

Some Definitions:

Accessory Use	A use which is incidental and subordinate to, and is customarily associated with the principal use or building, and is located on the same lot with the principal use of building.
Building Height	The vertical distance of a building measured from the grade level to the highest point of the roof.
Construction Trades	Offices, shops and warehouses, with or without associated retail sales, of plumbing and heating, electrical, carpentry, masonry, and other trades associated with the construction of buildings.
Deck	A raised open platform, with or without rails, attached to a principal building.
Discretionary Use	A use or form of development specified in the zoning district which may be allowed at Council's discretion following application to, and approval of the Council and subject to specific development standards provided the Town of Davidson Zoning Bylaw and prescribed by Council.
Home Occupations	An occupation, trade, profession or craft customarily practiced from a residence, and conducted entirely within a dwelling and entirely by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling and does not change the exterior character of the residential building or lot.
Personal Service Shops	Establishments engaged in the providing of care of a person or their apparel, which includes barber shops, hairstyle salons, laundries, dry cleaners, shoe repair, photographic studios, and other similar uses.
Sign	Any device, letter, figure, symbol, emblem, or picture, which is affixed to or represented directly or indirectly upon a building, structure or a piece of land and which identifies or advertises any object, product, place, activity, person, organization, or business in such a way as to be visible to the public on any street or thoroughfare.

GENERAL REGULATIONS

Building Lines	→ Where a building line in a residential district has been established by existing buildings in a block having greater than one half the lots built on, new development may conform to this line, but a minimum front yard of not less than 4.5 metres shall be provided.
Number of Principal Buildings Permitted on a lot	→ Not more than one principal building shall be placed on any one lot with the exception of schools, hospitals, curling and skating rinks, recreation centres, nursing homes, senior citizen homes, multiple unit dwellings, shopping malls and mobile homes in courts.
Height Restrictions	→ Any height limitations or regulations shall not apply to spires, belfries, cupolas, television and solar collectors, or other appurtenances usually required to be placed above the roof level, and not intended for human occupancy.

Accessory Buildings:

Private Garages

- Private Garages or carports attached to the principal building or structure shall be considered as part of the principal building or structure and subject the regulations governing the principal building or structure.
- Only one carport or private garage, not exceeding 63 square metres in area is permitted on a lot.

Required Yards and Open Space:

Minimum Yards

- No portion of any yard or other open space required about any principal building or use shall provide any portion of a yard or open space for any other principal building or use.

Projections into Yards:

- Where minimum yards are required in any district, such minimum requirements shall not apply to the following:
 - a) in any front or rear yard, the construction of steps, a porch or a verandah having a projection from the main wall, a maximum of 2 metres into the required yard;
 - b) in any side yard, the construction of a deck not closer than 0.5 metres to the side lot line;
 - c) in any yard, the construction of a chimney, sill, cornice, or roof overhang a maximum of 0.7 metres into the required yard;
 - d) in any front yard, fences to a maximum height of 1 metre and in any rear or side yard, fences to a maximum height of 2 metres.

Signs:

- No person shall erect, place, suspend, set up, or alter any sign without having first obtained a development permit for that sign.

In Commercial or Industrial Districts:

- no more than two signs are permitted on the premises;
- no sign shall have a facial area in excess of 6.5 square meters (70 sq. ft.)
- signs may be double faced;
- the maximum height of any sign shall be 11 metres above grade;
- illuminated signs shall have a steady light source which is suitably shielded;
- projecting signs may project over a sidewalk not close in horizontal distance to the curb than 0.1 m; and shall be not less than 2.5m above grade.

In all other Zoning Districts:

- no more than one permanent sign is permitted on the premises;
- an additional temporary sign bearing notice of sale or lease, sale of produce or other information relating to a temporary condition affecting the premises is permitted so long as the temporary condition exists;
- permanent signs for retail stores, institutional uses and forms of development shall have maximum facial area of 2 square metres (21.5 sq. ft.)
- all other signs shall have a maximum facial area of 0.4 square metres;
- no sign shall be located in any manner that will visually obstruct or jeopardize the safety of people or property;
- signs shall not project beyond any lot line.

