

TABLE 9-2

PARKING GROUP TABLE

Parking Group
as per Use
Table _____

Number of Parking Spaces Required

1	1 Space per dwelling unit
2	1.5 Space per dwelling unit
3	1 Space per 4 dwelling units
4	1 Space per bed
5	1 Space per 3 beds
6	1 Space per 1000 sq. ft. of retail floor area
7	1 Space per 200 sq. ft. of gross floor area
8	1 Space per 500 sq. ft. of gross floor area
9	1 Space per 800 sq. ft. of gross floor area
10	1 Space per 4 seats for public use
11	1 Space per 3 washing machines
12	1 Space per 40 sq. ft. of water surface area
13	4 Spaces per dentist, doctor or veterinarian
14	3 Spaces per service bay
15	5 Spaces per sheet of ice or alley
16	1 Space per employee
17	2 Spaces per classroom
18	5 Spaces per classroom
19	10 Spaces per classroom
20	- To be determined by Council

TABLE 9-3
PARKING AREA DIMENSIONS

	MINIMUM REQUIREMENTS				
Angle of Parking (degrees)	Width of Stall (feet)	Width of Aisle (feet)	Depth Perpendicular to Aisle (feet)	Width Parallel to Aisle (feet)	Area Per Car (sq. ft.)
a	b	c	d	e	
30	9	12	15	17	363
45	9	12	18	12	292
60	9	20	20	10	292
90	9	24	20	9	274

LOADING REQUIREMENTS

1. (7) (f) Accessory off-street loading spaces shall be provided as follows:
- (i) No separate off-street loading space is required for any building having a gross floor area of less than ten thousand (10,000) square feet, however one of the required off-street parking spaces shall also serve as an off-street loading space;
 - (ii) Commercial and Industrial Uses which occupy a floor area larger than ten thousand (10,000) square feet shall provide one (1) loading space for each twenty thousand (20,000) square feet of gross floor area or part thereof; and
 - (iii) Institutional and public uses including hospitals, assembly halls, clubs, lodges, government, schools and office buildings which occupy a floor area larger than ten thousand (10,000) square feet shall provide one (1) loading space for each thirty thousand (30,000) square feet of gross floor area or part thereof.

ENTRANCES AND EXITS

1. (7) (g) The following regulations shall apply to all off-street public parking areas, automobile service stations, drive-in establishments, shopping areas and other such commercial uses requiring the provision of vehicular entrances and exits to the site:

- (i) Access to the site for vehicles shall be only by way of entrances and exits provided in accordance with the following:

Minimum width of an entrance or exit	15 feet
Minimum width of a combined entrance and exit	25 feet
Maximum width of an entrance or exit	25 feet
Maximum width of a combined entrance and exit	35 feet
Minimum distance between any part of an entrance, exit or combined entrance and exit, and the intersection of street site lines or the intersection of a street site line and a side site line on a public lane	15 feet

1. (7) (g) (ii) In the absence of a street curb, the owner of the site shall provide and maintain a barrier on or near all street site lines so as to prevent vehicles from entering or leaving the site other than by way of the entrances and exits permitted by this by-law.

SIGN REGULATIONS

1. (8) (a) The regulations herein are designed to establish a minimum control of signs as accessory structures. Such control is deemed essential to promote the health, safety, and general welfare by reducing hazards to pedestrian and vehicular traffic, and by preventing unsightly and detrimental development having a blighting influence upon residential, commercial, industrial and other uses.

