

A GENERAL SUMMARY OF
**LAND USE
ZONES**



A GUIDE TO EDMONTON ZONING BYLAW 12800

Land use zones are used to classify and regulate land development and use. The following descriptions provide general information on land use zones for your convenience only. Please consult the complete Zoning Bylaw 12800 when interpreting or applying the Bylaw.

There are two types of land use:

- Permitted
- Discretionary

Permitted uses that comply with regulations must be approved by a Development Officer. The Development Officer may approve or refuse a discretionary use of a site, depending on how the proposed use complies with regulations and relates to surrounding areas and applicable statutory plans.

All Development Officer decisions on land uses may be appealed to the Subdivision and Development Appeal Board (SDAB). The public will be notified of their right to appeal in discretionary land use decisions or if a variance has been issued.

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Residential Zones

RF1 – SINGLE DETACHED RESIDENTIAL ZONE

This zone provides the opportunity for single detached housing.

RF2 – LOW DENSITY INFILL ZONE

This zone provides the opportunity for retaining single detached housing, while allowing some multiple dwelling development such as semi-detached and duplex housing as well as secondary suites and garden suites.

RF3 – LOW DENSITY REDEVELOPMENT ZONE

This zone provides the opportunity for single detached, semi-detached and duplex housing while allowing some apartment or row housing up to four units, as well as secondary suites and garden suites.

RSL – RESIDENTIAL SMALL LOT ZONE

This zone provides the opportunity for single detached housing with attached garages on smaller lots and secondary suites and garden suites.

RPL – PLANNED LOT RESIDENTIAL ZONE

This zone provides the opportunity for single family housing on smaller lots and accessed by a rear lane and secondary suites and garden suites.

RF4 – SEMI DETACHED ZONE

This zone provides the opportunity for primarily semi-detached and duplex housing.

RF5 – ROW HOUSING ZONE

This zone provides the opportunity for relatively low to medium density housing, such as row houses or town houses and semi-detached housing.

RF6 – MEDIUM DENSITY MULTIPLE FAMILY ZONE

This zone provides the opportunity for medium density housing, such as row houses or town houses that may have separate second storey units.



RA7 – LOW RISE APARTMENT ZONE

This zone provides the opportunity for low rise apartment buildings up to four storeys and similar developments such as multiple unit seniors apartments.

RA8 – MEDIUM RISE APARTMENT ZONE

This zone provides the opportunity for medium rise apartment buildings up to six storeys in height and similar developments such as multiple unit seniors apartments.

RA9 – HIGH RISE APARTMENT ZONE

This zone provides the opportunity for high rise apartment buildings with some commercial uses on the lower floors.

RR – RURAL RESIDENTIAL ZONE

This zone provides the opportunity for permanent single family residential development in a rural setting.

RMH – MOBILE HOME ZONE

This zone provides the opportunity for mobile homes developed within a mobile home park or subdivision.



Commercial Zones

CNC – NEIGHBOURHOOD CONVENIENCE COMMERCIAL ZONE

This zone provides the opportunity for convenience commercial and personal service uses, intended to serve the day-to-day needs of residents within the neighbourhood. Examples include convenience stores and coffee shops.

CSC – SHOPPING CENTRE ZONE

This zone provides the opportunity for larger shopping centres intended to serve a community or regional area. Residential, office, entertainment and cultural uses may be included in this zone. Examples include retail stores and doctor's offices.

CB1 – LOW INTENSITY BUSINESS ZONE

This zone provides the opportunity for low intensity commercial, office and service uses located along arterial roadways that border residential areas. These include a range of building of business types found along major arterial roads, ranging from furniture stores to equipment rental shops.



CNC

CSC

CB1

CB2 – GENERAL BUSINESS ZONE

This zone provides the opportunity for businesses that require large sites and a location with good visibility and accessibility along, or adjacent to major public roadways. Examples include movie theatres and gas bars.

CB3 – COMMERCIAL MIXED BUSINESS ZONE

This zone provides the opportunity for medium intensity commercial development near capacity transportation nodes. These include a range of business types, examples include restaurants and libraries.

CHY – HIGHWAY CORRIDOR ZONE

This zone provides the opportunity for high quality commercial development along roads serving as entrance routes to the City. Examples include motels and car washes.

CO – COMMERCIAL OFFICE ZONE

This zone provides the opportunity for medium intensity office, commercial and residential development in the inner city, around Light Rail Transit station areas or other locations offering good accessibility by private automobile and transit. These uses could include public libraries, banks or professional offices.



Industrial Zones

IB – INDUSTRIAL BUSINESS ZONE

This zone provides the opportunity for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building, and the use is compatible with any adjacent non-industrial zones.

