



### General Information

A building permit is required to build a garage or other accessory building greater than 100 ft<sup>2</sup> (9.29 m<sup>2</sup>) in residential areas of the city.

### Attached Garages

A garage or accessory structure which is attached to the principal building shall be considered as part of the principal building and be subject to the regulations of the principal building.  
Call 786-1710 for additional information regarding the construction of attached garages.

### Detached Garages

For purposes of defining a detached garage, Section 2.4 of City of Yorkton Zoning Bylaw 14/2003 includes detached garages as an accessory use. The maximum combined floor area of each accessory building is limited to 74.5 m<sup>2</sup> to a maximum 40% lot coverage and may not be larger than the principle residence. A maximum height of 4.0 m to the underside of the eaves and 5.25 m to the top of the roof. The distance to the property lines and to the principal building will vary depending on the location of the detached garage and the orientation of doors in the garage.

### Garage location

**Rear Yard** - garage door open to lane: 1.5 m otherwise 0.3 m

**Side Yard – corner site** - 3.0 m when the vehicle access doors open to the flanking street, otherwise 0.3 m. Overhanging eaves are not less than 0.15 m from any site line.

**Side Yard – interior lots:** 0.3 m provided the overhanging eaves are not less than 0.15 m from any site line.

### Fire-resistance Rating

A fire-resistance rating of not less than 45 min. will be required on walls where the limiting distance to the property line is less than 0.6m

Refer to page two of this sheet for examples.

### What is Allowed and Not Allowed

No accessory use buildings including garage tents are allowed in front yards.

No accessory use buildings including garage tents are allowed in side yards where the minimum side yards, 0.3 m, and the minimum distance between the principal building and the accessory building, 1.2 m cannot be met.

### Other Considerations

When building a garage or other accessory use building it is advised that you measure carefully to determine the exact location of the property lines.

This can be determined from information available in the Real Property Report or by hiring a Saskatchewan Land Surveyor to locate the property lines.

In addition to completing a building permit application, a site plan and section is required. A generic supplement is available for applicant use. Structures not covered by the generic forms require drawings provided by the owner.

### Call Before You Dig!

Before excavating or drilling holes it is advised that you contact the following utility providers for line locates.

Sask First Call            1-866-828-4888  
Access Comm.            786-1566

This pamphlet is published by the City of Yorkton and has no legal status as an official interpretation of the various codes, regulations, bylaws or statutes currently in effect with regard to construction or the offering for sale of any property by the City of Yorkton. Users are advised to contact the Building Services division for assistance as the City of Yorkton accepts no responsibility to persons relying solely on this information.

