

**Section 74: R1A Residential Low Density Narrow Lot District**

74.1 Purpose:

This district is generally intended to accommodate detached dwellings in areas where the lots and dwellings are smaller than those found in R-1 district, thereby, allowing for a broad mix of housing sizes in the community.

74.2 Uses:

Permitted Uses	Discretionary Uses
Accessory Building Building Demolition Dwelling, Single Detached Home Occupation Public Assembly Public Use	Accessory Use Utility Building

74.3

Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this District.

Site Coverage	40%
Minimum Floor Area	80 square metres
Maximum Building Height	10.0 m
Minimum Parcel Area	Interior Parcels 460 square metres Corner Parcels 510 square metres
Double Fronting Yards	A site abutting two streets or more shall have a front yard on each street and two side yards in accordance with the setback requirements of the Bylaw.
Front Yard Setback	Dwelling - 6.0 m
Side Yard Setback	Dwelling – 1.5 m except where it abuts a public roadway 3.0 m, or as required by the Alberta Building Code, whichever is greater.
Rear Yard Setback	Dwelling - 7.5 m except on corner or double fronting lots.
Landscaping	35% of Site Area.
Parking	A two car parking area shall be provided to the rear, side or front of the dwelling. Notwithstanding, in the case of a dwelling fronting onto an arterial road, the parking area shall access from the lane where one is provided.
Accessory Buildings	Section 34 of this Bylaw.