

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

| | | | | | |
|---------|--------------------|---------|--------------------|---------|-------------------|
| 11P2008 | June 1, 2008 | 46P2009 | December 14, 2009 | 4P2012 | January 10, 2012 |
| 13P2008 | June 1, 2008 | 38P2009 | December 15, 2009 | 2P2012 | February 6, 2012 |
| 15P2008 | June 1, 2008 | 3P2010 | March 1, 2010 | 9P2012 | April 23, 2012 |
| 47P2008 | June 1, 2008 | 11P2010 | April 19, 2010 | 12P2012 | May 7, 2012 |
| 48P2008 | June 1, 2008 | 14P2010 | May 17, 2010 | 30P2012 | November 5, 2012 |
| 49P2008 | June 1, 2008 | 26P2010 | May 17, 2010 | 32P2012 | December 3, 2012 |
| 50P2008 | June 1, 2008 | 12P2010 | June 7, 2010 | 4P2013 | March 1, 2013 |
| 53P2008 | June 1, 2008 | 19P2010 | June 7, 2010 | 5P2013 | March 25, 2013 |
| 54P2008 | May 12, 2008 | 23P2010 | June 7, 2010 | 38P2013 | September 2, 2013 |
| 57P2008 | June 9, 2008 | 32P2010 | July 26, 2010 | 44P2013 | December 2, 2013 |
| 67P2008 | October 1, 2008 | 34P2010 | August 19, 2010 | 7P2014 | April 14, 2014 |
| 68P2008 | October 6, 2008 | 39P2010 | November 22, 2010 | 33P2013 | June 9, 2014 |
| 71P2008 | December 22, 2008 | 7P2011 | January 10, 2011 | 13P2014 | June 9, 2014 |
| 51P2008 | January 4, 2009 | 13P2011 | February 7, 2011 | 15P2014 | June 9, 2014 |
| 75P2008 | January 4, 2009 | 21P2011 | June 20, 2011 | 11P2014 | June 19, 2014 |
| 1P2009 | January 26, 2009 | 24P2011 | June 27, 2011 | 24P2014 | October 27, 2014 |
| 10P2009 | April 21, 2009 | 27P2011 | July 1, 2011 | 37P2014 | December 22, 2014 |
| 17P2009 | June 1, 2009 | 30P2011 | July 25, 2011 | 5P2015 | March 9, 2015 |
| 28P2009 | July 13, 2009 | 31P2011 | September 12, 2011 | 13P2015 | May 13, 2015 |
| 31P2009 | September 14, 2009 | 33P2011 | September 19, 2011 | 26P2015 | September 1, 2015 |
| 41P2009 | October 13, 2009 | 35P2011 | December 5, 2011 | 43P2015 | November 9, 2015 |
| 32P2009 | December 14, 2009 | 36P2011 | December 5, 2011 | 40P2015 | November 9, 2015 |
| | | | | 45P2015 | December 8, 2015 |

NOTE:

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

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Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

(a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and

(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

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PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

Division 1: General Rules for Low Density Residential Land Use Districts

Projections Into Setback Areas

- 334** (1) Unless otherwise referenced in this Part, **buildings** must not be located in any **setback area**.
- (2) Portions of a **building** located above the surface of the ground may project into a **setback area** only in accordance with the rules contained in this Part.
- (3) Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**.
- (4) **Patios** and wheelchair ramps may project without any limits into a **setback area**.
- (5) **Signs** located in a **setback area** must be in accordance with Part 3, Division 5.

Length of Portions of a Building in Setback Areas

- 335** (1) On each **storey**, the total combined length of all projections into any **setback area** must not exceed 40.0 per cent of the length of the façade. 47P2008
- (2) The maximum length of an individual projection into any **setback area** is 3.1 metres.
- (3) Subsections (1) and (2) do not apply to:
- (a) **decks**, eaves, ramps, and stairs when located in any **setback area**; and
- (b) a **private garage** attached to a **main residential building** when located in the **rear setback area**.

Projections Into Front Setback Area

- 336** (1) **Bay windows** and eaves may project a maximum of 0.6 metres into the **front setback area**.
- (2) **Landings**, ramps other than wheelchair ramps and stairs may project into a **front setback area** provided: 47P2008
- (a) they provide access to the main floor or lower level of the **building**; and
- (b) the area of a **landing** does not exceed 2.5 square metres.
- (3) *deleted* 47P2008

- (4) Window wells may project without limits into any **front setback area**.