IL – LIGHT INDUSTRIAL BUSINESS ZONE

This zone provides the opportunity for high quality, light industrial developments and limited accessory outdoor activities. Any nuisance factor associated with these uses will not extend outside an enclosed building.



IM – MEDIUM INDUSTRIAL ZONE

This zone provides the opportunity for manufacturing, processing, assembly, distribution, service and repair uses that carry out part of their operation outdoors or require outdoor storage areas. Any nuisance associated with these uses should not extend beyond the site.

IH – HEAVY INDUSTRIAL ZONE

This zone provides the opportunity for industrial uses that due to their appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards are incompatible with residential, commercial and other land uses.



IH

Urban Services Zones

US – URBAN SERVICES ZONE

This zones provides the opportunity for publicly and privately owned facilities which provide institutional or community services.

PU – PUBLIC UTILITY ZONE

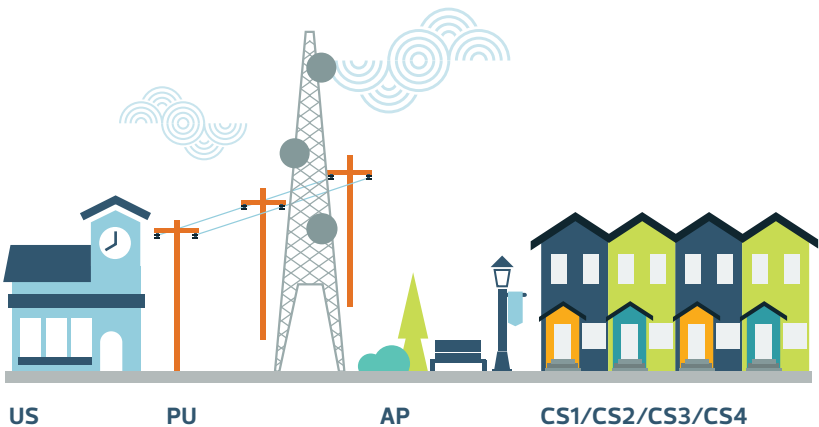
This zones provides the opportunity for a system or utilities that are used to benefit the public, such as water, sewage disposal, electric power, heating, waste management, drainage, public transportation and telecommunications.

AP – PUBLIC PARKS ZONE

This zone provides the opportunity for the conservation, preservation and restoration of identified natural areas, features and ecological processes.

CS1/CS2/CS3/CS4 – COMMUNITY SERVICES ZONES

These four Community Services Zones provide for a relatively low to medium density housing generally referred to as row housing on lands that have become surplus to public education needs. In addition, each Community Services Zone has a distinct range of development opportunities.



NA – NATURAL AREAS PROTECTION ZONE

This zone provides the opportunity for the conservation, preservation and restoration of identified natural areas, features and ecological processes.

A – METROPOLITAN RECREATIONAL ZONE

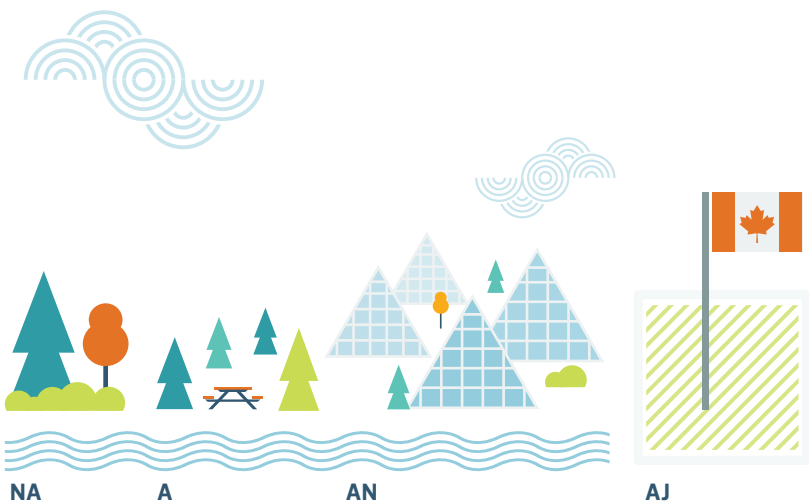
This zone provides the opportunity for preserving natural areas and parkland along the river, creeks, ravines and other designated areas for recreational uses and environmental protection conforming to approved plans.

AN – RIVER VALLEY ACTIVITY NODE ZONE

This zone provides the opportunity for preserving natural areas and parkland along the river, creeks, ravines and other designated areas for recreational uses and environmental protection conforming to approved plans.

AJ – ALTERNATIVE JURISDICTION ZONE

This zone provides the opportunity for lands that do not require a Development Permit because they are under the jurisdiction of federal or provincial legislation or the Constitution Act. These lands are not required to conform to the Zoning Bylaw.



