

Land Use Districts – Regional Comparison

	R-1 Existing Chestermere	R-1 Proposed Chestermere	R-1 Calgary	R-1 Cochrane	R-1 Airdrie	R-1 Okotoks
Min. Lot Area						
Corner Lot	454 m ²	428 m ²	330 m ²	390 m ²	380 m ²	390 m ²
Standard Lot	454 m ²	428 m ²	330 m ²	350 m ² avg.	360 m ²	390 m ²
Min. Lot Width						
Corner Lot	13.75 m	13.4 m	10.0 m	9.0 m	12.8 m	13.0 m avg.
Standard Lot	13.75 m	13.4 m	10.0 m	9.0 m	11.0 m	13.0 m avg.
Front Yard						
Laned	6.0 m	6.0 m	2.0 m	4.0-6.0 m	3.5 m	5.0-6.0 m
No Lane	6.0 m	6.0 m	3.0 m	4.0-6.0 m	4.6 m	5.0-6.0 m
Side Yards (Principal)						
Corner	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Standard	1.5 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2m RL /1.5m FD
Side Yards (Accessory)						
Corner	3.0 m	1.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Standard	1.5 m	0.6 m	0.0-1.2 m	0.6 m	0.6 m	0.6 m
Rear Yard						
Principal Bldg.	6.0 m	6.0 m	7.5 m	7.5 m	8.0 m	7.5 m
Accessory Bldg.	1.5 m	0.6 m	0.6 m	1.2 m	0.6 m	1.0 m
Max. Lot Coverage						
Principal + Accessory	45%	55%	45%	55%	55%	50%
Principal Building		43%				
Parking Requirement	2 stalls	2 stalls	2 stalls	2 stalls	2 stalls	2 stalls
Related Policy		<i>Protects for a 22' x 24' garage</i>	<i>Reductions to side yards allowed, with registration of easements</i>			

Land Use Districts – Regional Comparison

	R-1PRL Existing Chestermere	R-1PRL Proposed Chestermere	R-1N Calgary	R-1 Cochrane	R-1L Airdrie	R-1S Okotoks
Min. Lot Area						
Corner Lot	301.62 m ²	272 m ²	233 m ²	390 m ²	315 m ²	258.4 m ²
Standard Lot	301.62 m ²	272 m ²	233 m ²	350 m ² avg.	260 m ²	258.4 m ²
Min. Lot Width						
Corner Lot	9.14 m	10.8 m*	7.5 m	9.0 m	10.4 m	9.7 m avg
Standard Lot	9.14 m	8.5 m	7.5 m	9.0 m	8.5 m	9.7 m avg
Front Yard	3.0 m	3.0-3.5 m	2.0 m	4.0-6.0 m	3.5 m	4.0-5.0 m
Side Yards (Principal)						
Corner	3.0 m	3.0 m	1.2/3.0 m	3.0 m	3.0 m	3.0 m
Standard	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m
Side Yards (Accessory)						
Corner	3.0 m	1.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Standard	0.6 m	0.6 m	0.0-1.2 m	0.6 m	0.6 m	0.6 m
Rear Yard						
Principal Bldg.	6.0 m	6.0 m	7.5 m	7.5 m	8.0 m	7.5 m
Accessory Bldg.	1.0 m	0.6 m	0.6 m	1.2 m	0.6 m	1.0 m
Max. Lot Coverage						
Principal + Accessory	45%	60%	60% (45-60%)	55%	55%	50%
Principal Building		45%				
Parking Requirement	2 stalls	2 stalls	2 stalls	2 stalls	2 stalls	2 stalls
Related Policy	Max. 35% Planned Lot Development	Max. 35% Planned Lot Development Protects for a 22' x 20' garage.	Easements required for zero lot line Accessory Buildings			

Land Use Districts – Regional Comparison

	R-1PFD Existing Chestermere	R-1PFD Proposed Chestermere	R-1N Calgary	R-1 Cochrane	R-1U Airdrie	R-1N Okotoks
Min. Lot Area						
Corner Lot	351 m ²	351 m ²	233 m ²	390 m ²	330 m ²	352 m ²
Standard Lot	351 m ²	351 m ²	233 m ²	350 m ² avg.	300 m ²	352 m ²
Min. Lot Width						
Corner Lot	10.97 m	10.97 m	7.5 m	9.0 m	11 m	11.0 m
Standard Lot	10.97 m	10.97 m	7.5 m	9.0 m	9.7 m	11.0 m
Front Yard	3.5 m	6.0 m	3.0 m	4.0-6.0 m	4.6 m	5.0-6.0 m
Side Yards (Principal)						
Corner	3.0 m	3.0 m	1.2/3.0 m	3.0 m	3.0 m	3.0 m
Standard	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m
Side Yards (Accessory)						
Corner	3.0 m	1.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Standard	0.6 m	0.6 m	0.0-1.2 m	0.6 m	0.6 m	0.6 m
Rear Yard						
Principal Bldg.	6.0 m	6.0 m	7.5 m	7.5 m	8.0 m	7.5 m
Accessory Bldg.	1.0 m	0.6 m	0.6 m	1.2 m	0.6 m	1.0 m
Max. Lot Coverage (Principal + Accessory)	55%	55%	50% (45-60%)	55%	55%	50%
Parking Requirement	2 stalls	2 stalls	2 stalls	2 stalls	2 stalls	2 stalls
Related Policy	<i>Max. 35% Planned Lot Development</i>	<i>Max. 35% Planned Lot Development</i>	<i>Easements required for zero lot line Accessory Buildings</i>			