SIGN TYPES

1. (8) (b) For the purpose of this By-law, signs are further categorized and defined as follows:
- (i) "FASCIA OR WALL SIGN" means any sign attached against the surface of, or against or within a recess in the wall, a column or other perpendicular portion of a building in a position essentially parallel to said wall, column or other perpendicular portion. A fascia sign shall also mean any sign attached to the walls of two or more buildings and spanning the space between said buildings.
 - (ii) "FLASHING SIGN" means an illuminated sign on which artificial light is not maintained constant in intensity and colour at all times when such sign is in use.
 - (iii) "FREESTANDING SIGN" means a sign supported by a vertical column or columns placed in the ground with the sign surface area above ground level.
 - (iv) "ILLUMINATED SIGN" means a sign designed to give forth an artificial light or reflect light from an artificial source.
 - (v) "OFF-SITE SIGN" means a sign directing attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the same zoning site where the sign is maintained, including a billboard sign.
 - (vi) "ON-SITE SIGN" means a sign that identifies the business owner, resident or the street address or directs attention to a business, commodity, service or entertainment conducted, sold or offered upon the same zoning site where the sign is maintained.

1. (8) (b) (vii) "SIGN SURFACE AREA" means the entire area within a single continuous perimeter enclosing the extreme limits of the display excluding the necessary supports or uprights on which it is placed. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than three (3) feet from one another.

SIGN REGULATIONS

1. (8) (c) The following provisions shall apply to all signs erected or maintained within the Town, except wherein otherwise stated:
- (i) No sign or sign structure shall be erected at any location where it may interfere with or obstruct the view of any street, intersection or railroad grade crossing, or be confused with any authorized traffic sign, signal or device. No rotating beam, beacon or flashing illumination resembling an emergency light shall be used in connection with any sign display;
 - (ii) No sign or sign structure shall be erected or maintained on, over or above any land or right-of-way belonging to the Town unless such right is established by agreement with the Town;
 - (iii) In areas adjacent to residential zones, freestanding signs shall not obstruct the light to or view from a window of a habitable room;
 - (iv) The placing of signs within the control lines and circles of a Provincial Road or Provincial Trunk Highway shall require a permit from either the Department of Highways or the Highway Traffic Board; and
 - (v) All signs and sign structures shall be kept in good repair and in a proper state of preservation. Signs which have become obsolete because of discontinuance of the operation or activity or are not maintained in good condition or repair shall be repaired, removed or relocated within thirty (30) days following notice by the Development officer.

PERMIT NOT REQUIRED

1. (8) (d) The following types of non-illuminated signs may be constructed without a permit, however, this shall not relieve the owner or person in control of such signs from erecting and maintaining the signs in a safe condition:
- (i) Signs posted by duly constituted public authorities in the performance of their public duties;
 - (ii) Flags or emblems of a political, civic, educational or religious organization;
 - (iii) Commemorative or memorial signs or tablets;
 - (iv) Signs required by law, governmental order or regulation;

1. (8) (d) (v) A residential on-site sign for identification and/or home occupation purposes not exceeding three (3) square feet each in sign surface area;
- (vi) Temporary signs including real estate signs, construction signs, election signs, and garage sale signs and similar, with the exception of sign locations affected by Municipal By-law No. 7/91A;
- (vii) Private signs required for direction and convenience of the public, including signs identifying restrooms or parking entrances or exits, not exceeding five (5) square feet in sign surface area; and
- (viii) "No trespassing" or "Private property" and similar warning signs not exceeding three (3) square feet in sign surface area.

SIGNS PERMITTED

1. (8) (e) (i) Except for freestanding signs and those signs listed in Clause 1.(8)(d) above, all signs, as accessory structures, shall comply with the minimum yard requirements for accessory buildings, structures and uses in the zone in which they are to be located or erected.
- (ii) Signs and sign structures shall be permitted in accordance with TABLE 9-4 "SIGN TABLE" subject to the issuance of a development permit, except as provided in Clause 1.(8)(d) above.

HEIGHT EXCEPTIONS

1. (9) The maximum height requirements contained in the SITE REQUIREMENT TABLES of this By-law shall not apply to limit the height of:
- (a) chimneys and flues;
- (b) elevators and bulkheads;
- (c) flagpoles, communication towers, aerials or lines;
- (d) roof-mounted satellite dishes;
- (e) steeples and spires;
- (f) water storage tanks, electrical apparatus or mechanical rooms, without habitable space, associated with the operation of a building or structure; and
- (g) grain elevators and grain or other agricultural product handling structures.

