



PROPERTY SETBACKS – RESIDENTIAL R1 ZONING DISTRICT

Property Setbacks are measurements which determine where you can place your home and any accessory buildings on the property you own so that all neighbours can live in harmony.

The Town of Kerrobert Zoning Bylaw #995-14 provides the setbacks required from your property line to the front, sides and rear of buildings situated on your property. In addition: **Section 4.10 of the Zoning Bylaw also allows for “Permitted Yard Encroachments” and states:**

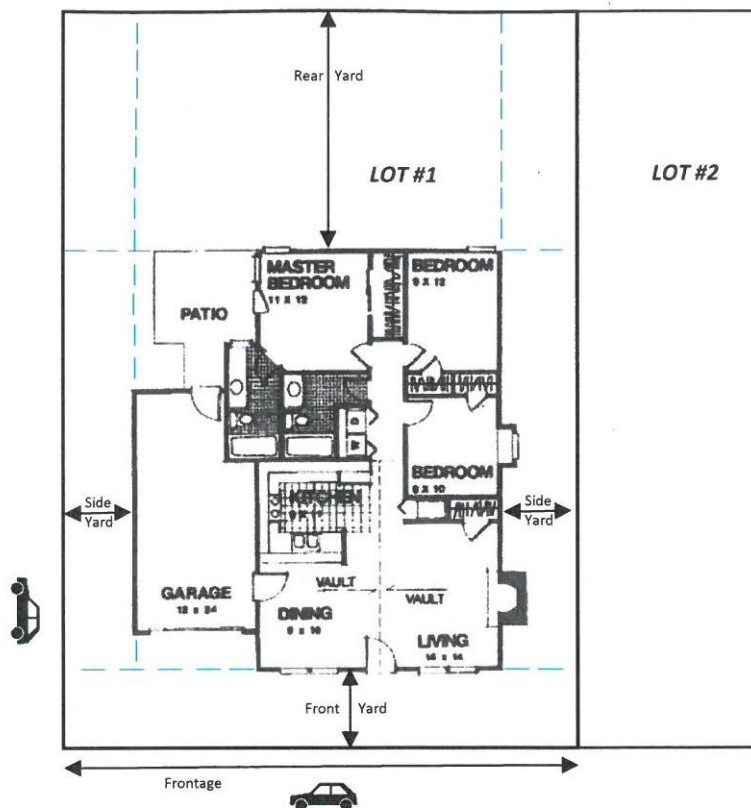
“4.10.1 Where minimum front, side or rear yards are required in any Zoning District, the following yard encroachments shall be permitted:”

“a) Uncovered and open balconies, terraces, verandas, decks and patios having a maximum projection from the main wall of 1.8 metres (6 feet) into any required front or rear yard.”

“b) Window sills, roof overhangs, eaves, gutters, bay windows, chimneys and similar alterations projecting a distance of 0.6 metres (2 feet) into any required yard.”

This means that when calculating where your building can be situated on your lot ***you measure the required setback distance (as indicated on the lists below) from your property line inward to the front, the side and the rear. The outside wall(s) of your building(s) must be constructed within those setback distances. Any overhangs, eaves or gutters extending beyond the setback distance must not exceed 2 feet.***

The following diagram shows how to measure the setbacks.



The following are the regulated setbacks in the Town of Kerrobert for all properties in the Residential 1 (R1) Zoning District as set out in the Zoning Bylaw #995-14.

SINGLE DETACHED DWELLING:

Minimum Lot Area:	465 ^{m²} (5,005 Ft ²)
Minimum Lot Frontage:	15 m (49 Feet)
Minimum Front Yard:	6 metres (20 Feet) from front property line
Minimum Rear Yard:	6 metres (20 Feet) from rear property line
Minimum Side Yard:	1.2 metres (4 Feet) from side property line unless your lot is a corner site then the side yard shall be 2.5 metres (8 Feet) from side property line
Minimum Floor Area:	75 ^{m²} (807 Ft ²)
MAXIMUM Building Height:	9.0 metres (30 Feet) from grade level to the highest point of roof (excluding chimneys and antenna)
MAXIMUM Site Coverage:	40% of the total property area, or if you have a corner lot 50% is allowed

ACCESSORY BUILDING:

Minimum Lot Area:	No Requirement
Minimum Lot Frontage:	No Requirement
Minimum Front Yard:	6.0 metres (20 Feet) from front property line
Minimum Rear Yard:	0.8 metres (3 Feet) unless accessory building has a door or doors opening onto a lane, then it shall be located not less than 2.0 metres (7 Feet) from the site line abutting the lane.
Minimum Side Yard:	0.8 metres (3 Feet) Unless side site line is an abutting street Then the side yard shall be 3.6 metres (12 Feet)
MAXIMUM Floor Area:	83.6 ^{m²} (900 Ft ²)
MAXIMUM Building Height:	5.5 metres (18 Feet) from Grade level to the highest point of roof (excluding chimneys and antenna)

PLEASE NOTE: A Development Permit and a Building Permit complete with Plans are required to be submitted to the Town of Kerrobert *PRIOR* to any site development or construction. Only when the Building Permit has been approved can development commence.

A Development Permit and Building Permit are *NOT REQUIRED* for for any structure under 100 Sq.Ft. in size (i.e. 10' x 10').

If you require further clarification, or need further information, please contact the Town Office at (306) 834-2361.