Agricultural and Reserve Zones

AG – AGRICULTURAL ZONE

This zone provides the opportunity for conserving agricultural and rural land use activities.

AGU – URBAN RESERVE ZONE

This zone provides the opportunity for agricultural and rural land use activities and a limited range of other uses that will not impact future development of the land.

AGI – INDUSTRIAL RESERVE ZONE

This zone provides the opportunity for agricultural and rural land use activities that will not impact future use of the land for industrial development.



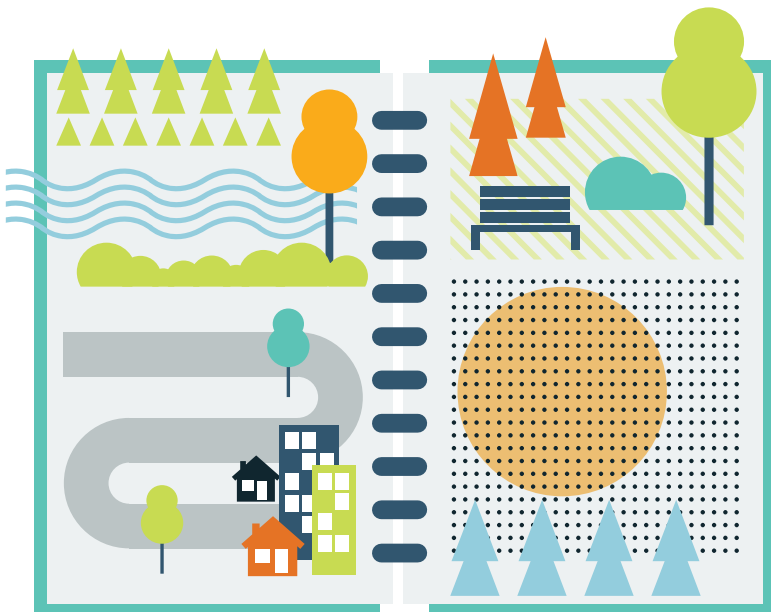
Direct Control Provisions

DC1 – DIRECT DEVELOPMENT CONTROL PROVISION

This zone provides the opportunity for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land. This zone is used to establish, preserve or enhance areas of unique character or environmental concern; or areas of special interest as designated under the Historical Resources Act.

DC2 – SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

This zone provides the opportunity for direct control over a specific proposed development where the proposed mix of uses or the development regulations cannot be accommodated in a standard zone.



Special Purpose Overlays

The term "overlay" refers to a special set of regulations applied to a property, in addition to the standard regulations of a land use zone.

Protection Overlays

Protection Overlays provide regulations that are intended to address specific development issues related to safety, hazard and/or environmental protection. These include the following:

- North Saskatchewan River Valley and Ravine System Protection Overlay
- Floodplain Protection Overlay

Commercial Overlays

Commercial Overlays provide regulations to address design of development for specific commercial environments in the city. These regulations control the uses, scale, and character and streetscape elements that define the image of these commercial environments. They include the following:

- Main Streets Overlay
- Major Commercial Corridors Overlay
- Major and Minor Second-hand Stores Overlay
- Whyte Avenue Commercial Overlay

Industrial Plan Overlay

The Industrial Plan Overlay provides a means to alter land use or specify regulations for land uses and land use activities in order to achieve the local planning objectives of an Industrial Statutory Plan. The overlay can only be applied where specified in an Industrial Statutory Plan.

Residential Overlays

Residential Overlays provide regulations to address issues related to development for residential areas of the city. These regulations control the scale and general appearance of development. They include the following:

MATURE NEIGHBOURHOOD OVERLAY

This overlay is applied to over 100 mature neighbourhoods and contains development regulations which affect the RF1, RF2, RF3, RF4 and RF5 Zones.

MEDIUM DENSITY RESIDENTIAL OVERLAY

This overlay applies to specific sites zoned RA8 in select neighbourhoods.

HIGH DENSITY RESIDENTIAL OVERLAY

This overlay applies to specific sites zoned RA9 in select neighbourhoods.

Special Areas

Special Areas are specifically defined geographic areas of the City, such as Terwillegar Towne, Clareview Campus, Griesbach, Heritage Areas, Downtown Edmonton, Ambleside and Ellerslie Industrial Park. These areas may have new zones created where an Area Redevelopment Plan or Area Structure Plan is in place. The zones are designed in accordance with the policies and objectives of the Plan to address a unique mix of both uses and land use regulations.



For more information

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The logo for the City of Edmonton, featuring a stylized 'E' icon followed by the word 'Edmonton' in a white sans-serif font, all set against a dark blue rectangular background.