TABLE 9-4
SIGN TABLE

Legend: P - Permitted
C - Conditional
- - Not Allowed

Zones	Type of Sign		Style of Sign Permitted	On-Site Signs		Freestanding Signs	
	Off-Site	On-Site		Max. Sign Surface Area	Max. No. of Signs	Max. Height Requirements (ft.)	Min. Distance to All Site Lines (ft.)
All residential Uses in "RS", "RS-15", "RT" and "RMH"	-	P	Non-illuminated, non flashing Facia/Wall or Freestanding	4 sq. ft.	^a ₁	3	5
All Uses in "RM" and Assembly Uses, Convenience Food Stores and Day Care in "RS" and "RT"	-	P	Non-illuminated or illuminated, non-flashing or Facia/Wall	32 sq. ft.	^b ₁	5	5
All "C" Zones	C	P	Non-illuminated or illuminated, all types, non-flashing or flashing ^c	20% of area of building face	-	-	5
All "M" Zones	C	P	Same as All "C" Zones	20% of area of building face	-	-	5
^(d) ₁	-	P	Non-illuminated or illuminated, non-flashing, freestanding or Facia/Wall	20% of area of building face	^b ₁	30	5
OR	-	P	Same as "I" Zone	32 sq. ft. or 20 % of building face	^b ₁	30	5
AR	C	P	Same as "C" Zone	-	^e	-	5

- a) One additional sign is permitted for an approved home occupation to a maximum four (4) square feet in sign surface area or be combined to total eight (8) square feet.
- b) In the case of a corner site, two (2) such signs, one facing each street, may be permitted.
- c) Flashing signs are not permitted within one hundred (100) feet of a residential zone boundary.
- d) Hospitals may have such signs as are necessary to properly identify emergency entrances.
- e) In the case of off-site signs (ie billboards) there must be a 200' separation between signs.

ALTERNATE FORMS OF DEVELOPMENT

INTENT

2. (1) The intent of this section is to provide for alternate forms of land development within the Town of Morris including multiple uses of a site, multiple buildings or structures on a single site, bare land unit condominiums and similar which may not comply with the specific provisions of the Site Requirement Tables of this By-law. The design of such developments shall, however, produce an environment of stable and desirable character and shall incorporate at least the equivalent standards of amenity, parking and loading and other requirements and standards as applicable in this By-law.

CONDOMINIUMS

2. (2) Condominium developments are characterized by individual ownership of dwelling or land units and common ownership of all other property including buildings and structures or parts thereof, open space, roadways, pathways and equipment held by the condominium corporation. Such development shall be conditional uses and shall be regulated by the following provisions:

NEW CONDOMINIUM DEVELOPMENTS

2. (3) (a) In bare land unit condominium developments:
- (i) each "bare land unit" as defined in The Condominium Act, which is delineated by horizontal land boundaries, shall be considered a "site" as defined herein for the purposes of determining site area and width, yards and other requirements;
 - (ii) those "common elements" as defined in the said Act, which will be ordinarily used for the passage of vehicles or pedestrians including roads, road allowances, streets and lanes but not including pedestrian walkways or off-street vehicle parking areas, shall be considered:
 - (A) a "street" as defined herein where such thoroughfare is over thirty-three (33) feet in width; and
 - (B) a "lane" as defined herein where such thoroughfare is not over thirty-three (33) feet in width; and
 - (iii) the provisions of the Use Table and Site Requirement Table for the zone in which the development is to be located and all other regulations and requirements of this By-law shall apply.

2. (3) (b) In condominium developments where the individual dwelling units within a building form the condominium units, the development shall be considered as a multiple-family dwelling. That is, the individual condominium units within the building shall be considered as dwelling units within a multi-family dwelling (apartment block or townhouse) for the purposes of this By-law, and the building containing the condominium units shall be considered as a multi-family dwelling for the purposes of site, yard, height, etc. requirements.