Projections Into Side Setback Area

- 47P2008, 67P2008 **337** (1) *deleted*
- 67P2008 (1.1) Portions of a **building** greater than or equal to 2.4 metres above **grade** may project a maximum of 0.6 metres into any **side setback area**.
- 67P2008, 27P2011,
40P2015 (1.2) Portions of a **building** less than 2.4 metres above **grade** may project a maximum of 0.6 metres, and window wells may project a maximum of 0.8 metres, into a **side setback area**:
- (a) for a **Contextual Semi-detached Dwelling** and a **Semi-detached Dwelling**, only where the **side setback area** is on the **street** side of a **corner parcel**; and
- (b) for all other **uses**:
- (i) when located on a **corner parcel**; or
- (ii) where at least one **side setback area** is clear of all central air conditioning equipment, window wells and portions of the **building** measure from **grade** to a height of 2.4 metres.
- 47P2008 (2) Window wells and portions of a **building**, other than eaves, must not project into a 3.0 metre **side setback area** required on a **laneless parcel**.
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- 47P2008 (4) *deleted*
- 47P2008 (5) **Landings**, ramps other than wheelchair ramps and stairs may project in a **side setback area** provided:
- (a) they provide access to the main floor or lower level of the **building**;
- (b) the area of a **landing** does not exceed 2.5 square metres;
- 67P2008 (c) the area of any portion of a **landing** that projects into the **side setback area** does not exceed 1.8 square metres;
- (d) they are not located in a 3.0 metre **side setback area** required on a **laneless parcel**; and
- (e) they are not located in a **side setback area** required to be clear of projections, unless pedestrian access from the front to the rear of the **parcel** is provided.
- 47P2008 (6) *deleted*
- 47P2008, 67P2008 (7) *deleted*
- 47P2008 (8) Any portion of a **building** that projects into a **side setback area**, other than eaves, **landings**, window wells, ramps and stairs, must not be located closer than 0.9 metres from the nearest front façade.

- (9) **Balconies** and **decks** must not project into any **side setback area**. 67P2008
- (10) Central air conditioning equipment may project a maximum of 1.0 metres into a **side setback area**: 67P2008
- (a) for a **Contextual Semi-detached Dwelling** and a **Semi-detached Dwelling**, only where the **side setback area** is on the **street** side of a **corner parcel**; and 27P2011
- (b) for all other **uses**:
- (i) when located on a **corner parcel**; or
- (ii) where at least one **side setback area** is clear of all central air conditioning equipment, window wells and portions of the **building** measured from **grade** to a height of 2.4 metres.

Projections Into Rear Setback Area

- 338 (1) Stairs, air conditioning equipment and window wells may project without limits into any **rear setback area**.
- (2) Awnings, **balconies**, **bay windows**, canopies, chimneys, **decks**, eaves, fireplaces, fire escapes, **landings**, **porches**, and ramps other than wheelchair ramps may project a maximum of 1.5 metres into any **rear setback area**. 47P2008
- (3) A **private garage** attached to a **building** may project without limits into a **rear setback area** provided it:
- (a) does not exceed 4.6 metres in **building height**;
- (b) does not exceed 75.0 square metres in **gross floor area**; 27P2011
- (c) has no part that is located closer than 0.60 metres to the **rear property line**; and
- (d) has no eave closer than 0.6 metres to a **side property line**.
- (4) When an attached **private garage** has a **balcony** or **deck**, the **balcony** or **deck** must not be located within 6.0 metres of a **rear property line** or 1.2 metres of a **side property line**.

Patios

- 338.1 (1) Unless otherwise referenced in subsections (2) and (3), a **privacy wall** may be located on a **patio**, provided it does not exceed a height of 2.0 metres when measured from the surface of the **patio**. 67P2008
- (2) A **privacy wall** located on a **patio** must not exceed 2.0 metres in height, when measured from **grade** and when the **privacy wall** is located within:
- (a) a **side setback area**; or
- (b) 6.0 metres of a **rear property line**.

- (3) A **privacy wall** located on a **patio** must not exceed 1.2 metres in height when measured from **grade** when the **privacy wall** is located between the foremost front façade of the **main residential building** and the **front property line**.

Decks

- 339 (1) The height of a **deck** in the **Developing Area** must not exceed 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.

57P2008

- (2) The height of a **deck** in the **Developed Area** must not exceed:
- (a) 1.5 metres above **grade** at any point, except where the **deck** is located on the same façade as the at-grade entrance to a **walkout basement**; and
 - (b) 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.

67P2008, 3P2010

- (2.1) Unless otherwise referenced in subsection (3), a **privacy wall** located on a **deck**:
- (a) must not exceed 2.0 metres in height when measured from the surface of the **deck**; and
 - (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.

13P2008, 67P2008,
9P2012, 24P2014

- (3) A **deck** attached to a **Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building** or **Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that:
- (a) is a minimum of 2.0 metres in height;
 - (b) is a maximum of 3.0 metres in height; and
 - (c) extends the full depth of the **deck**.

Balconies

- 340 (1) An **open balcony** must not project more than 1.85 metres from the **building** façade to which it is attached.