Date of Revision      April 19, 2011

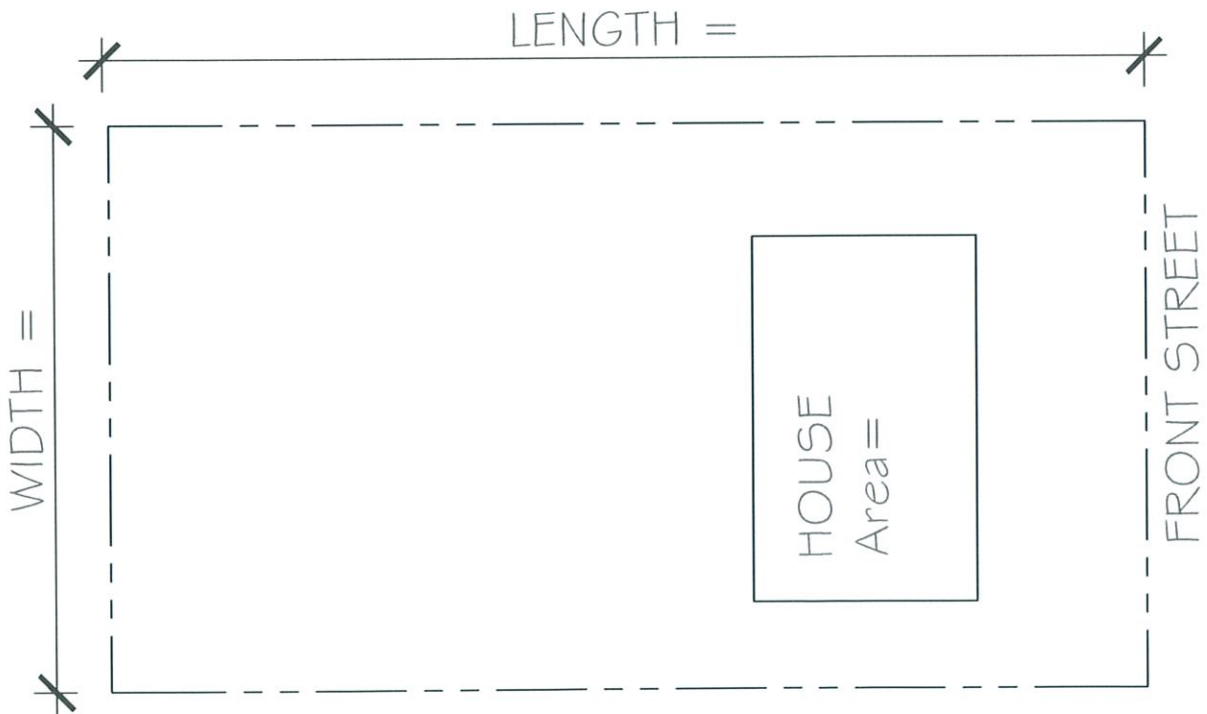
# DETACHED GARAGES

## SUPPLEMENT TO BUILDING PERMIT APPLICATION

### SITE PLAN:

- Show size and location of proposed garage
- Show distance to side property line
- Show distance to rear property line
- Show distance to house
- Show lot dimensions and shape of lot
- Show all existing buildings
- Indicate north

\*Site plan may be submitted on a separate sheet



SITE PLAN



Building Services Department

OWNER'S NAME

CIVIC ADDRESS

# DETACHED GARAGES

## SUPPLEMENT TO BUILDING PERMIT APPLICATION

Indicate the following:

**ROOF:**

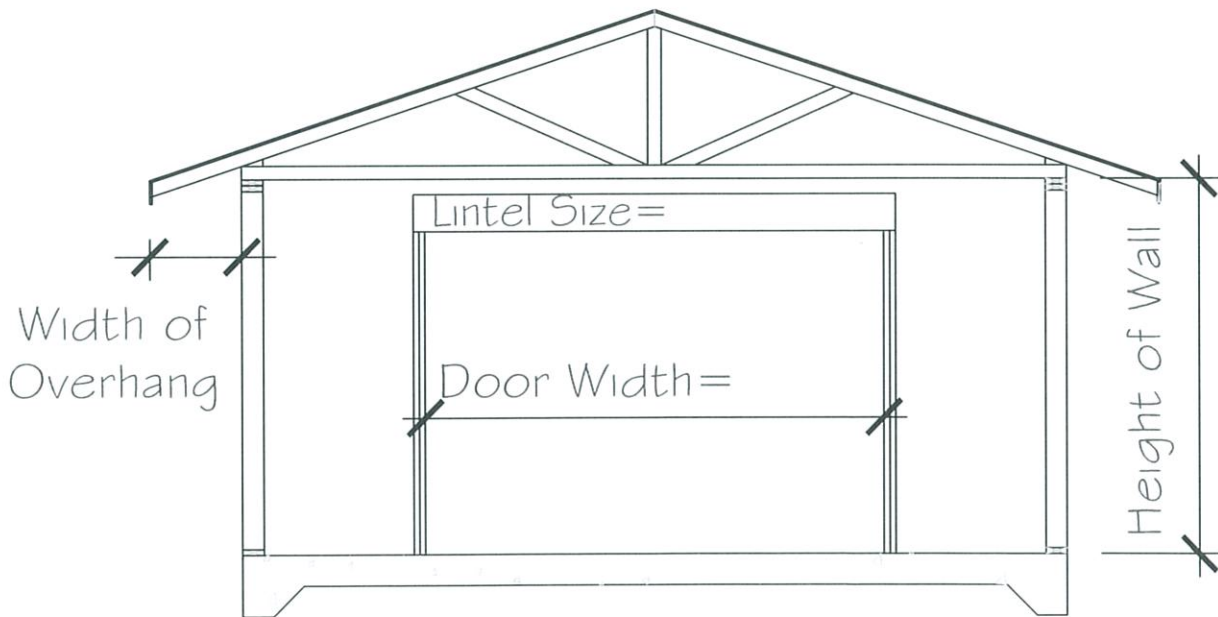
Type of shingles \_\_\_\_\_  
 Type & thickness of roof sheathing \_\_\_\_\_  
 Spacing of roof trusses \_\_\_\_\_  
 Slope of roof \_\_\_\_\_  
 Width of overhang \_\_\_\_\_

**WALL:**

Type of siding \_\_\_\_\_  
 Type & thickness of wall sheathing \_\_\_\_\_  
 Size & spacing of wall studs \_\_\_\_\_  
 Height of wall \_\_\_\_\_  
 Type, size and spacing of anchor bolts \_\_\_\_\_