CONDOMINIUMS AS PLANNED UNIT DEVELOPMENTS

2. (3) (c) Condominium Development which propose a mixture of different land uses, or which do not conform to the requirements of this By-law may be deemed by Council, a Planned Unit Development and shall be subject to Subsection 2(4) below.

PLANNED UNIT DEVELOPMENTS

2. (4) A Planned Unit Development is primarily a major land development project which, because of its size or complexity, high density, mixture of land uses or other unusual characteristics, is planned as a single entity in accordance with an overall site plan. There are many possible innovative, projects with Planned Unit Development, including but not limited to the following:
- comprehensive redevelopment - mixed use projects in downtown areas;
 - higher quality townhouse and apartment projects characterized by diverse designs and more public and private amenity space;
 - more interesting subdivision layouts characterized by an open space nature, clustered developments, preservation of natural features, separation of pedestrian and vehicular systems, staggered setbacks, diverse housing types and models and reduced amount of land devoted to streets and public works;
 - shopping centres and industrial developments with a greater amount of landscaping and parking, less open storage and building designs which are more compatible with adjacent uses and more visually pleasing.

Planned Unit Developments are listed as conditional uses in appropriate zones and shall be subject to the following requirements:

- (a) The Use Table and Site Requirement Table of each specific Zone shall not directly apply to Planned Unit Developments. The design, however, shall produce an environment of stable and desirable character and shall incorporate at least equivalent standards of amenity, open spaces, building separation, parking and other requirements and provisions of this By-law;
- (b) An application for the establishment of a Planned Unit Development shall be accompanied by the following information:

2. (4) (b) (i) those requirements normally required for the issuance of a development permit as outlined in Section 8 of PART 2;
- (ii) An Impact Statement or Study as outlined in Clause 5(2)(c) of PART 2; and
- (iii) Such additional information as Council may consider necessary for the review of the proposal.
- (c) A residential Planned Unit Development may contain two or more principal buildings subject to the following criteria:
 - (i) the minimum site area for a Planned Unit Development shall be one (1) acre;
 - (ii) side, front and rear yards equal to the requirements of the zone in which the Planned Unit Development is located, shall be maintained;
 - (iii) in no case shall buildings be closer to each other than the sum of the required yards for adjoining walls; and
 - (iv) the density of development shall not be increased by greater than ten (10) percent of the normal density permitted in that zone.

MULTIPLE USES

2. (5) This Subsection provides for more than one main use, building or structure on a single site where it is reasonable to conduct such additional uses on the same site without requiring subdivision of the subject parcel. The multiple use provisions herein shall be applied to situations where, in the opinion of Council, the development is not of a magnitude to necessitate a Planned Unit Development. (See Subsection 2(3))

There may be more than one main use, building or structure on a single site, except in "RS" and "RT" zones, provided that:

- (a) the second or subsequent use, building or structure is a permitted or conditional use listed in the Use Table and Site Requirement Table of the subject zone;
- (b) where the second or subsequent use, building or structure:
 - (i) is listed as a conditional use in the subject zone; or
 - (ii) involves construction or erection of an additional main building;

the conditional use provisions under Section 5 of PART 2 of this By-law shall apply; and

2. (5) (c) all provisions of this By-law relating to each main use are met.

Where a proposed second or subsequent use on a zoning site is accessory or incidental to the main use, such as an incidental commercial use contained within the same building, it shall be regulated under Section 1 of PART 9, Accessory Buildings, Structures and Uses.