- (2) The floor area of a **recessed balcony** must not exceed 10.0 square metres.

67P2008

- (2.1) Unless otherwise referenced in this Part, a **privacy wall** located on a **balcony**:
- (a) must not exceed 2.0 metres in height when measured from the surface of the **balcony**; and
 - (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.

13P2008, 67P2008,
9P2012, 24P2014

- (3) A **balcony** attached to a **Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building** or **Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that:

- (a) is a minimum of 2.0 metres in height;
- (b) is a maximum of 3.0 metres in height; and
- (c) extends the full depth of the **balcony**.

(4) A **rooftop terrace** may be located on the roof of a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Rowhouse Building, Single Detached Dwelling and Semi-detached Dwelling** where:

24P2014

- (a) it is located in a **Residential – Grade-Oriented Infill (R-CG) District**;
- (b) it is located on the roof of the first or second **storey**;
- (c) it faces the **street** for a **Contextual Single Detached Dwelling** or a **Contextual Semi-detached Dwelling**; and
- (d) the area of the **rooftop terrace** is 30 per cent or less of the floor area of the **storey** below.

Driveways

341 (1) A driveway must not have direct access to a **major street** unless:

- (a) there is no practical alternative method of vehicular access to the **parcel**; and
- (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.

(2) A driveway connecting a **street** to a **private garage** must:

9P2012

- (a) be a minimum of 6.0 metres in length along the intended direction of travel for vehicles and measured from:
 - (i) the back of the public sidewalk to the door of the **private garage**; or
 - (ii) a curb where there is no public sidewalk to the door of a **private garage**; and
- (b) contain a rectangular area measuring 6.0 metres in length and 3.0 metres in width.

(3) A driveway connecting a **lane** to a **private garage** must be a minimum of 0.60 metres in length along the intended direction of travel for vehicles, measured from the **property line** shared with the **lane** to the door of a **private garage**.

9P2012

(4) Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or **motor vehicle parking stall** that is hard surfaced.

9P2012

(5) That portion of a driveway, including a **motor vehicle parking stall**, within 6.0 metres of a public sidewalk, or a curb on a **street** where there is no public sidewalk, must not exceed a width of:

9P2012

- (a) 6.0 metres where the **parcel width** is 9.0 metres or less; or
- (b) 7.0 metres where the **parcel width** is greater than 9.0 metres and less than 15.0 metres.
- 57P2008, 13P2011 (6) In the **Developed Area** a driveway accessing a **street** must not be constructed, altered or replaced except where:
- (a) it is located on a **laneless parcel**;
- (b) it is located on a **laned parcel** and 50.0 per cent or more **parcels** on the same block face have an existing driveway accessing a **street**; or
- (c) there is a legally existing driveway that it is not being relocated or widened.
- 13P2011 (7) A driveway constructed, altered or replaced in accordance with subsection (6) may be extended in length.
- 57P2008, 13P2011 (8) Where a **parcel** is the subject of **development**, the **Development Authority** must not require the removal of a legally existing driveway accessing a **street** even where the proposed **development** is a **discretionary use**.

Retaining Walls

- 342 (1) A **retaining wall** must be less than 1.0 metre in height when measured from **grade**.
- (2) A minimum horizontal separation of 1.0 metre must be maintained between **retaining walls** on the same **parcel**.

Fences

- 343 The height of a **fence** above **grade** at any point along a **fence** line must not exceed:
- (a) 1.2 metres for any portion of a **fence** extending between the foremost front façade of the **main residential building** and the **front property line**;
- (b) 2.0 metres in all other cases; and
- (c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.

Solar Collectors

- 343.1 (1) A **solar collector** may only be located on the wall or roof of a **building**.
- 68P2008 (2) A **solar collector** mounted on a roof with a pitch of less than 4:12, may project:

- (a) a maximum of 0.5 metres from the surface of a roof, when the solar collector is located 5.0 metres or less from a side property line, measured directly due south from any point along the **side property line**; and
 - (b) in all other cases, maximum of 1.3 metres from the surface of a roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater, may project a maximum of 1.3 metres from the surface of a roof.
- (4) A **solar collector** mounted on a roof must not extend beyond the outermost edge of the roof.
- (5) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
 - (b) may project a maximum of:
 - (i) 1.5 metres from the surface of that wall, when the wall is facing a **rear property line**; and
 - (ii) in all other cases, 0.6 metres from the surface of that wall.

