

Proposed Amendments to Zoning Districts – RMTN, RMTN1, B2, M3, M4, FUD and AG Districts

	District	Current Provision	Proposed Change	Rationale
1	RMTN – Townhouse Residential District (Section 8.8)	Maximum site coverage is 30% for dwellings in dwelling groups. Site coverage may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck, but the total site coverage shall not exceed 40%.  The areas of detached accessory buildings are not included in the current provision.	Maximum site coverage is 40% including detached accessory buildings, covered patios, decks and entrances.	The revised provision will simplify application of the regulation as all buildings and covered areas will be included in the calculation. It will also be an accurate reflection of the actual coverage of the site.  Will also provide for flexibility for developers will allow for additional building area depending on design.
		Side yard setback of 2.3m for street townhouses on a corner site where the side yard adjoins a street.	Reduce corner side yard setback to 1.5m for street townhouses.	This side yard requirement was excessive when compared to setbacks for other low-density residential uses.
		For street townhouses, a landscaped strip of not less than 4.5m in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.	When a front yard requirement for a street townhouse is less than 4.5m, (reduced to 3.0m on a local street where there is a rear lane), the entirety of any required front yard shall be landscaped.	This provision will provide for consistency of landscaping strips for street townhouses in the RMTN and RMTN1 Districts.

	District	Current Provision	Proposed Change	Rationale
		None	It is recommended that semi-detached dwellings be added as a permitted use.	<p>Semi-detached dwellings are permitted within dwelling groups and street townhouses.</p> <p>This will allow this form of dwelling to be built on appropriate sites.</p>
2	RMTN1 – Medium Density Townhouse Residential District (Section 8.9)	<p>Maximum site coverage is 40% for dwellings in dwelling groups. Site coverage may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck, but the total site coverage shall not exceed 45%.</p> <p>The areas of detached accessory buildings are not included in the current provision.</p>	Maximum site coverage is 45% including detached accessory buildings, covered patios, decks and entrances.	<p>The revised provision will simplify application of the regulation as all buildings and covered areas will be included in the calculation. It will also be an accurate reflection of the actual coverage of the site.</p> <p>Will also provide flexibility for developers and will allow for additional building area depending on design.</p>
		None	It is recommended that semi-detached dwellings be added as a permitted use.	<p>Semi-detached dwellings are permitted within dwelling groups and street townhouses.</p> <p>This will allow this form of dwelling to be built on appropriate sites.</p>

	<b>District</b>	<b>Current Provision</b>	<b>Proposed Change</b>	<b>Rationale</b>
3	M3 – General Institutional Service District (Service 9.3) M4 – Core Area Institutional Service District (Section 9.4)	Special needs housing is a discretionary use because it has a lower parking rate in comparison to similar types of uses that are not non-profit or public authorities (e.g., special care homes, dwelling groups and multiple unit dwellings).	It is recommended that special needs housing be a permitted use to align with similar types of uses that are not non-profit or public authorities.	Special needs housing means multiple unit dwellings or dwelling groups operated by a non-profit corporation or public authority and used exclusively for the domestic habitation of senior citizens, people with disabilities, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above.  The change would align special needs housing with similar types of uses that are not non-profit or public authorities in these districts.
4	M4 – Core Area Institutional Service District (Section 9.4) Notes to Development Standards (6)	The current provision states: “The side yard shall be increased in width by 0.3 metres for each additional storey, excluding any permitted penthouse, above three storeys; provided further, that on a corner site along a flanking street or lane the side yard need not exceed 3 metres.”	It is recommended that “corner” be removed so that this applies to site that may have a flanking lane.	The current wording suggests that the 3.0m maximum side yard only applies to corner sites along a flanking street or lane; however, the provision should apply more broadly to any site with a flanking lane. It is not sensible to restrict the provision only to the scenario of a corner site with a flanking street and lane.

	District	Current Provision	Proposed Change	Rationale
5	B2 – District Commercial District (Section 10.4)	All uses in the B2 District have a minimum height of 7.5m	It is recommended the height be increased to 10.5m. Sites within the established neighbourhoods will be increased to 8.5m.	Stakeholders have requested a review of the height in B2. It is recommended the height be increased to provide flexibility for the types of building forms that can be accommodated in this district. The increase in height is compatible with the heights of residential land uses that are often located adjacent to these commercial districts and aligns with the progression of height and massing of commercial districts in the City's Zoning Bylaw.
6	AG – Agricultural District (Section 12.1) FUD – Future Urban Development District (Section 12.2) Amendments in this section are to align uses in the AG and FUD Districts with the proposed Saskatoon Partnership for Growth (P4G) District Zoning Bylaw.	None	It is recommended to add secondary suites as a permitted use in both districts.	To allow secondary suites as a permitted use in both districts.
		Agricultural research stations are a discretionary use in the AG and FUD Districts.	It is recommended to remove agricultural research stations as a discretionary use in the FUD District.	Due to the permanent nature of agricultural research stations, these uses are more suited to the AG District. There are currently no agricultural research stations in the FUD District.
		Market gardens, nurseries and greenhouses are a permitted use in the AG and FUD Districts.	It is recommended that market gardens, nurseries and greenhouses be discretionary in the FUD District.	This use is currently a permitted use, however, due to the nature of this use and to align with the P4G Zoning Bylaw, it is recommended this be discretionary. Applications will be evaluated based on the proposed intensity of the use. There are currently no uses that would fall under this classification in the FUD District.

	District	Current Provision	Proposed Change	Rationale
		<p>Childcare centres and pre-schools are not permitted or discretionary in the FUD District.</p> <p>Childcare centres and pre-schools are discretionary in the AG District.</p>	It is recommended that childcare centres and pre-schools be added as a discretionary use when they are accessory to a dwelling in the FUD District.	<p>To allow childcare centres and pre-schools as a discretionary use in the FUD District.</p> <p>No change is being proposed for childcare centres and pre-schools in the AG District.</p>
		The AG and FUD Districts include a list of prohibited uses.	It is recommended that the list of prohibited uses be removed in both districts.	The list of prohibited uses is not required in the Zoning Bylaw. If a use is not listed as a permitted or discretionary use, it would not be allowed in these districts.