SUBDIVISION OF EXISTING ATTACHED DWELLINGS

2. (6) A site with a two-family attached dwelling or row type dwelling located thereon may be subdivided into two or more sites provided that:
- (a) any new site line shall, where possible, be a straight line between the front and rear site lines, located in such a manner that the party wall of two adjacent units shall form part of the new site line;
 - (b) each site created shall have frontage on a street other than a lane;
 - (c) each site created shall provide not less than one (1) on-site parking space having access directly to either a public lane or street;
 - (d) the permitted use for each site created shall be for one attached single-family dwelling unit only;
 - (e) all applicable provisions of the Town of Morris Building By-law shall be complied with;
 - (f) in the case of the subdivision of a two-family attached dwelling, the minimum site requirements of TABLE 5-2 must be provided with the exception that no side yard is required along the party wall; and
 - (g) notwithstanding the minimum requirements of TABLE 5-2, in the case of row type dwellings, any new site created pursuant to this Subsection shall have a minimum site area of 2,000 square feet and a minimum frontage of 20 feet. No side yard is required along a party wall.

YARDS

GENERAL REQUIREMENTS

3. (1) Except as herein provided, the following provisions shall apply in all zones to ensure adequate yards and setbacks:

3. (1) (a) The yard requirements shall be as set forth in the USE TABLE AND SITE REQUIREMENT TABLE of each zone;
- (b) Yards provided for a building or structure, existing on the effective date of this By-law or amendments thereto, shall not be further reduced if already less than the minimum requirements of the zone;
- (c) All yards and other open space required for any use shall be located on the same site as the use;
- (d) Where a site is occupied for a use and has no buildings or structures thereon, the required yards for the zone shall be provided and maintained;
- (e) Where permitted in this By-law, a building containing more than one unit with common party walls, such as a semi-detached two-family dwelling, row housing or businesses shall be considered as one (1) building occupying one (1) site for the purpose of side yard regulations; and
- (f) Minimum required yards contained in this By-law do not relieve the owner from compliance with Department of Highways or Manitoba Building Code requirements where said requirements demand greater setbacks.

YARD EXCEPTIONS

3. (2) (a) Where sites comprising forty (40) percent or more of the entire frontage of the block (excluding reversed corner sites) are developed with buildings, the average front yard depths established by such buildings shall establish the minimum front yard depths for the entire frontage of the block.
- (b) The following features and accessory buildings, structures and uses may be permitted to project into or locate in required yards:
- (i) Agricultural crops including haying and grazing fields
- may project into any required yard
- (ii) Architectural features such as eaves, gutters, chimneys, bay windows, alcoves, awnings, canopies and fire escapes:
- may project five (5) feet into any yard provided, said features project no closer than two (2) feet to any side site line, except in "CC" Zones, where they may project to the side site line.
- (iii) Architectural features of an accessory building or structure located to the rear of the main building:
- may project no closer than two (2) feet to the side or rear site line.

3. (2) (b) (iv) Fences and Hedges
- except as provided in Clauses 1.(7)(b)(viii) and 3.(4)(d) of this Part, may be located in any front yard to a maximum height of two and one-half (2 1/2) feet and in any side or rear yard to a maximum height of six (6) feet. The foregoing height restrictions do not apply in all "M", "OR" and "AR" Zones.
- (v) Incidental storage of Materials
- shall be permitted in any required rear or materials or side yard, except any corner side yard.
- (vi) Landscape features such as trees, shrubs, flowers or plants
- shall be permitted in any required yard provided they do not produce a hedge effect contrary to clause (iv) above.
- (vii) Open, unenclosed and main building
- with a maximum three and one-half uncovered stairways, (31/2ft.)high railings balconies, or porches may project ten (10) feet into any decks attached to the required front or rear yard.
- (viii) Parking spaces and off-street parking and loading
- as regulated in Section 1 of PART 9, may be located in any required yard, except in the case of sites in "RS" and "RT" Zones, where there shall be no parking in the required front yard, except on a driveway directly in front of a garage.
- (ix) Public recreation
- may be located in any required yard, areas where a permitted use.
- (x) Public works equipment, cables and lines necessary for the provision of services
- may be located in required yard.
- (xi) Refuse/garbage storage bins and structures
- may be located in any required rear or side yard.
- (xii) Signs
- as regulated in Section 1 of PART 9.
- (xiii) Uncovered walks, driveways, fixtures and other landscape architectural features, guardrails for safety purposes around ramps and ramps for the handicapped
- may be located in any required yard.
- (xiv) Unenclosed outdoor display of commodities and products normally sold on the site (i.e. vehicles, machinery, etc.)
- may be located in any required yard in all "C" and "M" zones.