Objects Prohibited or Restricted

- 344 (1) A **recreational vehicle** must not remain in an **actual front setback area** for longer than 24 hours.
- (2) A trailer that may be used or is intended to be used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off road vehicles, and waste must not remain in an **actual front setback area** except while actively engaged in loading or unloading.
- (3) A **dilapidated vehicle** must not be located outside of a **building**.
- (4) A **large vehicle** must not remain on a **parcel** except while actively engaged in loading or unloading. Only one **large vehicle** may remain on a **parcel** while actively engaged in loading or unloading.
- (5) A satellite dish greater than 1.0 metre in diameter must:
- (a) not be located in an **actual front setback area** or in an **actual side setback area** where the **parcel** shares a **property line** with a **street**;
 - (b) not be located higher than 3.0 metres from **grade**; and
 - (c) not be illuminated.
- (6) Subsection (5) does not apply to a satellite dish greater than 1.0 metre in diameter when the applicant demonstrates:

- (a) compliance with subsection (5) would prevent signal reception; and
- (b) the satellite dish will be located and **screened** to the satisfaction of the **Development Authority**.

(7) A **skateboard ramp** must not be located on a **parcel**.

(8) A **Power Generation Facility – Small** with a capacity greater than 100kW must not be located on a **parcel** when the principal **use** on the **parcel** is a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling, Single Detached Dwelling, or Semi-detached Dwelling**.

13P2014

Accessory Residential Building

345 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** for an **Accessory Residential Building** is:

- (a) 1.2 metres from a **side** or **rear property line** shared with a **street**; or
- (b) 0.6 metres from a **side** or **rear property line** in all other cases.

(2) The minimum **building setback** for an **Accessory Residential Building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres when:

- (a) the **Accessory Residential Building** is less than 10.0 square metres **gross floor area**;
- (b) the wall of the **Accessory Residential Building** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; or
- (c) the owner of the **adjacent parcel** grants a 1.5 metre private maintenance easement that must:
 - (i) be registered against the title of the **parcel** proposed for development and the title of the **adjacent parcel**; and
 - (ii) include a 0.60 metre eave and footing encroachment easement.

(3) An **Accessory Residential Building** must not be located in the **actual front setback area**.

(4) A **private garage** on a **laneless parcel** may be located within the required 3.0 metre **side setback area**, except along the **street** side of a **corner parcel**.

12P2010

(5) The minimum distance between any façade of an **Accessory Residential Building** and a **main residential building** is 1.0 metres.

(6) The height of an **Accessory Residential Building** must not exceed:

- (a) 4.6 metres, measured from the finished floor of the **building**;

67P2008

- (b) 3.0 metres at any **eaveline**, when measured from the finished floor of the **building**; and
- (c) one **storey**, which may include an attic space that:
 - (i) is accessed by a removable ladder;
 - (ii) does not have windows;
 - (iii) is used by the occupants of the **main residential building** for placement of personal items; and
 - (iv) has a maximum height of 1.5 metres when measured from the attic floor to the underside of any rafter.

Restrictions on Use of Accessory Residential Building

- 346** (1) The finished floor of an **Accessory Residential Building**, other than a **private garage**, must not exceed 0.6 metres above **grade**.
- (2) An **Accessory Residential Building** must not be used as a **Dwelling Unit**, unless a **Backyard Suite** has been approved. 24P2014
- (3) An **Accessory Residential Building** must not have a **balcony** or rooftop **deck**.
- (4) The area of a **parcel** covered by all **Accessory Residential Buildings** located on a **parcel**: 45P2015
- (a) for a parcel containing a **Contextual Semi-detached Dwelling, Duplex Dwelling, or a Semi-detached Dwelling** that has yet to be subdivided, must not exceed the lesser of:
 - (i) the **building coverage** of the **main residential building**; or
 - (ii) 150.0 square metres; and
 - (b) in all other cases, must not exceed the lesser of:
 - (i) the **building coverage** of the **main residential building**; or
 - (ii) 75.0 square metres; and 27P2011
 - (c) the calculation to determine the area of a **parcel** covered by **Accessory Residential Buildings** must not include any **Accessory Residential Buildings** with a cumulative **gross floor area** of 10.0 square metres or less. 3P2010, 45P2015
- (5) All roof drainage from an **Accessory Residential Building** must be discharged onto the **parcel** on which the **building** is located.

Contextual Single Detached Dwelling

3P2010

- 347** (1) A **Contextual Single Detached Dwelling**:
- (a) must have:

- 45P2015
- (i) a portion of the front façade, with an area less than or equal to 50% of the area of all front façades, recessed or projecting forward from the remaining façade that has a minimum dimension of:
 - (A) 2.0 metres in width
 - (B) 0.6 metres in depth; and
 - (C) 2.4 metres in height; or
 - (ii) a **porch** projecting from the front façade with a minimum dimension of:
 - (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;
- (b) must not have vehicular access from the **lane** to an attached **private garage**;
- 9P2012
- (c) must not have windows that are located beyond the rear façade of a **main residential building** on an adjoining **parcel** unless:
 - (i) the window is located below the second **storey**;
 - (ii) the window is located on the rear façade;
 - (iii) the glass in the window is entirely obscured; or
 - (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and
- 27P2011, 45P2015
- (d) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**; and
- 27P2011, 45P2015
- (e) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres.
- 45P2015
- (f) *deleted*

