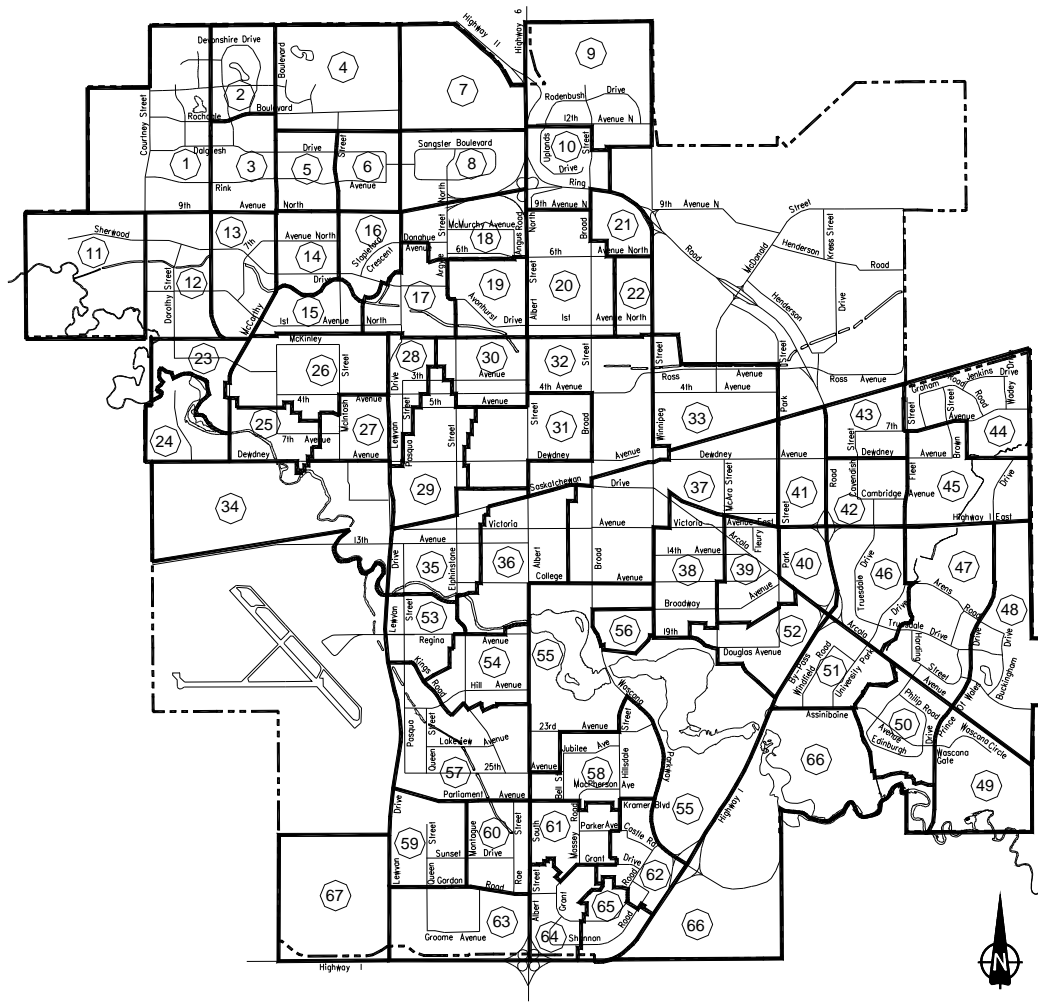


Figure 6.4: Sponsorship Districts for Group Care Facilities

[2001/10264]

(4) Licensing Approval

A group care facility mentioned in section 2 shall be allowed as specified in Tables 5.1 to 5.4 of Chapter 5, as long as it is licensed or approved by the appropriate municipal or provincial agency. [1995/9736; 2003-1]

(5) Application Requirements

Applications for the development of group care facilities shall be made in accordance with the requirements of Chapter 18. [2003-1]

(6) Registry

The Development Officer shall maintain a register (Appendix G) of all group care facilities approved pursuant to this Bylaw. The register shall indicate the:

