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Edmonton Zoning Bylaw 12800

220 (RA8) Medium Rise Apartment Zone

220.1 General Purpose

*Charter Bylaw 18967
August 26, 2019*

The purpose of this Zone is to provide for medium rise Multi-unit Housing.

220.2 Permitted Uses

*Charter Bylaw 18967
August 26, 2019*

1. [Child Care Services](#)

*Charter Bylaw 18967
August 26, 2019*

2. [Convenience Retail Stores](#)

*Charter Bylaw 18967
August 26, 2019*

3. [General Retail Stores](#)

*Bylaw 15787
June 20, 2011
Bylaw 15953
November 13, 2012
Charter Bylaw 19490
November 5, 2020*

4. [Supportive Housing](#)

*Charter Bylaw 18967
August 26, 2019*

5. [Health Services](#)

*Bylaw 15953
November 13, 2012*

6. [Lodging Houses](#)

7. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

8. [Multi-unit Housing](#)

*Charter Bylaw 18967
August 26, 2019*

9. [Professional, Financial and Office Support Services](#)

*Charter Bylaw 18484
August 20, 2018*

10. [Secondary Suites](#)

*Charter Bylaw 18967
August 26, 2019*

11. [Specialty Food Services](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

12. [Urban Gardens](#)

13. [Fascia On-premises Signs](#)

14. [Projecting On-premises Signs](#)

220.3 Discretionary Uses

*Charter Bylaw 18967
August 26, 2019*

1. [Business Support Services](#)

*Charter Bylaw 18967
August 26, 2019*

2. [Duplex Housing](#) that existed prior to August 26, 2019

3. [Fraternity and Sorority Housing](#)

*Bylaw 15036
February 2, 2009*

4. [Garden Suites](#)

*Bylaw 15953
November 13, 2012*

5. [Major Home Based Business](#)

*Bylaw 15787
June 20, 2011*

6. [Personal Service Shops](#)

7. [Religious Assembly](#)

8. [Residential Sales Centre](#)

*Charter Bylaw 18967
August 26, 2019*

9. [Restaurants](#)

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August 26, 2019*

9. [Semi-detached](#) that existed prior to August 26, 2019

*Charter Bylaw 18967
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11. [Single Detached Housing](#) that existed prior to August 26, 2019

*Charter Bylaw 18613
November 26, 2018*

12. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

13. [Urban Outdoor Farms](#)

14. [Freestanding On-premises Signs](#)

15. [Temporary On-premises Signs](#)

*Charter Bylaw 18967
August 26, 2019*

220.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Density shall be 75 Dwellings/ha.
2. The maximum Floor Area Ratio shall be 3.0. The maximum Floor Area Ratio may be increased to 3.3 where:
 - a. a minimum of 10 percent of Dwellings have a Floor Area greater than [100 m²](#); and
 - b. The average number of bedrooms in these Dwellings is at least 3.
3. The maximum Height shall not exceed [23.0 m](#), in accordance with [Section 52](#).
4. The minimum Front Setback shall be [4.5 m](#), except:
 - a. where the Site is located within the boundaries of the Mature Neighbourhood Overlay and Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Front Setback shall be [6.0 m](#), or [1.5 m](#) less than the average Front Setback on Abutting Lots, whichever is less. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot; or
 - b. where the Site is located within the boundaries of the Main Streets Overlay, does not Abut a Site zoned to allow Single Detached Housing as a Permitted Use, and the proposed development includes Commercial Uses at ground level, the minimum Front Setback shall be [1.0 m](#) and the maximum Front Setback shall be [3.0 m](#).
5. The minimum Rear Setback shall be [7.5 m](#), except that individual buildings that are [6.5 m](#) or less in Height may have a minimum Rear Setback of [1.2 m](#).