(2) A Contextual Single Detached Dwelling:

- (a) may have a **balcony** located on a side façade:
 - (i) where it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) where it is on the **street** side of a **corner parcel**;
- (b) may have a **balcony** located on a rear façade where:
 - (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;

- (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **parcel**; and
 - (iii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
 - (c) must not have a **balcony** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**. 27P2011
- (3) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres the maximum **building depth** is the greater of:
- (a) 65.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10 metres the maximum **building depth** is the **contextual building depth average**.
- (5) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres, the maximum area of a horizontal cross section through each **storey** above the first **storey** must not exceed the **building coverage**.
- (6) Where a **private garage** is attached to a **Contextual Single Detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall**. 27P2011

Contextual Semi-detached Dwelling

- 347.1 (1) A **Contextual Semi-detached Dwelling**: 27P2011
- (a) must have:
 - (i) the principal front façade of one **unit** staggered a minimum of 0.6 metres behind the principal front façade of the other **unit**; and
 - (ii) the principal rear façade of one **unit** staggered a minimum of 0.6 metres behind the principal rear façade of the other **unit**;
 - (b) must have façade articulation for each **unit**, by including:
 - (i) a portion of the front façade, with an area less than or equal to 50% of the area of all front façades of each **unit**, recessed or projecting forward from the remainder of the front façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:
 - (A) 2.0 metres in width; 45P2015

- (B) 0.6 metres in depth; and
- (C) 2.4 metres in height; or
- (ii) a **porch** that projects from the front façade a minimum dimension of:
 - (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;
- (c) located on a **corner parcel** must have an exterior entrance which is visible from the **street** side of the **corner parcel**;
- (d) must not have vehicular access from the lane to an attached **private garage**;
- (e) must not have windows that are located beyond the rear façade of a **contextual adjacent building** on an adjoining **parcel** unless:
 - (i) the window is located below the second **storey**;
 - (ii) the window is located on the rear façade;
 - (iii) the glass in the window is entirely obscured; or
 - (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and
- (f) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**;
- (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres; and
- (h) must not have an exterior entrance from **grade** located on a side façade, except on the **street** side of a **corner parcel**.
- (i) *deleted*

9P2012, 44P2013

45P2015

45P2015

45P2015

(2) A Contextual Semi-detached Dwelling:

- (a) may have a **balcony** located on a side façade where:
 - (i) it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) it is on the **street** side of a **corner parcel**;
- (b) may have a **balcony** located on a rear façade where:
 - (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;
 - (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **contextual adjacent building**; and

9P2012

- (iii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
 - (c) must not have a **balcony** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.
- (3) The maximum **building depth** of a **Contextual Semi-detached Dwelling** is the greater of:
- (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) Where a **private garage** is attached to a **Contextual Semi-detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall**.

Planting Requirement for Contextual Single Detached and Contextual Semi-detached Dwellings

347.2 (1) Trees required by this section:

- (a) may be provided through the planting of new trees or the preservation of existing trees;
 - (b) must be provided on a **parcel** within 12 months of issuance of a **development completion permit**;
 - (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;
 - (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
 - (e) are not required to be shown on a plan that is part of an application for **development permit**.
- (2) A minimum of 2.0 trees must be provided for each **unit** of a **Contextual Semi-detached Dwelling**.
- (3) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres a minimum of 2.0 trees must be provided.
- (4) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres a minimum of 3.0 trees must be provided.
- (5) The requirement for the provision of 1.0 trees is met where:
- (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metre.

45P2015

- (6) The requirement for the provision of 2.0 trees is met where:
- (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) a coniferous tree has a minimum height of 4.0 metres.

24P2014

Permitted use Rowhouse Building

- 347.3 (1)** To be a **permitted use** a **Rowhouse Building**:
- (a) must have façade articulation for each **Dwelling Unit**, by including:
 - (i) a portion of a **street** facing façade of each **unit** recessed behind or projecting forward from the remainder of the **street** facing façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:
 - (A) 2.0 metres in width;
 - (B) 0.3 metres in depth; and
 - (C) 2.4 metres in height; or
 - (ii) a **porch** that projects from a **street** facing façade a minimum dimension of:
 - (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;
 - (b) must have the main floor located above **grade** adjacent to the **building** to a maximum of 1.20 metres above **grade** for **street** facing façades;
 - (c) located on a **corner parcel** must have an exterior entrance which is visible from each **street** side of the **corner parcel**;
 - (d) must not have an attached **private garage**;
 - (e) must have a **motor vehicle parking stall** or **private garage** for each **Dwelling Unit** with direct, individual access to a **lane**;
 - (f) must not have windows on an exposed side façade of a **unit** that are located beyond the rear façade of a **contextually adjacent building** on an adjoining **parcel** unless:
 - (i) the window is located below the second **storey**;
 - (ii) the glass in the window is entirely obscured;
 - (iii) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; or

