

## **GARAGES, CARPORTS, AND ACCESSORY BUILDINGS**

Getting to know what is  
required

The following regulations apply to all attached or detached garages, carports, and other accessory buildings within residential district of the City of Lloydminster.

### **USES**

Garages and accessory buildings cannot be used for dwellings or for commercial purposes.

### **HEIGHT**

The maximum height permitted for an accessory building shall not exceed 5 metres.

### **SITE COVERAGE**

A maximum of 40% of the area of the lot may be covered by structures. This includes dwellings, decks, garages, carports and accessory buildings.

### **EASEMENTS**

Structures are not permitted to be placed on or over an easement. Utility lines should be located by all utility companies and approval is required in order to build over their service line.

### **DEVELOPMENT PERMITS**

Development permits are required for all accessory buildings over 10m<sup>2</sup> in area. All structures must adhere to the minimum setback requirements.

### **BUILDING PERMITS**

Building permits are required for all structures over 10 m<sup>2</sup> in area. Structures under 10m<sup>2</sup> do not require a building permit but must adhere to the minimum setback requirements.

### **SETBACK REQUIREMENTS**

All accessory buildings and uses shall be located in the rear or side yard. The minimum setback shall be 0.9 metres from the rear or side property boundary provided that the overhanging eaves shall not be less than 0.6 metres from any property line.

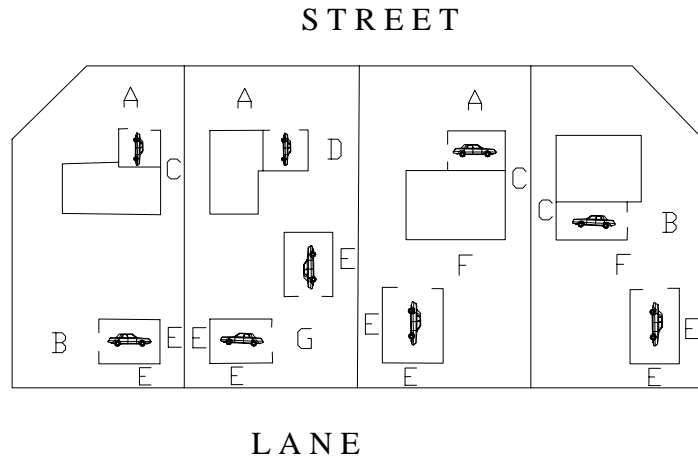
All garages and carports shall have a minimum setback of 6 metres from the property line to the doors of the garage or entrance to the carport.

The distance from the garage doors or front of the carport to the property line shall not be less than the required front yard of the main building.

An accessory building attached to the principal building shall be considered as part of the principal building and is subject to the same minimum setback requirements as the principal building.

For lots without a lane, sufficient space between the dwelling unit and the garage is required for vehicular access to the rear of the property. If attached to the dwelling, this access may be provided by means of a 2.7m x 2.1m door in the back of the attached garage.

Please contact the Development Officer for additional information.



**Building Setbacks:**

- A: The same as required for the principal building
- B: A minimum of 0.6 metres to the garage door
- C: The same as required for the principal building
- D: 3.0 metres or a 2.7m x 2.1m garage door
- E: Minimum 0.9 metres with a 0.3 metre eave overhang
- F: Sufficient vehicular access to rear of lot
- G: Minimum 6.0 metres for lots with a lane