Home Occupations:

Home occupations shall be subject to the following special development standards:

- Home occupations shall only be permitted accessory to a dwelling.
- The home occupation shall be conducted entirely within the dwelling or in an accessory building to that dwelling.
- No person shall be employed in the home occupation except residents of the dwelling containing the home occupation.
- The home occupation shall not create noise, glare, dust, odour, or radio interference inconsistent with the principal use of the premises as a dwelling.
- All materials and chattels on the premises involved in a home occupation shall be kept within the dwelling or accessory building.
- There shall be no exterior display, storage or other exterior indication of the existence of the home occupation, or variation from the residential character of the dwelling except for one permitted sign.

DISTRICT SCHEDULES

UR - URBAN RESERVE

Permitted Uses

- Agricultural: Crop farming and cultivation of land, but not including livestock or poultry raising;
- Recreational: Sports fields, parks, and other similar uses;
- Public Works.

Discretionary Uses

- Cemeteries;
- Golf Courses;
- Single detached dwellings accessory to an agricultural use.

Accessory Uses

- Uses and forms of development except dwellings, are permitted on the same lot as a permitted or a discretionary use where secondary, subordinate and accessory use.

Regulations

Lot Requirements

- Lot area minimum
 - agricultural - 16 ha
 - public works - nil
 - all others - 0.5 ha

Dwellings

- Not more than 1 accessory single detached dwelling appurtenant to a permitted use on a lot is permitted.
- Council may require the submission of a possible street layout plan for an area designated for future development in consideration of a proposed dwelling as a discretionary use.
- No dwelling or accessory building shall be located so as to prejudice the future economical subdivision of an area for urban use.

DISTRICT SCHEDULES

CS - COMMUNITY SERVICE DISTRICT

- Permitted Uses**
- Cemeteries
 - Clubs
 - Community Centres
 - Curling Rinks
 - Cultural Institutions
 - Daycare Centres
 - Governmental Office, Police Stations
 - Hospitals
 - Health Care Clinics
 - Parks and Playgrounds
 - Places of worship
 - Public works excluding offices, shops, warehouses, and storage yards
 - Religious institutions
 - Schools and educational facilities
 - Skating rinks
 - Special care homes
 - Sports fields
 - group homes

- Accessory Uses**
- Uses and forms of development are permitted on the same lot as a permitted or a discretionary use where secondary, subordinate and accessory to that permitted or discretionary use.

Regulations

Lot Requirements → Public works no requirements

→ All Other Uses:

Lot area	minimum - nil
Lot frontage	minimum - nil
Front yard	minimum 7.5m
Side yard	minimum 1.5m
Rear yard	minimum 3m
Lot coverage	maximum 40%

DISTRICT SCHEDULES

R1 - RESIDENTIAL DISTRICT

- Permitted Uses**
- Single detached dwellings
 - Places of worship
 - Parks and playgrounds
 - Public works excluding offices, shops, warehouses, and storage yards
- Discretionary Uses**
- Home occupations
- Accessory Uses**
- Uses and forms of development are permitted on the same lot as a permitted or a discretionary use where secondary, subordinate and accessory to that permitted or discretionary use.
- Regulations**
- Lot Requirements**
- Single detached dwellings:
 - Lot area minimum 360 square metres
 - Lot frontage minimum 12m
 - Front yard minimum 6m
 - Side yard minimum 1m
 - Rear yard minimum 6m
 - Lot coverage maximum 40%
 - Public works minimum - nil
 - Other Uses:
 - Lot area minimum 460 square metres
 - Lot frontage minimum 15m
 - Front yard minimum 6m
 - Side yard minimum 3m or 1/2 the building height, whichever is greater
 - Rear yard minimum 6m
 - Lot coverage maximum 40%
- Floor Area**
- Dwellings minimum 75 sq. metres
- Building Height**
- Maximum 9m
- Accessory Buildings**
- Accessory buildings with a door opening onto a street shall be set back not less than 1.2m from the lot line abutting the street.
- Storage**
- No front or side yard shall be used for the storage of goods, commodities or other form of materials.
 - No yard shall be used for the storage of machinery outside of an enclosed building.
- Home Occupations**
- Shall comply with the special standards contained in the Miscellaneous Zoning Information.