- (a) name of the owner/operator;
- (b) name of the facility;
- (c) address of the facility and the telephone number of the operator;
and
- (d) any other information that may be relevant for monitoring the development of group care facilities in the City. [1992/9250; 1992/9407; 2003-1]

2.4 SPECIAL REGULATIONS

(1) Individual and Family Social Service Home

In addition to the regulations in section 2.3, the following regulations shall apply to an Individual and Family Social Services Home:

- (a) the number of residents occupying the IFSSH must correspond with that associated with the normal usage of dwellings located in the immediate area of the home;
- (b) the IFSSH shall be of a size, scale and outward appearance of the residential dwellings in the neighbourhood, otherwise shall be situated and screening provided in such a way as not to interfere with the neighbourhood character;

- (c) the IFSSH shall provide for landscaping that is compatible with the neighbouring residential properties and consistent with the character of the neighbourhood;
- (d) the minimum allowable lot frontage for a lot containing an IFSSH shall be 15 metres;
- (e) the most stringent lot area, coverage, frontage and yard regulations for a detached unit in the Residential Zone in which the IFSSH is located shall apply. Any additions to the original building must also comply with these regulations; and
- (f) the IFSSH shall not be permitted to locate within 300 metres of another IFSSH, special care home, or supportive living home. This distance shall be measured as the shortest distance between the lot lines of the two sites.

(2) Special Care Home (Nursing Home)

In addition to the regulations in section 2.3, the following regulations shall apply to every Special Care Home:

- (a) the number of residents occupying the SCH must, as far as possible, correspond with that associated with the normal usage of dwellings located in the immediate area of the home;
- (b) where there are more than 15 residents, the home shall have frontage on an arterial street;
- (c) the SCH shall be of a size, scale and outward appearance of the residential dwelling, otherwise shall be situated and screening provided in such a way as not to interfere with the neighbourhood character; and
- (d) the SCH shall provide for landscaping that is compatible with the neighbouring residential properties and consistent with the character of the neighbourhood.

(3) Supportive Living Home

In addition to the regulations in section 2.3, the following regulations shall apply to every Supportive Living Home:

- (a) the number of residents occupying the SLH must correspond with that associated with the normal usage of dwellings located in the immediate area of the home;

- (b) the SLH shall be of a size, scale and outward appearance of the residential dwelling, otherwise shall be situated and screening provided in such a way as to not interfere with the neighbourhood character; and
- (c) the SLH shall provide for landscaping that is compatible with the neighbouring residential properties and consistent with the character of the neighbourhood. [1992/9250]

6D.3 RESIDENTIAL BUSINESS [2014-78]

3.1 INTENT

- (a) The City of Regina recognizes the need for some residents to use their place of residence for limited non-residential activities. At the same time, the City recognizes that there is also a need to protect the integrity of residential areas from the adverse impacts of non-residential activities. To balance these competing needs, the following regulations are provided to control business uses in dwelling units or accessory buildings on residentially assessed properties. In addition to the following regulations, residential businesses are subject to all regulations of *The Licensing Bylaw 2007*.

3.2 MAXIMUM FLOOR AREA

Except for Day Care Home operation, no residential business shall occupy more than 25 percent of the gross floor area of the dwelling unit. For the purpose of this section, the gross floor area of the dwelling unit shall include any attached garage or accessory building.

3.3 MULTIPLE RESIDENTIAL BUSINESSES

Where more than one residential business is approved on a property, all of the residential businesses together shall not exceed the requirement mentioned in section 3.2.

3.4 EMPLOYEES

Except with Day Care Home operation, no person other than a resident of the dwelling unit shall be engaged in a residential business as an employee or volunteer.

3.5 MERCHANDISE STORAGE AND DISPLAY

No merchandise shall be displayed or sold on the premise.

3.6 PARKING

- (1) No more than one business vehicle, as defined in Chapter 2 shall be parked at the property where the residential business takes place.
- (2) One additional on-site parking space is required for the business vehicle operated in conjunction with the residential business.
- (3) No required parking stalls shall be utilized for the residential business.

3.7 ADVERTISING

No advertising that carries the address of the dwelling in which the residential business is conducted shall be placed in any media including telephone, trade or other directories, newspapers, magazines, flyers, signs, radio or television.