- (iv) the façade that contains the window is setback a minimum of 4.2 metres from the **side property line**; and
 - (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres.
- (2) A **Rowhouse Building** that is a **permitted use**:
- (a) may have a **balcony** located on a side façade where:
 - (i) it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) it is on the **street** side of a **corner parcel**;
 - (b) may have a **balcony** located on a rear façade where:
 - (i) it does not form part of an exposed side façade unless the side façade is on the **street** side of a **corner parcel**;
 - (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **contextual adjacent building**; and
 - (iii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height;
 - (c) must not have a **balcony** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**; and
 - (d) may have a **rooftop terrace** where it faces a public **street**.
- (3) Unless otherwise referenced in subsection (4) the maximum **building depth** of a **Rowhouse Building** that is a **permitted use** is the greater of:
- (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) There is no maximum **building depth** for a **Rowhouse Building** located on a **corner parcel**.

Visibility Setback

- 348** Within a **corner visibility triangle, buildings, fences**, finished **grade** of a **parcel** and vegetation must not exceed the lowest elevation of the **street** by more than 0.75 metres above lowest elevation of the **street**.

Roof Equipment Projection

- 349** (1) There is no vertical projection limit from the surface of a roof on a **building** for antennae, chimneys and wind powered attic ventilation devices.
- (2) Mechanical equipment may project a maximum of 0.3 metres from the surface of a roof on a **building**.

68P2008

Private Maintenance Easements

- 350** A private maintenance easement, provided pursuant to this Bylaw, must require the easement area be kept free of all **buildings**, structures and objects that would prevent or restrict the easement being used for the purpose of **building** maintenance.

12P2010, 24P2014

Secondary Suite

- 351** (1) For a **Secondary Suite** the minimum **building setback** from a **property line**, must be equal to or greater than the minimum **building setback** from a **property line** for the **main residential building**.
- (2) The maximum floor area of a **Secondary Suite**, excluding any area covered by stairways and **landings**, is 70.0 square metres:
- (a) in the R-C1Ls, R-C1s, R-C1N, R-1s and R-1N Districts; or
- (b) when located on a **parcel** with a **parcel width** less than 13.0 metres
- (3) The maximum floor area of a **Secondary Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (4) A **Secondary Suite** must have a **private amenity space** that:
- (a) is located outdoors;
- (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
- (c) is shown on a plan approved by the **Development Authority**.

12P2012, 24P2014

351.1 *deleted*

12P2012, 24P2014

Backyard Suite

- 352** (1) For a **Backyard Suite**, the minimum **building setback** from a **rear property line** is:

- (a) 1.5 metres for any portion of the **building** used as a **Backyard Suite**; and
 - (b) 0.6 metres for any portion of the **building** used as a **private garage**.
- (2) Unless otherwise specified in the district, for a **Backyard Suite**, the minimum **building setback** from a **side property line** is 1.2 metres for any portion of the **building** used as a **Backyard Suite**.
- (3) A minimum separation of 3.0 metres is required between the closest façade of the **main residential building** to the closest façade of a **Backyard Suite**.
- (4) The maximum **building height** for a **Backyard Suite** is 7.5 metres.
- (5) The maximum floor area of a **Backyard Suite**, excluding any area covered by stairways and **landings**, is 75.0 square metres.
- (6) The maximum floor area of a **Backyard Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (7) A **Backyard Suite** must have a **private amenity space** that:
- (a) is located outdoors;
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (c) is shown on a plan approved by the **Development Authority**.

Secondary Suite – Outdoor Private Amenity Space

12P2010, 24P2014

353 *deleted***Accessory Suite – Density**

12P010, 24P2014

- 354 (1) There must not be more than one **Secondary Suite** or **Backyard Suite** located on a parcel.
- (2) A **Secondary Suite** and a **Backyard Suite** must not be located on the same **parcel**.

Secondary Suite – Entry and Stairways355 *deleted*

12P2010

Secondary Suite – Building Height356 *deleted*

12P2010, 24P2014

Parcels Deemed Conforming

- 357 Where a **parcel** is legally existing or approved prior to the effective date of this Bylaw and the **parcel width**, **parcel depth** or the area of the **parcel** is less than the minimum required in a district the **parcel** is deemed to conform to the minimum requirement of this Bylaw provided that the **use** of the **parcel** is not being intensified.