DISTRICT SCHEDULES

R2 - RESIDENTIAL DISTRICT

- Permitted Uses**
- Single detached dwellings
 - Semi-detached dwellings
 - Duplex dwellings
 - Multiple unit dwellings
 - Places of worship
 - Parks and playgrounds
 - Public works excluding offices, shops, warehouses, and storage yards

- Discretionary Uses**
- Home occupations
 - Neighborhood convenience stores
 - Double wide mobile homes
 - Laundromats

- Accessory Uses**
- discretionary use where secondary, subordinate and accessory to that permitted or discretionary use.

Regulations

- Lot Requirements and Floor Area**
- Single detached dwellings, double wide mobile homes:
metres

Lot frontage	minimum 12m
Front yard	minimum 5.5m
Side yard	minimum 1.2m (3.94 ft)
Rear yard	minimum 6m
Lot coverage	maximum 40%

- Semi-detached dwellings:

Lot area	minimum 275 square metres	Floor area: minimum 75 sq.
metres per dwelling unit		
Lot frontage	minimum 7.5m	
Front yard	minimum 6m	
Side yard	minimum 1.2m (3.94 ft)	
Rear yard	minimum 6m	
Lot coverage	maximum 40%	

- Duplex dwellings and rooming houses:

Lot area	minimum 550 square metres	Floor area: minimum 75 sq.
metres per dwelling unit		
Mean lot width	minimum 18m	
Front yard	minimum 6m	
Side yard	minimum 1.2m (3.94 ft)	
Rear yard	minimum 6m	
Lot coverage	maximum 40%	

→ Multiple unit dwellings

per dwelling unit

Mean lot width minimum 18m

Front yard minimum 6m

Side yard minimum 3m or 1/2 the building height

Rear yard minimum 6m

Lot coverage maximum 50%

→ Public works no requirements

→ Area:

Lot area minimum 460 square metres

Neighborhood

Convenience Stores:

Min. Max.

90 m2 270 m2

Worship:

90 m2

Clubs

90 m2

Side yard minimum 3m or 1/2 the building height, whichever is greater

Rear yard minimum 6m

Lot coverage maximum 40%

Building Height

→ Maximum 11m

Accessory Buildings

→ Accessory buildings with a door opening onto a street shall be set back not less than 1.2m from the lot line abutting the street.

Storage

→ materials.

→ No yard shall be used for the storage of machinery outside of an enclosed building.

Home Occupations

→ Shall comply with the special standards contained in the Miscellaneous Zoning Information.

Neighborhood Convenience Stores

→ neighborhood convenience stores shall be located on corner lots abutting an arterial or collector street.

→ As a condition of discretionary approval, council may require the provision of screening on the lot to any directly abutting residential use.

Mobile Homes (double wide)

→ Mobile homes shall be placed on a permanent footing or foundation and properly skirted from the floor level to the ground on all sides of the mobile home.

→ All the lot regulations applicable to single detached dwellings shall apply to mobile homes.

DISTRICT SCHEDULES

R3 - RESIDENTIAL DISTRICT

- Permitted Uses**
- Mobile homes
 - Mobile home courts
 - Parks and playgrounds
 - Public works excluding offices, shops, warehouses, and storage yards

- Discretionary Uses**
- Home occupations

- Accessory Uses**
- Uses and forms of development are permitted on the same lot as a permitted or a discretionary use where secondary, subordinate and accessory to that permitted or discretionary use.

Regulations

- Lot Requirements**
- Mobile homes:

and Floor Area

Lot area	minimum 360 square metres	Floor area: minimum 65 sq. metres per unit
Lot frontage	minimum 12m	
Front yard	minimum 5.5m	
Side yard	minimum 1.2m (3.94 ft)	
Rear yard	minimum 6m	
Lot coverage	maximum 40%	

- Mobile home courts

Lot area	minimum 2 ha	Floor area: minimum 65 sq. metres per unit
Lot frontage	minimum 30m	
All yards	minimum 7.5m	

- Public works no requirements

- Building Height**
- Maximum 9m

- Accessory Buildings**
- Accessory buildings with a door opening onto a street shall be set back not less than 1.2m from the lot line abutting the street.

