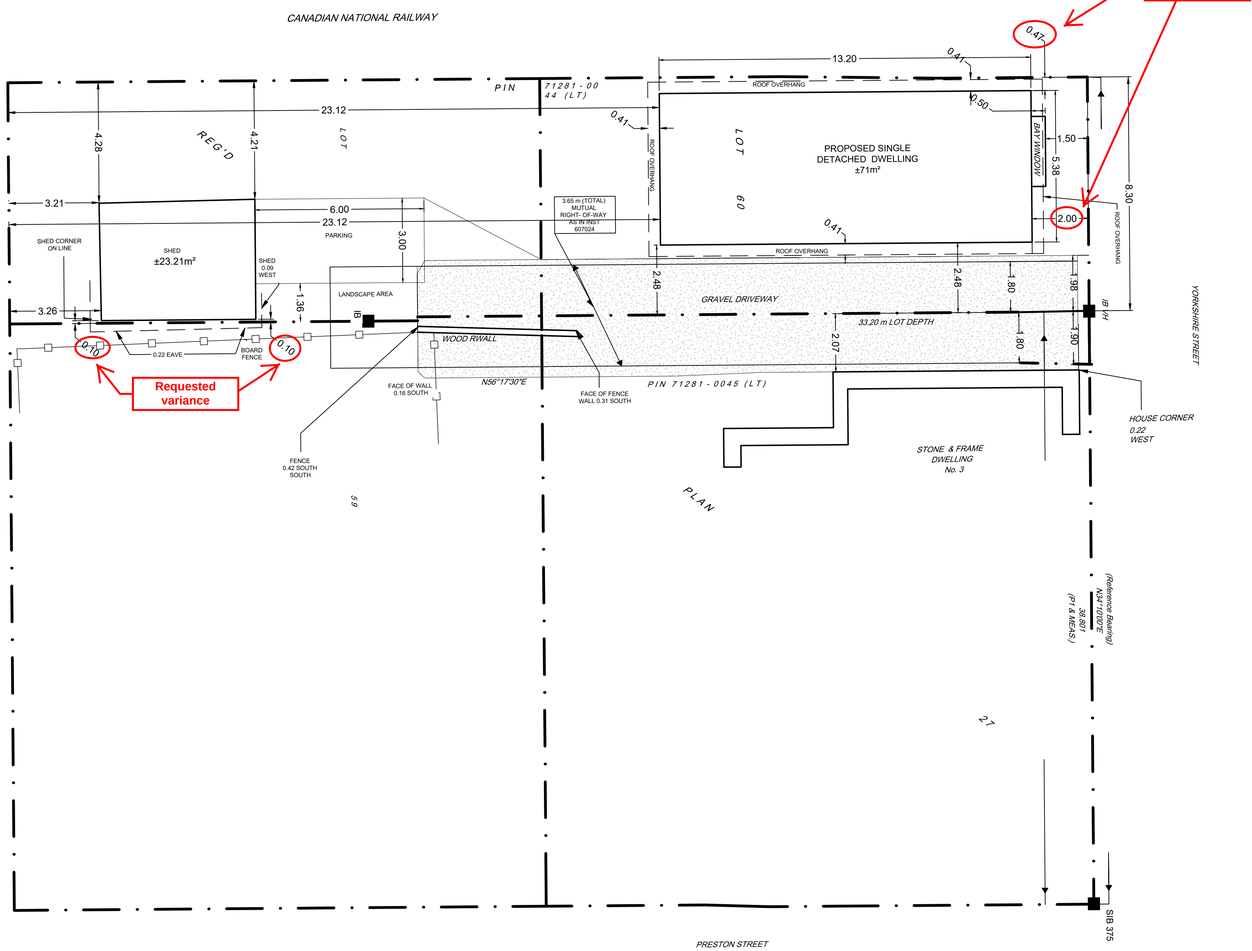
GUELPH ZONING BY-LAW - 20790		
LOW DENSITY RESIDENTIAL (RL.1 ZONE)	REQUIRED	PROVIDED
PERMITTED USES	SINGL DETACHED DWELLING	SINGLE DETACHED DWELLING
LOT AREA	460 m²	±324.26 m²
LOT FRONTAGE [INTERIOR LOT]	15m	±8.30 m
MIN. LANDSCAPED OPEN SPACE	THE FRONT YARD, EXCEPT THE DRIVEWAY, RESIDENTIAL SHALL BE LANDSCAPED AND NO PARKING SHALL BE PERMITTED WITHIN THIS LANDSCAPED OPEN SPACE	PROVIDED
	DESPITE THE DEFINITION OF LANDSCAPED OPEN SPACE, A MINIMUM SETBACK OF 0.5 M BETWEEN THE DRIVEWAY, RESIDENTIAL AND THE NEAREST LOT LINE MUST BE MAINTAINED AS LANDSCAPED SPACE IN THE FORM OF NATURAL VEGETATION, SUCH AS GRASS, FLOWERS, TREES AND SHRUBBERY.	PROVIDED
FRONT YARD SETBACK	MINIMUM: 6m	2.00m
	MAXIMUM: 10m	
EXTERIOR SIDE YARD SETBACK	MINIMUM: 4.5m	N/A
	MAXIMUM: 10m	
MIN. INTERIOR SIDE YARD SETBACK	MINIMUM: 1.5m	±0.47m
	MAXIMUM: 1.2 M ON ONE SIDE OF DWELLING UNIT AND 0.6 M ON THE OTHER SIDE	
MINIMUM REAR YARD SETBACK	7.5 M OR 20% OF THE LOT DEPTH, WHICHEVER IS LESS	±23.12m
MAXIMUM BUILDING HEIGHT	3 STOREYS AND IN ACCORDANCE WITH SECTION 4.14	2 STOREY
PRINCIPAL ENTRANCE	A PRINCIPAL ENTRANCE SHALL BE PROVIDED THAT FACES THE FRONT LOT LINE OR EXTERIOR SIDE LOT LINE	PROVIDED