9P2012

- 5P2013 **Dwellings Deemed Conforming**
- 358 (1) **Decks** greater than 1.5 metres in height, **landings, retaining walls** and window wells that are legally existing or approved prior to the effective date of this Bylaw are deemed to conform with the requirements of this Bylaw.
- 27P2011 (2) When a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** has been constructed in accordance with this Bylaw, and is located in a **Developed Area**, the maximum **building height**, minimum **building setback** from a **front property line** and maximum **building depth** determined at the time of the **development** are the requirements until further **development** occurs on the **parcel**.
- 53P2008 (3) The **building setback** from the **front property line** for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw if:
- (a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw;
- (b) the **building setback** from the **front property line** is:
- (i) a minimum of 6.0 metres for the R-C1L or R-C1Ls districts; or
- (ii) a minimum of 3.0 metres for any other **residential district**; and
- (c) the **main residential building**:
- (i) has not been added to after the effective date of this Bylaw; or
- (ii) has been added to after the effective date of this Bylaw and the addition complies with the requirements specified in this Bylaw for a **building setback** from the **front property line**.
- 67P2008 (4) The **building height** for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw providing:
- (a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw; and
- (b) all subsequent additions and alterations conformed to the rules of this Bylaw.
- 67P2008, 46P2008 (5) A relaxation or variance of one or more rules applicable to an **Accessory Residential Building, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** granted by a **development permit** under a previous Land Use Bylaw is deemed to continue to be valid under this Bylaw.
- 46P2008

Personal Sales

359 *Personal sales* may be conducted on a *parcel* a total of eight days in any calendar year.

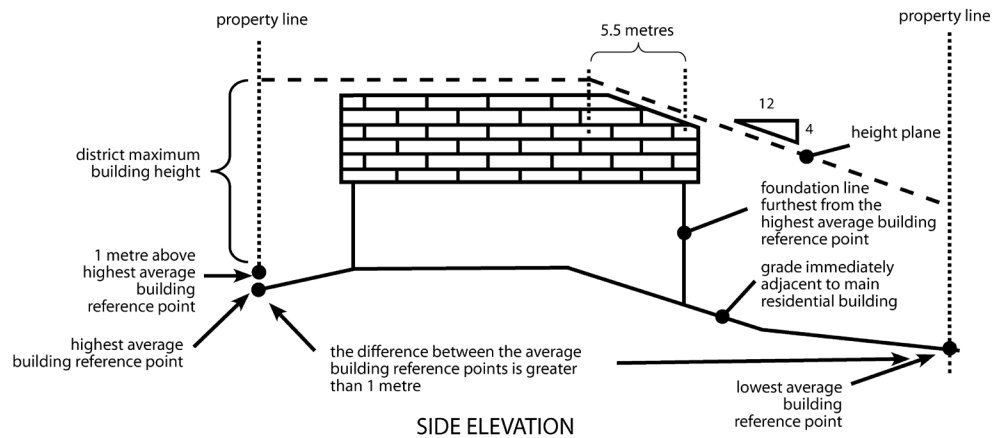
Building Height

- 360** (1) Unless otherwise referenced in (5), the ***building height*** of a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling**, must not exceed a height plane described in this section. 3P2010
- (2) When the difference between the ***average building reference point*** at the front corners of the *parcel* and those at the rear of the *parcel* is greater than or equal to 1.0 metres, the ***building height*** must not be greater than a height plane that:
- (a) begins at the highest ***average building reference point***;
 - (b) extends vertically to the maximum ***building height*** plus 1.0 metre;
 - (c) extends horizontally towards the opposite end of the *parcel* to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest ***average building reference point***; and 9P2012
 - (d) extends downward at a 4:12 slope.
- (3) When the difference between the ***average building reference points*** at the front corners of the *parcel* and those at the rear of the *parcel* is less than 1.0 metres, the ***building height*** must not be greater than the height plane that:
- (a) begins at the highest ***average building reference point***;
 - (b) extends vertically to the maximum ***building height*** plus 1.0 metre; and
 - (c) extends horizontally towards the opposite end of the *parcel*.

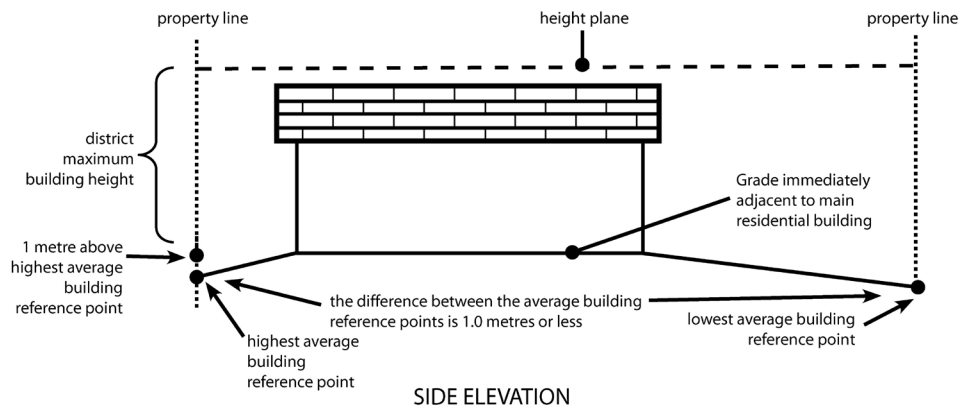
3P2010

- (4) The following diagrams illustrate the rules of subsections (2) and (3).