Land Use Districts – Regional Comparison

	R-2 Existing Chestermere	R-2 Proposed Chestermere	R-2M Calgary	R-2 Cochrane	R-2 Airdrie	R-2 Okotoks
Min. Lot Area						
Corner Lot	305 m ²	250 m ²	180 + 220 m ²	300 m ²	270 m ²	279 m ² no lane
Standard Lot	305 m ²	250 m ²	180 + 220 m ²	250 m ²	210 m ²	255 m ² lane
Min. Lot Width						
Corner Lot	11.0 m	8.9 m	6.0 m + 7.0	9.0 m	8.5 m	9.0 m no lane
Standard Lot	10.0 m	7.9 m	6.0 m + 7.0	6.0 m	6.7 m	7.5 m lane
Front Yard						
Laned	6.0 m	3.0-3.5 m	2.0 m	4.0 m	4.6 m	5.0-6.0 m
No Lane	6.0 m	6.0 m	3.0 m		3.5 m	5.0-6.0 m
Side Yards (Principal)						
Corner	3.0 m	3.0 m	1.2/3.0 m	3.0 m	3.0 m	3.0 m
Standard	1.5 m	1.2 m	1.2 m	1.2 m	1.2 m	1.5 m
Side Yards (Accessory)						
Corner	3.0 m	1.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Standard	0.6 m	0.6 m	0.0-1.2 m	0.6 m	0.6 m	0.6 m
Rear Yard						
Principal Bldg.	6.0 m	6.0 m	7.5 m	7.5 m	8.0 m	8.0 m
Accessory Bldg.	1.5 m	0.6 m	0.6 m	1.2 m	0.6 m	1.0 m
Max. Lot Coverage						
Principal + Accessory	40%	60%	50%	50%	60%	45%
Principal Building						
Parking Requirement	2 stalls	1.5 stalls/unit	1 stall/unit	2 stalls/unit	2 stalls/unit	2 stalls/unit
Related Policy		<i>Protects for a 22' x 24' garage in a laned scenario</i>	<i>Easements required for zero lot line Accessory Buildings</i>			

Land Use Districts – Regional Comparison

	R-3 Existing Chestermere	R-3 Proposed Chestermere	R-G Calgary	R-3 Cochrane	R-2T Airdrie	R-3 Okotoks
Min. Lot Area						
Corner Lot	204 m ²	195 m ²	150 m ²	240 m ²	225-270 m ²	N/A
Standard Lot	204 m ²	175 m ²	150 m ²	180 m ²	145-180 m ²	N/A
Min. Lot Width						
Corner Lot	6.0 m	6.09 m	5.0-6.0 m (RL/FD)	8.7 m	7.5-9.0m	N/A
Standard Lot	6.0 m	5.48 m	5.0-6.0 m (RL/FD)	5.5 m	4.5-7.5 m	N/A
Front Yard						
Laned	6.0 m	3.5-6.0 m	1.0 m	4.0-6.0 m	3.0 m	3.0-6.0 m
No Lane	3.5 m					
Side Yards (Principal)						
Corner	3.0 m	3.0 m	1.0 m (2 nd front)	3.0 m	3.0 m	3.0 m
Standard	1.5 m	1.2 m	1.2 m	1.5 m	1.5 m	1.5 m
Side Yards (Accessory)						
Corner	3.0 m	1.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Standard	0.6 m	0.6 m	0.0-1.2 m	0.6 m	0.6 m	0.6 m
Rear Yard						
Principal Bldg.	6.0 m	6.0 m	5.0-7.5 m	7.5 m	8.0 m	8.0 m
Accessory Bldg.	1.5 m	0.6 m	0.6 m	1.0 m	0.0-0.6 m	1.0 m
Max. Lot Coverage						
Principal + Accessory	40%	70%	60% FD/70% RL	60%	70%	60%
Principal Building		50%				
Parking Requirement	2 stalls	1-2 stalls	1 stall/unit	2 stalls/unit	2 stalls/unit	2 stalls/unit
Notes		<i>Protects for an 18' x 20' garage</i>	<i>Easements required for zero lot line Accessory Buildings</i>			