3.8 SIGN

No advertising display sign shall be allowed where the residential business is conducted.

3.9 ZERO-IMPACT

In accordance with Chapter 4 of this Bylaw, no equipment or process used in the residential business shall create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable, either by sensory perception or by scientific instruments, at or beyond the property lines of the lot where the residential business is located. In addition, no solid or liquid wastes shall be created that are incompatible or unacceptable for discharge into the municipal waste and wastewater service or are considered a risk to the neighbourhood.

3.10 MECHANICAL EQUIPMENT

No mechanical or electrical equipment that could change the fire rating of the dwelling unit or cause fluctuations in line voltage of the dwelling unit shall be used. Equipment that creates electromagnetic interference which affects radio, television and similar electromagnetic equipment outside of the dwelling unit is prohibited.

3.11 PROCEDURAL REQUIREMENTS

- (1) A development permit issued pursuant to Chapter 18 of this Bylaw must be obtained prior to the start of operation.
- (2) An application for a development permit shall be made to the Development Officer on a form required by him and pursuant to the requirements specified in Chapter 18 of this Bylaw.

3.12 TRANSFERABILITY

A residential business approval is valid only for the address shown on the development permit.

3.13 NON-CONFORMING RESIDENTIAL BUSINESSES

As specified in Chapter 13.

3.14 PERMITTED AND PROHIBITED RESIDENTIAL BUSINESSES

- (1) Subject to the regulations of this Bylaw, permitted residential businesses include, but are not limited to, the following:
 - (a) Personal services including barbershops, estheticians, hair stylists, physiotherapy, complementary and alternative health care, electrolysis, and massage therapy;
 - (b) Professional offices such as architects, draftspersons, lawyers, accountants, engineers, editors, journalists, psychologists, graphic designers, Web designers, and consultants;
 - (c) Day Care homes and child care services;
 - (d) Typing services;
 - (e) Pet grooming;
 - (f) Catering;
 - (g) Instructional services, including music, dance, art and craft classes, and tutoring;
 - (h) Repair services for small items including watches, clocks, small appliances, electronic devices, computers and televisions;

- (i) Tailors, seamstresses, dressmakers, milliners and craft persons, including weaving, jewelry making, and wood working;
 - (j) Studios for artists, sculptors, musicians, photographers and authors; and
 - (k) Administrative offices for businesses conducted off-site, including construction contractors, mobile service businesses, salespersons and manufacturer's representatives.
- (2) Prohibited residential businesses include, but are not limited to, the following:
- (a) Retail sales/uses;
 - (b) On-site repair or servicing of vehicles or vehicle parts and large appliances;
 - (c) Animal kennels, veterinarian clinics and hospitals, and quarantine facilities;
 - (d) Firearms and fireworks sales and service;
 - (e) Industrial uses such as dyeing services, food packaging, lithography, printing services and shops, silkscreening, welding, salvage or recycling operations, manufacturing, warehousing, sharpening services, marking devices;
 - (f) Restaurants, clubs and drinking establishments;
 - (g) Laundry and drycleaning services;
 - (h) Undertaking and funeral parlours;
 - (i) Orchestra and band training;
 - (j) Tattoo parlours
 - (k) Escort and dating services;
 - (l) Adult entertainment uses;
 - (m) Any use that is not incidental to the use of the premise as a residence, is incompatible with residential uses, is not limited in extent or that detracts from the residential character of the zone;

- (n) Any use that involves equipment or processes that create dust, noise, vibration, glare, fumes, odor or air pollution that is detectable, either by sensory perception or by scientific instruments, at or beyond the property lines of the lot where the use is located;
 - (o) Any uses that involves hazardous or otherwise unacceptable waste or wastewater; and
 - (p) Any use that involves mechanical or electrical equipment that could change the fire rating of the dwelling unit or cause fluctuations in line voltage of the dwelling unit, or that creates electromagnetic interference which affects radio, television and similar electromagnetic equipment outside of the dwelling unit.
- (3) The Development Officer shall make the determination of whether an unlisted business or activity is similar to a business listed in subsection (1) or (2). In making the determination, the Development Officer shall consider the criteria in section 3.1 and the regulations of this Bylaw. A home-based business shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a commercial or industrial zone having regard for the overall compatibility of the use with the residential character of the area. [2006-14]