Illustration 1:
Building Height
Subsection 360(2)



Subsection 360(3)



3P2010

- (5) The **building height** for an addition to a **main residential building** is measured from **grade** at any point adjacent to the addition when the addition is less than or equal to:
- 7.5 metres in height from **grade** where the existing **building** has a **walkout basement**; and
 - 6.0 metres in height from **grade** where the existing **building** does not have a **walkout basement**.

3P2012, 24P2014, 45P2015 **Building Height on a Corner Parcel**

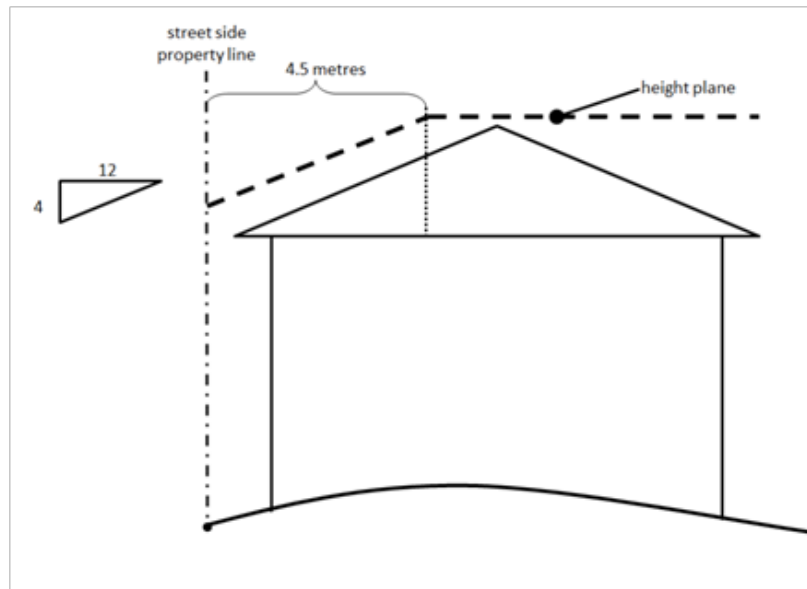
- 361 (1)** In addition to the rules of sections 360 (2) and (3), for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling** located on a **corner parcel**, the **building height** must not be greater than a height plane that intersects the horizontal portion of

the height plane described in section 360 at a point that is 4.5 metres from the **street side property line**, and extends downward toward the **street side property line** at a 4:12 slope.

361 (2) The following diagram illustrates the rules of subsection 361(1)

45P2015

Illustration 1:
Building Height on a Corner Parcel
Section 361(1)



362 *deleted*

3P2010

Approved Building Grade Plans

363 All **building reference points** must be in accordance with a **building** grade plan.

47P2008, 46P2009,
9P2012

Gated Access

364 A gate must not be located across a **private condominium roadway**.

Exempt Additions

365 In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:

32P2012

- (a) the existing **building** must:
 - (i) conform to the rules of this Bylaw; and
 - (ii) be legally existing or approved prior to the effective date of this Bylaw;
- (b) the addition may be a maximum of:
 - (i) 40.0 square metres in floor area for any portion at a height less than or equal to:

- (A) 7.5 metres measured from **grade** where the existing **building** has a **walkout basement**; or
- (B) 6.0 metres measured from **grade** where the existing **building** does not have a **walkout basement**; and
- (ii) 10.0 square metres in floor area for any portion not exceeding the highest point of the existing roof;
- (b.1) The additions allowed in Section 365(b)(i) and (ii) must not be located on the same storey.
- (c) the addition or exterior alteration may:
 - (i) reduce the existing **building setback** from a **front property line** a maximum of 1.5 metres provided the **building** will comply with the minimum **setback** from a **front property line** specified in the district; and
 - (ii) reduce the existing **building setback** from **rear property line** a maximum of 4.6 metres provided the **building** will comply with the minimum **setback** from a **rear property line** specified in the district; and
- (d) the addition or exterior alteration must meet the rules:
 - (i) of section 347(1)(c) where there is a new window opening being created or where an existing window is being moved or enlarged; and
 - (ii) of section 347(2) where a new **balcony** is being constructed or an existing **balcony** is being altered.

3P2010