- Only one private garage not exceeding 63 sq. metres and one storage shed not exceeding 10 sq. metres in area, accessory to a mobile home shall be permitted as accessory buildings on each mobile home lot, or mobile home space in a mobile home court.

- Storage**
- No front or side yard shall be used for the storage of goods, commodities or other form of materials.
 - No yard shall be used for the storage of machinery outside of an enclosed building.

- Home Occupations**
- Shall comply with the special standards contained in the Miscellaneous Zoning Information.

Mobile Homes → Standard

Mobile Home Courts → A minimum of 10% of a mobile home court shall be set aside for communal open space which shall not include any mobile home space or roadway.
→ An allowance of 15m excluding mobile home spaces shall be provided for all roadways.
→ Neighborhood convenience stores, daycare centres, and laundromats may be permitted in a mobile home court as accessory uses to the mobile home court at Council's discretion.

Signs → Each mobile home in a mobile home court may have one sign of a maximum facial area of 0.4 sq. metres.

DISTRICT SCHEDULES

C1 - COMMERCIAL DISTRICT

Permitted Uses

- banks, offices, studios
- bakeries with retail sales
- bus terminals
- clubs
- commercial recreation establishments excluding skating rinks or curling rinks
- confectionaries, delicatessens
- funeral homes
- hotels
- libraries, cultural institutions
- licensed beverage rooms, lounges or dining rooms
- medical or dental offices and clinics
- newspaper offices and printing plants
- parks and playgrounds
- personal service shops
- places of worship
- public works excluding shops, warehouses, and storage yards
- restaurants, cafes and fast food outlets
- retail stores
- service stations
- television, radio or other communications offices and stations
- theatres, assembly halls
- shopping centres

Accessory Uses

- Uses and forms of development are permitted on the same lot as a permitted or a discretionary use where
- secondary, subordinate and accessory to that permitted or discretionary use, including dwelling units for the caretaker, owner or manager of a permitted use on the lot.

Regulations

Lot Requirements

- Service Stations and Shopping Centres

Lot area	minimum 900 square metres
Lot frontage	minimum 30m
Front yard	minimum 7.5m
Side yard	minimum 1.5m where directly abutting a lot in a residential district
Rear yard	minimum 6m where directly abutting a lot in a residential district

- Public works no requirements

- All Other Uses

Lot area	minimum 225 square metres
Lot frontage	minimum 7.5m
Front yard	minimum - nil
Side yard	minimum 1.5m where directly abutting a lot in a residential district
Rear yard	minimum 6m where directly abutting a lot in a residential district

- Accessory Buildings** → Accessory buildings with a door opening onto a street shall be set back not less than 1.2m from the lot line abutting the street.
- Commercial Uses**
- All commercial uses shall be conducted entirely within an enclosed building except as is necessary in the servicing of motor vehicles.
 - All goods shall be stored within an enclosed building.
- Service Stations**
- Where service stations occupy a corner lot, only one access point shall be located on the flankage.
 - Fuel pumps and other accessory equipment for the delivery of motor fuels shall be located at least 6m from any lot line.
 - All automobile or other vehicle parts, dismantled vehicles, and similar articles shall be stored within an enclosed building.
- Dwelling Units**
- Dwelling units shall have a minimum area of 45 square metres.
 - All dwelling units shall have an entrance from the street separate from any entrance to a commercial establishment, and shall have an additional separate fire exit.
- Shopping Centres**
- In addition to the set out lot requirements applying to shopping centres, the following shall also apply :***
- Landscaping shall be provided acceptable to Council. If abutting a residential district, a suitable buffer composed of tree planting or a hedge shall be provided.
 - Ingress and egress points shall be designed to minimize conflict with adjacent land use and not pose a safety hazard.