**SLAB:**

Thickness of slab \_\_\_\_\_  
 Type of sub base \_\_\_\_\_



TYPICAL SECTION

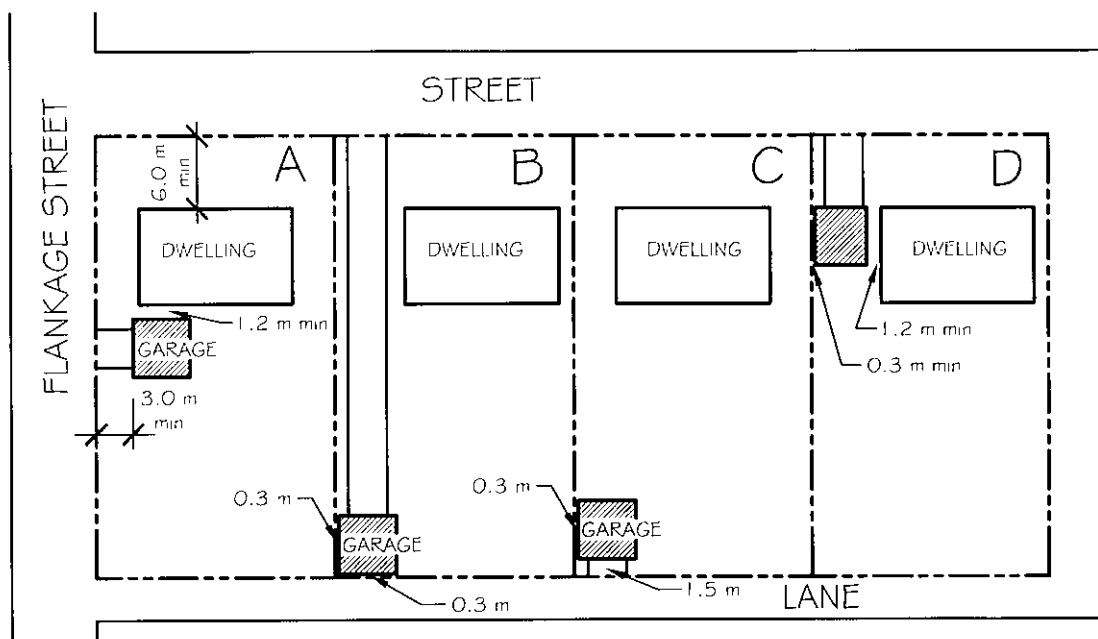


\_\_\_\_\_  
 Building Services Department

OWNERS NAME

CIVIC ADDRESS

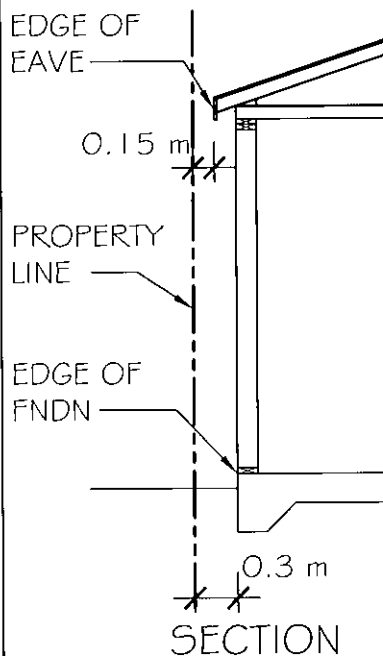
# PLACING A DETACHED GARAGE ON A LOT



PLAN VIEW

## EXAMPLES

- A **Garage Facing Flankage Street**--garage must be no closer than 3.0 m to street face
- B **Garage Facing Street**--garage must be no closer than 0.3 m to side yard and rear yard provided eaves are no closer than 0.15 m to property line
- C **Garage Facing Back Lane**--garage must be no closer than 1.5 m to property line
- D **Garage in Side Yard Facing Street**--garage must be no closer than 1.2 m to dwelling and no closer than 0.3 m to property line



## MINIMUM DISTANCE FROM PROPERTY LINE

The minimum distances must be maintained when placing a garage or other detached building on a residential site. For example, in maintaining the minimum 0.15 m of the edge of eave from the property, the home owner may discover that the foundation must be placed more than 0.3 m (the required minimum) from the property line.

Homeowners should take care to ensure that water collected from the roof of a garage does not drain into the neighbors property. Eaves and downspouts may be required to direct water to the front/back of the property.