

**TOWN OF WAINWRIGHT LAND USE BYLAW 2009-02
R1A – LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT**

PERMITTED USES

SINGLE FAMILY DWELLING – shall mean a *building* designed for or occupied as a *dwelling* for one family or housekeeping unit, not including a mobile home.

ACCESSORY BUILDING– means any *building* which is separate from the *principal building* on the *lot* on which both are located, and the use of which is subordinate and incidental to that of the *principal building* in the opinion of the *Development Authority*. **(Specific Requirement applies- See 4.2.2)**

HOME OFFICE – means any occupation, trade, profession, or craft carried on by a family occupant of a *dwelling unit* as a use secondary to the residential use of the *building* which does not involve any employees or customers coming to the *dwelling unit*, on-site storage or display of materials, or the creation of any *nuisance* whatsoever. **(Specific Requirement applies - See 4.5.4)**

PARK – means land developed for recreational activities that do not include major *buildings* or facilities, and includes green space, picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms. This may include private land, not open to the public.

MODULAR DWELLING – means a *manufactured dwelling* of one or more sections to be permanently installed on a *foundation* and is similar in design and style to a *single family dwelling*. **(Specific Requirement: Will be permitted if in the opinion of the Development Authority, the appearance is compatible to that of the single family dwellings in the area.)**

DISCRETIONARY USES

None

MINIMUM LOT SIZE – LANE SYSTEM

	<i>Lot Width</i>		<i>Lot Depth</i>	
	m	ft	m	ft
<i>interior lot</i>	15.24	50	33.53	110
<i>corner lot</i>	16.76	55	33.53	110

MINIMUM SETBACK DIMENSIONS – LANE SYSTEM

<i>PRINCIPLE USE</i>	<i>Front Yard</i>		<i>Side Yard</i>			<i>Rear Yard</i>	
	m	ft		m	ft	m	ft
<i>Interior lot</i>	7.62	25		1.52	5	7.62	25
<i>corner lot</i>	7.62	25	interior street	1.52 3.05	5 10	7.62	25

MINIMUM FLOOR AREA

- (1) Single storey: 120.8 m² (1300 ft²)
- (2) Multi storey:
 - (a) Baier Phase 2 subdivision, main floor: 111.5 m² (1200ft²)
 - (b) all other subdivisions: total *floor area*: 167m² (1800 ft²) with at least 92.9m² (1000 ft²) on one floor

ATTACHED GARAGE REQUIRED

An attached garage with a minimum *floor area* of 37.2m² (400 ft²) is required.