YARDS ABUTTING RESIDENTIAL ZONE LIMITS

3. (3) Notwithstanding any provision of this By-law, the following special yard requirements shall apply along all Residential Zone limits:

3. (3) (a) where a side site line in a Commercial or Industrial Zone abuts a side site line in an adjacent Residential Zone, the required front yard in the Residential Zone shall extend for a distance of fifty (50) feet in the case of a Commercial Zone, and one hundred (100) feet in the case of an Industrial Zone from the zone limit;
- (b) a side yard of ten (10) feet in the case of a Commercial Zone and twenty-five (25) feet in the case of an Industrial Zone shall be provided along the side site line which abuts the Residential Zone;
- (c) where a rear site line in a Commercial or Industrial Zone abuts a side or rear site line in an adjacent Residential Zone, a rear yard or twenty-five (25) feet in the case of a Commercial Zone, and fifty (50) feet in the case of an Industrial Zone shall be provided along the rear site line.
- (d) where a yard as described in clauses (a), (b) or (c) is provided in a Commercial or Industrial Zone, a compact hedge, row of shrubbery or a solid fence six (6) feet in height shall be provided and maintained along the site line abutting the Residential Zone limit.

TEMPORARY BUILDINGS, STRUCTURES AND USES

PERMIT REQUIRED

4. (1) (a) Buildings, structures and uses may be permitted on a temporary basis, subject to the issuance of a development permit.
- (b) A development permit for a temporary building, structure or use shall be subject to such terms and conditions as required by Council or the Development Officer.
- (c) Each development permit issued for a temporary building, structure or use shall be valid for a period of not more than six (6) months and may not be renewed for more than two (2) successive periods at the same location.

EXCEPTIONS

4. (2) Notwithstanding the above provisions a development permit shall not be required for:
- (a) the use, erection or construction of temporary buildings or structures associated with a development authorized by a separate development permit for the period of construction;

4. (2) (b) temporary signs located for a period not exceeding two (2) months unless otherwise approved by Council;
- (c) temporary buildings, structures and uses associated with fairs, events, games, exhibitions, public markets, sales in public places, transient traders and similar provided the necessary licences under The Municipal Act and/or The Building and Mobile Homes Act are obtained as required;
- (d) the placement of temporary structures accessory to a dwelling or mobile home, such as playground and sports equipment; and
- (e) temporary use of a residential site for purposes of a garage or yard sale.

CONSTRUCTION

4. (3) Temporary buildings, structures and uses to be used in conjunction with a construction site:
- (a) Shall not exceed one thousand (1,000) square feet in floor area nor fifteen (15) feet in height;
- (b) May be used for storage of construction materials and equipment incidental to and necessary for construction;
- (c) May be used for office space for contractor or developer;
- (d) Shall not be used for human habitation, except as temporary accommodation for a caretaker, watchman or other staff; and
- (e) Shall not be detrimental to the public health, safety, convenience and general welfare.

APPENDIX A

Town of Morris

Zoning By-Law 05-12

Legend

- Zone**
- AR - Agriculture Restricted Zone
 - CC - Commercial Central Zone
 - CH - Commercial Highway Zone
 - CL - Commercial Linear Zone
 - I - Institutional Zone
 - MH - Industrial Heavy Zone
 - ML - Industrial Light Zone
 - OR - Open Space / Recreational Zone
 - RM - Residential Multi-Family Zone
 - RMH - Residential Mobile-Home Zone
 - RS - Residential Single-Family Home
 - RT - Residential Two-Family Zone

1:8,000



Morden Community & Regional Planning
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