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PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

Division 5: Residential – Contextual One / Two Dwelling (R-C2) District

Purpose

424 The Residential – Contextual One / Two Dwelling District is intended to accommodate existing residential ***development*** and contextually sensitive redevelopment in the form of ***Duplex Dwellings***, ***Semi-detached Dwellings***, and ***Single Detached Dwellings*** in the ***Developed Area*** .

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Permitted Uses

425 (1) The following ***uses*** are ***permitted uses*** in the Residential – Contextual One / Two Dwelling District:

- (a) ***Accessory Residential Building***;
- (a.1) ***Contextual Semi-detached Dwelling***;
- (b) ***Contextual Single Detached Dwelling***;
- (b.1) ***Home Based Child Care – Class 1***;
- (c) ***Home Occupation – Class 1***;
- (d) *deleted*
- (e) ***Park***;
- (f) ***Protective and Emergency Service***;
- (f.1) ***Secondary Suite***;
- (g) ***Sign – Class A***;and
- (h) *deleted*
- (i) ***Utilities***.

(2) The following ***uses*** are ***permitted uses*** on a ***parcel*** that has a ***building*** used or previously used as a ***Community Recreation Facility*** or ***School Authority – School***:

- (a) ***Community Recreation Facility***;
- (b) ***School Authority – School***; and
- (c) ***School Authority Purpose – Minor***.

[Back to Top](#)**Discretionary Uses**

426 (1) The following **uses** are **discretionary uses** in the Residential – Contextual One / Two Dwelling District:

- (a) **Addiction Treatment**;
- (a.1) **Assisted Living**;
- (b) **Bed and Breakfast**;
- (c) **Community Entrance Feature**;
- (d) **Custodial Care**;
- (d.1) *deleted*
- (e) **Duplex Dwelling**;
- (e.1) **Home Based Child Care – Class 2**;
- (f) **Home Occupation – Class 2**;
- (g) **Place of Worship – Small**;
- (h) **Power Generation Facility – Small**;
- (i) **Residential Care**;
- (j) *deleted*
- (j.1) **Secondary Suite – Detached Garage**;
- (j.2) **Secondary Suite – Detached Garden**;
- (k) **Semi-detached Dwelling**;
- (l) **Sign – Class B**;
- (m) **Sign – Class C**;
- (n) **Sign – Class E**;
- (o) **Single Detached Dwelling**;
- (p) **Temporary Residential Sales Centre**; and
- (q) **Utility Building**.

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(2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One / Two Dwelling District:

- (a) [Child Care Service](#);
- (b) [Library](#);
- (c) [Museum](#);
- (d) [School Authority Purpose – Major](#)
- (e) [School – Private](#); and
- (f) [Service Organization](#).

(3) The following *uses* are additional *discretionary uses* on a *parcel* in the Residential – Contextual One / Two Dwelling District that has a *building* used or previously used as [School Authority – School](#):

- (a) [Community Recreation Facility](#);
- (b) [Food Kiosk](#);
- (c) [Indoor Recreation Facility](#);
- (d) [Outdoor Recreation Area](#);
- (e) [Park Maintenance Facility – Large](#); and
- (f) [Park Maintenance Facility – Small](#).

53P2008, 17P2009, 46P2009, 33P2011, 9P2012

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Rules

427 In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in [Part 5, Division 1](#);
- (b) the Rules Governing All Districts referenced in [Part 3](#);
- (c) the applicable Uses And Use Rules referenced in [Part 4](#); and
- (d) the applicable rules for the [Special Purpose – Community Service District](#) for those *uses* referenced in [sections 425\(2\) and 426\(2\)](#) and (3).

Number of Main Residential Buildings on a Parcel

428 The maximum number of *main residential buildings* on a *parcel* is one.

13P2008

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Parcel Width

429 The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (a.1) 9.0 metres for a *parcel* containing a **Secondary Suite**;
- (b) 13.0 metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 13.0 metres for a *parcel* containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**; and
- (d) 13.0 metres for a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, and if a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**.

12P2010, 34P2010, 27P2011

Parcel Depth

- 430** (1) Unless otherwise referenced in subsection (2), the minimum *parcel depth* is 22.0 metres.
- (2) The minimum *parcel depth* for a *parcel* containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden** is 30.0 metres.

12P2010

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Parcel Area

- 431** The minimum area of a *parcel* is:
- (a) 233.0 square metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
 - (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
 - (c) 400.0 square metres for a *parcel* containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**; and
 - (d) 400.0 square metres for a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, and if a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel* area of 180.0 square metres must be provided for each **Dwelling Unit**.

12P2010, 34P2010

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Parcel Coverage

- 432** The maximum *parcel coverage* is 45.0 per cent of the area of a *parcel*, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

433 *deleted*
3P2011

Building Setback Areas

434 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in **sections 435, 436 and 437**.

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Building Setback from Front Property Line

- 435** (1) For a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less **1.5 metres**; or
 - (b) **3.0 metres**.
- (2) *deleted*
- (3) For an addition or exterior alteration to a **Duplex Dwelling, Semi-detached Dwelling, or Single Detached Dwelling** which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of:
- (a) the **contextual front setback** less **1.5 metres** to a minimum of **3.0 metres**; or
 - (b) the existing **building setback** less **1.5 metres** to a minimum of **3.0 metres**.
- (4) *deleted*
- (5) For all other **uses**, the minimum **building setback** from a **front property line** is **3.0 metres**.

46P2009, 3P2010

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Building Setback from Side Property Line

- 436** (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is **1.2 metres**.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) **1.2 metres**; or
 - (b) **3.0 metres** on one side of the **parcel** when no provision is made for a **private garage** on the front or side of a **building**.
- (3) For a **parcel** containing a **Contextual Semi-detached Dwelling** or a **Semi-**

detached Dwelling, there is no requirement for a **building setback** from the **property line** upon which the party wall is located.

- (4) Unless otherwise referenced in subsection (5), for a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is **1.2 metres**, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within **3.0 metres** of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (5) Where a **corner parcel** shares a **side property line** with a **street** and the **parcel** forms part of a **plan of subdivision** approved by the Calgary Planning Commission prior to March 31, 1980, the minimum **building setback** from that **side property line** is **1.2 metres**.
- (6) The **building setback** from a **side property line** of **3.0 metres** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least **3.0 metres**; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (7) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a **2.4 metre** private maintenance easement that provides for a **0.60 metre** eave and footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

44P2013

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Building Setback from Rear Property Line

437 The minimum **building setback** from a **rear property line** is **7.5 metres**.

Building Height

- 438 (1) For a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the maximum building height is the greater of:
- (a) **8.6 metres**; or
 - (b) the **contextual height** plus **1.5 metres**, to a maximum of **10.0 metres**.

(2) *deleted*

(3) For all other *uses*, the maximum *building height* is 10.0 metres.

3P2010

439 *deleted*

3P2010

440 *deleted*

3P2010

441 *deleted*

3P2010

442 *deleted*

3P2010

Motor Vehicle Parking Stalls

443 The minimum number of *motor vehicle parking stalls* for each *Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling, and Single Detached Dwelling* is 2.0 stalls per *Dwelling Unit* where:

- (a) the *parcel width* is less than 9.0 metres and the *parcel* is part of a plan of subdivision approved after September 7, 1982; or
- (b) the area of the *parcel* is less than 270.0 square metres and the *parcel* is part of a plan of subdivision approved after September 7, 1982.

13P2008, 28P2009

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