*Charter Bylaw 19909
December 7, 2021
Effective date: February 1, 2022*

6. The minimum Side Setback shall be [1.5 m](#), except:
 - a. for buildings over [10.0 m](#) in Height, the minimum Side Setback shall be [3.0 m](#); and
 - b. where the Site Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Side Setback from the Abutting Lot line for any portion of the building over [14.5 m](#) in Height shall be [6.0 m](#); and
 - c. for all buildings, the minimum Side Setback shall be [3.0 m](#) Abutting a flanking public roadway other than a Lane.
7. Notwithstanding the other regulations of this Zone, for buildings on a Site larger than [1.0 ha](#) Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, the following shall apply:
 - a. The minimum Setback along that Abutting property line shall be [7.5 m](#). This minimum Setback is permitted to be a minimum of [3.0 m](#) where an acceptable landscaped buffer is provided. In no case shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site;
 - b. For buildings over [10.0 m](#) in Height, the portion of the building above this Height shall require a minimum Setback of 10.0 m from that Abutting property line, except that:
 - i. This minimum Setback is permitted to be a minimum of [1.0 m](#) per Storey, plus [2.5 m](#) where variations in Yards and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, provide architectural interest, and is complementary to the surrounding development. In no case shall

this Setback be less than 5.5 m nor shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site.

8. Surface parking is not permitted to be located between any building and a public roadway, other than a Lane.
9. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum [1.5 m](#) wide landscaping buffer, including vegetation such as trees or shrubs, is provided within the setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
10. Side and front Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is Abutting an adjacent roadway.
11. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.
12. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
13. Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway.

*Charter Bylaw 19502
February 9, 2021*

14. All principal Dwellings shall have an individual ground level entrance, where:
 - a. the Site Abuts a public roadway, other than a Lane;
 - b. the building Façade that faces the public roadway is 12.2 m or longer;
 - c. the Dwelling is located on the first Storey; and
 - d. the Site is located either
 - i. within the boundaries of the Mature Neighbourhood Overlay; or
 - ii. outside the boundaries of the Mature Neighbourhood Overlay and is Setback less than 4.5 m from the public roadway, other than a Lane.

*Charter Bylaw 19502
February 9, 2021*

15. Principal Dwellings that have an individual ground level entrance:
 - a. may share one of these entrance doors between two Dwellings; and
 - b. sliding patio doors shall not serve as this entrance.
16. Upgrading of public pedestrian Walkway systems, roads, or Lanes adjacent to the Site may be required to the satisfaction of the Development Officer and the applicable City department.
17. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
18. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.
19. The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
20. Signs shall comply with the regulations found in Schedule 59B.

21. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
22. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 19502
February 9, 2021*

23. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

220.5 Special Height Regulation

*Bylaw 13912
March 1, 2005
Bylaw 17831
November 28, 2016*

1. On any Site in this Zone which was zoned RA8h under the Edmonton Land Use Bylaw 5996, at the Effective Date of this Bylaw, and which is designated as such on the Zoning Map, the maximum Height shall be [45 m](#).

*Charter Bylaw 18967
August 26, 2019*

220.6 Additional Development Regulations for Commercial Uses

1. The following regulations shall apply to Commercial Uses:
 - a. Commercial Uses shall not be located above the ground floor;
 - b. the total Floor Area of each commercial premises not fronting an arterial road shall not exceed [275 m²](#);
 - c. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. The principal entrance to these Uses shall be a separate, outside entrance.

220.7 Additional Development Regulations for Multi-unit Project Development on Sites Greater than 1 ha

1. Buildings shall address all street frontages, and may be configured in shapes such as an "L" or "U" in order to reduce the perceived massing of any particular elevation.
2. On-Site pedestrian circulation shall be encouraged by ensuring that Walkways, Amenity Areas and parking areas are connected.
3. Perceived massing shall be minimized through the following design elements:
 - a. building setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors;
 - b. landscaping situated so as to mitigate the perceived mass of the street façade;

*Charter Bylaw 18967
August 26, 2019*

- c. the total length of any building façade shall be limited to [80 m](#).