3.15 CLIENT VISITS

Visits to the premises by clients or customers shall be by appointment only.
[2006-14]

3.16 DEFINED LAND USES

The regulations of subpart 6D.3 do not apply to Bed and Breakfast Homestays or Supportive Living Homes. These land uses are subject to specific regulations in subparts 6D.1 and 6D.2, respectively. [2006-14]

6D.4 Repealed. [2006-14]

6D.5 RESIDENTIAL HOMESTAY [2013-74]**5.1 INTENT**

These regulations are intended to provide standards for the operation of residential homestay.

5.2 APPLICATION

These regulations apply to a residential homestay as defined in Chapter 2 of this Bylaw and do not include:

- (a) a hotel;
- (b) a motel;
- (c) emergency shelter; or
- (d) a bed and breakfast.

5.3 EXTERNAL APPEARANCE

No alteration shall be made to the external appearance of any principal or accessory structures or of the building site which change the character of the dwelling unit.

5.4 GUEST ROOMS

- (1) No more than four bedrooms shall be used to provide short-term accommodation:
- (2) Guest rooms shall be located within the dwelling unit.
- (3) Guest rooms shall be a minimum of 10 square metres in gross floor area.
- (4) Guest rooms shall not contain cooking facilities.

5.5 SIGNS

- (1) A residential homestay may have one sign, not to exceed one square metre in surface area, displaying the name of the residential homestay, the name of the operator, the street address or any combination thereof.
- (2) The sign shall not be erected or displayed closer than 6 metres from the street property line.

5.6 PARKING

Parking requirements for a residential homestay shall be as follows:

- (a) 0.5 parking stall per guest room in addition to the parking stalls required for the dwelling unit in accordance with Chapter 14 of this Bylaw; and
- (b) No more than one parking stall may be provided in tandem.

5.7 PERMIT

No person shall operate a residential homestay without a development permit issued pursuant to Chapter 18 of this Bylaw.

6D.6 SECONDARY SUITES [2001-91]

6.1 INTENT

The regulations for secondary suites are designed to:

- (a) facilitate the addition of rental units to the City's housing stock;
- (b) assist in increasing the supply of affordable housing in Regina;
- (c) provide homeowners, particularly seniors, with a means of obtaining additional income, companionship, security and services through the rental of a secondary suite;
- (d) facilitate the development of housing units that are appropriate for people at a variety of stages in the life cycle;
- (e) provide a mix of housing that responds to changing needs; [2015-1]

- (f) protect the appearance and character of single detached residential neighbourhoods by ensuring that secondary suites are subject to the development standards within this Bylaw;
- (g) promote the development of sustainable neighbourhoods and a compact urban form through the intensification of land use; and
- (h) facilitate and maintain viable neighbourhoods through the intensification of land use and increased population.

6.2 LOCATION

- (1) A secondary suite shall be located only within a detached dwelling and shall occupy no more than 40 percent of the total gross floor area of the building, including the area of the basement. Secondary suites are not permitted in an accessory building or structure.
- (2) No more than one secondary suite shall be located in any detached dwelling.

6.3 FLOOR AREA

The floor area occupied by a secondary suite shall be considered as part of the principal dwelling.

6.4 MAXIMUM NUMBER OF BEDROOMS

A secondary suite shall not contain more than two bedrooms.

6.5 PARKING

On-site parking shall be required in accordance with Chapter 14 of this Bylaw.

6.6 LOCATION OF SEPARATE ENTRANCE

Where a secondary suite has an exterior entrance separate from that of the principal dwelling, that entrance shall be located on a side or rear wall of the principal dwelling and shall not be located or oriented as to face any street which any entrance to the principal dwelling faces or is oriented to. [2013-64]

6.7 COMPLIANCE WITH BYLAWS AND LEGISLATION

Secondary suites shall comply with all relevant requirements of the National Building Code (or equivalencies as may be established by the City of Regina), *The Uniform Building and Accessibility Standards Act and Regulations*, the Building Bylaw and any other applicable City bylaws, as amended from time to time. [2004-1]