ACCESSORY BUILDING		
5.1.4 General Regulations	A) NO ACCESSORY BUILDING OR STRUCTURE SHALL BE USED FOR HUMAN HABITATION, EXCEPT AS PROVIDED FOR IN SECTION 4.12.1.	ACCESSORY BUILDING IS NOT FOR HUMAN HABITATION
	B) AN ACCESSORY BUILDING OR STRUCTURE MAY BE LOCATED IN A YARD OTHER THAN A FRONT YARD OR REQUIRED EXTERIOR SIDE YARD ON A LOT PROVIDED THAT: I) NOT MORE THAN 30% OF THE YARD IS OCCUPIED; AND II) SUCH ACCESSORY BUILDING OR STRUCTURE IS SETBACK 0.6 METRES FROM ANY LOT LINE, EXCEPT THAT TWO ADJOINING PROPERTY OWNERS MAY ERECT AN ACCESSORY BUILDING OR STRUCTURE WITH A COMMON PARTY WALL.	ACCESSORY BUILDING IS LOCATED IN THE REAR YARD
	I) NOT MORE THAN 30% OF THE YARD IS OCCUPIED; AND	I) BACK YARD AREA : ±196.41m², SHED: 23.21m² = 11.81%
	II) SUCH ACCESSORY BUILDING OR STRUCTURE IS SETBACK 0.6 METRES FROM ANY LOT LINE, EXCEPT THAT TWO ADJOINING PROPERTY OWNERS MAY ERECT AN ACCESSORY BUILDING OR STRUCTURE WITH A COMMON PARTY WALL.	II) SIDE YARD SETBACK IS 0.10m
4.5.2 Residential zones	THE MAXIMUM TOTAL GROUND FLOOR AREA OF ALL ACCESSORY BUILDINGS OR STRUCTURES IS 70 M²	±23.21m²
	THE MAXIMUM HEIGHT OF AN ACCESSORY BUILDING OR STRUCTURE IS 4 METRES EXCEPT AS PROVIDED IN SECTION 4.14.	3.45M
	DESPITE 4.5.1 (B), AN ACCESSORY BUILDING OR STRUCTURE CAN OCCUPY A FRONT YARD OF A THROUGH LOT DIRECTLY ABUTTING A LANE.	ACCESSORY BUILDING IS LOCATED IN THE REAR YARD

