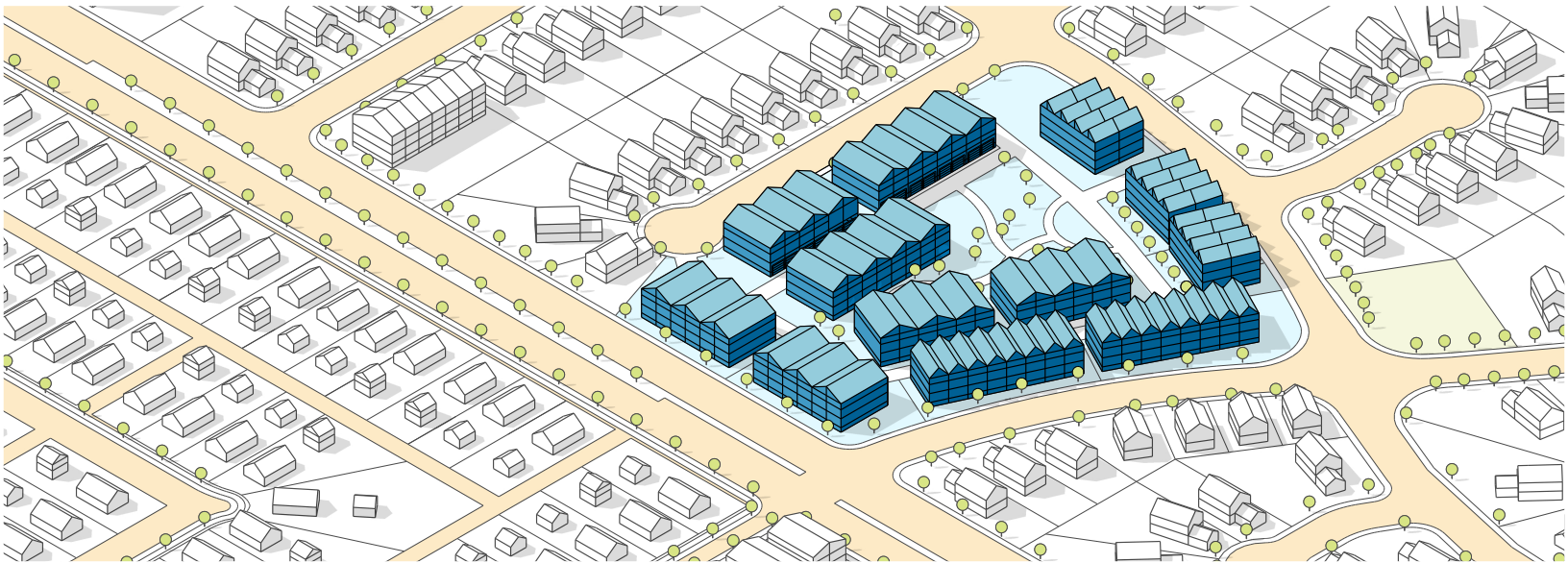


RSM

Small-Medium Scale Transition Residential Zone



PURPOSE

The (RSM) Small-Medium Scale Transition Residential Zone allows for a range of medium scale residential development as well as limited commercial and community services. The RSM Zone applies to both developing and redeveloping areas of Edmonton.

This zone can be used to support the transition between small scale and large scale residential development throughout the city, but it does not have to be used in this way. It also supports complete, compact communities where residents can meet their daily needs closer to home.

WHAT CAN BE BUILT IN THE RSM ZONE?

The RSM Zone allows for row housing and multi-unit housing up to three or four storeys in height.

This zone accommodates larger developments that share common property as well as small, individually subdivided properties.

The following housing types are permitted in the RSM Zone under the Residential Use category:

- + Row housing
- + Apartment housing
- + Secondary Suites
- + Backyard Housing
- + Lodging Houses
- + Supportive Housing
- + Cluster Housing

Single-detached housing, semi-detached housing, and duplex housing are not intended in this zone unless they form part of a larger multi-unit housing development.

The RSM Zone also allows for limited community and commercial development to provide Edmontonians with amenities and services, such as child care services or coffee shops, directly within their neighbourhood. The location, size, and activities of commercial and community uses in the RSM Zone are limited to maintain the residential intent of the zone and mitigate potential land use impacts on neighbouring properties. Home based businesses are also allowed in the RSM Zone.

OTHER ZONE HIGHLIGHTS

- + A maximum site coverage of 60 percent
- + Includes two [Zone Modifiers](#) to enable different height options based on site context:
 - + RSM h12.0 – Maximum Height: 12.0 metres
 - + RSM h14.0 – Maximum Height: 14.0 metres
- + If a building is taller than 12.0 metres or longer than 30.0 metres, commercial uses are limited to the ground floor

What is a Zone Modifier?

Zoning Bylaw 20001 introduces a new tool called a Zone Modifier, which allows the same zone to be used to achieve different scales of development.

Read more in the [Zone Modifiers](#) section of this guide.