



# GREATER WINNIPEG

ASSINIBOIA · BROOKLANDS · CHARLESWOOD · EAST KILDONAN · FORT GARRY · ST. BONIFACE  
 ST. JAMES · ST. VITAL · TRANSCONA · TUXEDO · WEST KILDONAN · WINNIPEG  
**MANITOBA CANADA**

**METROPOLITAN PLANNING COMMITTEE**  
 AND  
**WINNIPEG TOWN PLANNING COMMISSION**

ERIC W. THRIFT - DIRECTOR  
 TIME BUILDING - WINNIPEG

EARL O. MILLS - CONSULTANT  
 SAINT LOUIS - MISSOURI U.S.A.

## PROPOSED DISTRICT MAP

### LEGEND AND SUMMARY OF ZONING REGULATIONS

SYMBOL	DISTRICT	USE	HEIGHT STOREYS	HEIGHT FEET	FRONT YARD FEET	SIDE YARD FEET	REAR YARD FEET	LOT AREA PER FAMILY SQUARE FEET
[Green]	A1	AGRICULTURAL—USES PERMITTED IN R1 DISTRICT. GENERAL FARMING, FIELD CROPS, TRUCK GARDENING, CATTLE AND POULTRY RAISING, ETC.	2½	35	50	10	25	5 ACRES
[Grey]	RA	SUBURBAN—USES PERMITTED IN R1 DISTRICT. ONE FAMILY DWELLINGS, MARKET GARDENING, ETC.	2½	35	25	5	25	½ ACRE
[Yellow]	R1	ONE FAMILY—ONE FAMILY DWELLINGS, SCHOOLS, CHURCHES, LIBRARIES, ETC.	2½	35	25	5	25	4,400
[Blue]	R2	TWO FAMILY—USES PERMITTED IN R1 DISTRICT. TWO FAMILY DWELLINGS.	2½	35	25	5	25	2,200
[Orange]	R3	MULTIPLE FAMILY—USES PERMITTED IN R2 DISTRICT. MULTIPLE DWELLINGS, BOARDING AND LODGING HOUSES, HOTELS, CLINICS, INSTITUTIONS, PRIVATE CLUBS, FRATERNITY HOUSES, LODGES, ETC.	3	45	25	5 FOR 2 STOREYS 6 FOR 3	INTERIOR 25 15 CORNER	800
[Red]	R4	MULTIPLE FAMILY—USES PERMITTED IN R2 DISTRICT. MULTIPLE DWELLINGS, BOARDING AND LODGING HOUSES, HOTELS, CLINICS, INSTITUTIONS, PRIVATE CLUBS, FRATERNITY HOUSES, LODGES, ETC.	6	75	25	5 FOR 2 STOREYS PLUS 1 FOOT EACH STOREY OVER TWO	INTERIOR 25 15 CORNER	400
[Light Blue]	C1	LIMITED COMMERCIAL—USES PERMITTED IN MULTIPLE FAMILY DISTRICT. NEIGHBORHOOD RETAIL STORES ONLY, GROCERY, DRUG STORE, ETC.	2	35	25	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	25	2,200
[Dark Blue]	C2	COMMERCIAL—USES PERMITTED IN C1 DISTRICT. ALL OTHER RETAIL USES—BANKS, THEATRES, DEPARTMENT STORES, RESTAURANTS, FILLING STATIONS, ETC.	3	45	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	INTERIOR 25 15 CORNER	800
[Green]	C3	COMMERCIAL—USES PERMITTED IN C1 DISTRICT. ALL OTHER RETAIL USES—BANKS, THEATRES, DEPARTMENT STORES, RESTAURANTS, FILLING STATIONS, ETC.	6	75	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	INTERIOR 25 15 CORNER	400
[Red]	CM	BUSINESS DISTRICT—USES PERMITTED IN COMMERCIAL DISTRICT AND ON ALL FLOORS ABOVE GROUND FLOOR OF A BUILDING ANY USE PERMITTED IN THE LIGHT INDUSTRIAL DISTRICT.	VOLUME EQUALS LOT AREA TIMES 150 FEET	NONE	NONE	NONE	NONE	400
[Orange]	M1	LIGHT INDUSTRIAL—USES PERMITTED IN COMMERCIAL DISTRICT AND ANY USE NOT OFFENSIVE BECAUSE OF EMISSION OF ODOR, DUST, SMOKE, GAS OR NOISE.	3	45	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	800
[Purple]	M2	LIGHT INDUSTRIAL—USES PERMITTED IN COMMERCIAL DISTRICT AND ANY USE NOT OFFENSIVE BECAUSE OF EMISSION OF ODOR, DUST, SMOKE, GAS OR NOISE.	8	100	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	400
[Dark Blue]	M3	HEAVY INDUSTRIAL—ANY USE EXCEPT PERMANENT DWELLINGS.	8	100	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	NONE UNLESS LOT ADJOINS DWELLING DISTRICT	4,000 TEMPORARY USE

OFF-STREET PARKING SPACE REQUIRED EXCEPT IN CENTRAL BUSINESS DISTRICT  
 OFF-STREET LOADING SPACE ALSO REQUIRED FOR INSTITUTIONAL, COMMERCIAL AND INDUSTRIAL USES  
 ZONING DISTRICTS WHICH ABUT THE MAP BORDER EXTEND TO THE MUNICIPAL LIMITS