GENERAL PROVISIONS		
4.7 PERMITTED YARD PROJECTIONS	REQUIRED YARDS SHALL NOT BE OBSTRUCTED IN ANY MANNER, EXCEPT IN ACCORDANCE WITH THE FOLLOWING: (A) WHERE SECTION 4.6 IS IN CONFLICT WITH SECTION 4.7, SECTION 4.6 PREVAILS.	PROVIDED
	(B) FOR DWELLING UNITS ALONG STREETS WITH THE ROAD ALLOWANCE REQUIREMENTS LISTED IN SECTION 4.22, THE MINIMUM SETBACK OF THE PROJECTION SHALL BE FROM THE NEW STREET LINE REQUIRED FOR THE ROAD WIDENING AS DETERMINED BY SECTION 4.22.	PROVIDED
4.7.1 CANOPIES AND AWNINGS ABOVE DOOR AND WINDOW	MAXIMUM PROJECTION INTO THE REQUIRED YARD: 1.8m	0.50m - BAY WINDOW [INTO THE 2.0M PROPOSED FRONT YARD SETBACK]
	MINIMUM SETBACK FROM LOT LINE: 0.5m	PROVIDED
TABLE 4.1 PERMITTED REQUIRED YARD PROJECTIONS	5. ARCHITECTURAL FEATURES [BELT COURSES, SILLS, CORNICES, CHIMNEY BREASTS AND EAVES] : ALL YARDS = 0.8M	0.41m
4.10 MUNICIPAL SERVICES	NO LAND SHALL BE BUILT UPON AND NO BUILDING OR STRUCTURE SHALL BE ERECTED OR EXPANDED FOR ANY PURPOSE UNLESS ALL MUNICIPAL SERVICES INCLUDING SANITARY SEWERS, STORM SEWERS AND DRAINS, WATER MAINS, ELECTRIC POWER LINES AND ROADS ARE AVAILABLE AND ADEQUATE. NO LAND, BUILDING OR STRUCTURE SHALL BE USED UNLESS ALL AVAILABLE MUNICIPAL SERVICES ARE CONNECTED.	PROVIDED
4.16.3 FENCES - RESIDENTIAL ZONES	a) THE MAXIMUM HEIGHT OF A FENCE LOCATED IN THE FRONT YARD IS 0.8 M IN HEIGHT;	N/A
	c) THE MAXIMUM HEIGHT OF A FENCE LOCATED IN THE INTERIOR SIDE YARD IS 1.9 METRES IN HEIGHT.	N/A
	d) THE MAXIMUM HEIGHT OF A FENCE LOCATED IN THE REAR YARD IS 2.5 M IN HEIGHT.	1.82M
	e) DESPITE 4.16.3 (A), (B), (C), (D), ONE FENCE GATE IS PERMITTED IN EACH YARD WITH A MAXIMUM HEIGHT OF 3 M AND A MAXIMUM AREA OF 5 M² PROVIDED THE FENCE GATE IS NOT LOCATED IN THE SIGHT LINE TRIANGLES AND GENERAL SIGHT IINES (SECTION 4.6). THIS STRUCTURE MAY BE LOCATED WITH A 0 METRE LOT LINE SETBACK.	PROVIDED

PARKING REQUIREMENTS		
5.2.1 PARKING, RESIDENTIAL USES	I) ONE REQUIRED PARKING SPACE FOR THE USES SPECIFIED IN 5.2.1 (A) SHALL BE LOCATED A MINIMUM DISTANCE OF 6 METRES FROM THE STREET LINE AND TO THE REAR OF THE FRONT WALL OF THE MAIN BUILDING.	PROVIDED
	IV) WHEN SITUATED IN THE REAR YARD, AN EXTERIOR PARKING AREA SHALL BE SETBACK 0.5 METRE FROM ANY LOT LINE AND IS TO BE SCREENED FROM ADJACENT PROPERTIES WITH A MINIMUM 1.5 METRE HIGH SOLID FENCE OR SUITABLE LANDSCAPING CONSISTING OF SOD, TREES, SHRUBBERY OR BERMS.	1.36m FROM SIDE LOT LINE WITH LANDSCAPE AREA
5.3.1 DESIGN, DRIVEWAYS AND PARKING AISLES	A) EVERY OFF-STREET PARKING AREA SHALL BE PROVIDED WITH ADEQUATE MEANS OF INGRESS AND EGRESS TO AND FROM A STREET OR LANE AND SHALL NOT INTERFERE WITH THE NORMAL PUBLIC USE OF A STREET.	PROVIDED
	B) EVERY DRIVEWAY ASSOCIATED WITH SUCH PARKING AREAS AND PARKING SPACES SHALL HAVE A MINIMUM WIDTH FOR ACCESS TO A STREET, PUBLIC OR LANE OF 3 METRES.	PROVIDED
PARKING SPACE SIZE	Residential exterior parking space (RL.1, RL.2, RL.3, RM.5) = 2.5 metre width x 5.5 metre length	3.0 X 6.0 m



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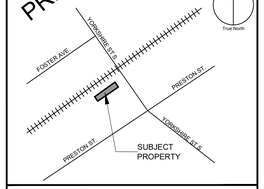

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PROJECT MGR:	APPROVED BY:
O. GOMES	O. GOMES

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