

**TOWN OF WAINWRIGHT LAND USE BYLAW 2009-02
R1B – SINGLE-FAMILY RESIDENTIAL DISTRICT – NARROW LOT**

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

PUBLIC UTILITY BUILDING – means a *building* used for a public utility as defined in the *Municipal Government Act* in which equipment required to operate the public utility is housed.

MINIMUM LOT SIZE

| | <i>Lot Width</i> | | <i>Lot Depth</i> | |
|---------------------|------------------|------|------------------|-----|
| | m | ft | m | ft |
| <i>interior lot</i> | 11.0 | 36.1 | 33.53 | 110 |
| <i>corner lot</i> | 12.5 | 41.0 | 33.53 | 110 |

MINIMUM SETBACK DIMENSIONS

| <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 | 5 | 7.62 | 25 |
| | | | | 3.05 | 10 | | |

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BUILDING SIZE

- (1) The principal building shall be 2 storeys in height with a minimum 55.7m² (600 ft²) on the main floor.