DISTRICT SCHEDULES

C2 - COMMERCIAL DISTRICT

- Permitted Uses**
- bus terminals
 - car washing establishments
 - commercial recreation establishments
 - drive-in restaurants - subject to the regulations set out for this district
 - drive-in theatres
 - licensed lounges or dining rooms - subject to the regulations set out for this district
 - lumber yards, home improvement centres
 - motels and hotels - subject to the regulations set out for this district
 - motor vehicle, recreational vehicle or farm equipment sales, service or storage establishments
 - public works excluding shops, warehouses, and storage yards
 - restaurants - subject to the regulations set out for this district
 - service stations and propane establishments
 - tourist campgrounds - subject to the regulations set out for this district
 - veterinary hospitals, offices of veterinarians

- Accessory Uses**
- Uses and forms of development are permitted on the same lot as a permitted or a discretionary use where secondary, subordinate and accessory to that permitted or discretionary use.

- Discretionary Uses**
- construction trades
 - woodworking and cabinet making shops

Regulations

- Lot Requirements**
- Motels
 - Lot area minimum 1600 square metres
 - Lot frontage minimum 30m
 - Front yard minimum 7.5m
 - Side yard minimum 3m
 - Rear yard minimum 6m

- Public works no requirements

- All Other Uses
 - Lot area minimum 600 square metres
 - Lot frontage minimum 20m
 - Front yard minimum - 7.5m
 - Side yard minimum - 3m
 - Rear yard minimum - 6m

**Restaurants, Motels,
Hotels, Tourist
Campgrounds and
Similar Uses**

→ Drive-in restaurants, licensed lounges or dining rooms, restaurants, motels, hotels, and tourist campgrounds, either as a principal or an accessory use, shall comply with all regulations made under The Public Health Act.

Service Stations

→ Where service stations occupy a corner lot, only one access point shall be located on the flankage.

→ Fuel pumps and other accessory equipment for the delivery of motor fuels shall be located at least 6m from any lot line.

Construction Trades

→ All materials and goods used in conjunction with construction trades shall be stored within an enclosed building.

DISTRICT SCHEDULES

MI - INDUSTRIAL DISTRICT

Permitted Uses

- agricultural implement dealerships
- car washing establishments
- construction trades
- lumber yards, home improvement centres
- motor vehicle sales, service or storage including autobody shops
- public works
- service stations
- trucking operations
- veterinary clinics
- warehouses and storage yards
- wholesale, processing, manufacturing and packaging establishments

Accessory Uses

- Uses and forms of development are permitted on the same lot as a permitted or a discretionary use where secondary, subordinate and accessory to that permitted or discretionary use.

Regulations

Lot Requirements

- Public works no requirements

- All Other Uses
 - Lot area minimum 600 square metres
 - Lot frontage minimum 20m
 - Front yard minimum - 7.5m
 - Side yard minimum - 3m
 - Rear yard - abutting a railway minimum - nil
 - Rear yard - other minimum - 6m

Service Stations

- Where service stations occupy a corner lot, only one access point shall be located on the flankage.
- Fuel pumps and other accessory equipment for the delivery of motor fuels shall be located at least 6m from any lot line.

DISTRICT SCHEDULES

M2 - INDUSTRIAL DISTRICT

Permitted Uses

- bulk petroleum sales and storage subject to the regulations of Saskatchewan Labour
- concrete batch plants subject to the regulations of Saskatchewan Environment
- fertilizer sales and storage subject to the regulations of Saskatchewan Environment
- junk yards and auto wreckers
- seed cleaning plants subject to the regulations of Saskatchewan Environment
- all M1-Industrial District uses
- elevators and railway facilities

Accessory Uses

- Uses and forms of development are permitted on the same lot as a permitted or a discretionary use where secondary, subordinate and accessory to that permitted or discretionary use.

Regulations

Lot Requirements

- Lot area minimum 1100 square metres
- Lot frontage minimum 30m
- Front yard minimum 7.5m
- Side yard minimum 3m
- Rear yard - abutting a railway minimum - nil
- Rear yard - other minimum 6m

- Public works no requirements