

ENCROACHMENT INTO YARDS

City of Burlington Zoning By-law 2020

Regulations 2.13.1

Every part of a required yard shall be unobstructed with respect to the following encroachments:

a) The following obstructions may project 50 cm maximum into a side yard and 1m maximum into any other yard from the wall of the building:

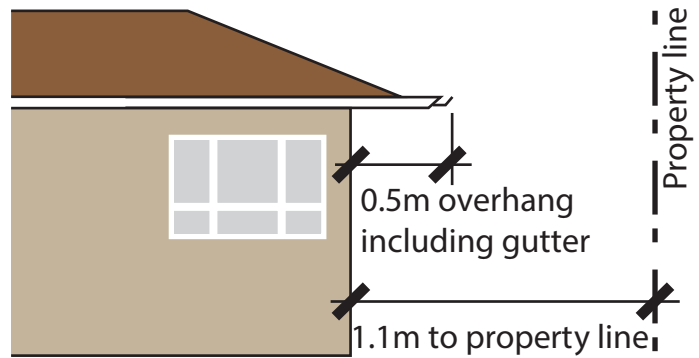
Chimney	Pilaster	Belt course
Overhang	Sill	Cornice
Ornamental projection	Lintel	Eave or gutter

Examples (Eave and gutter overhangs):

If the required side yard is 1.2m minimum:

Scenario 1:

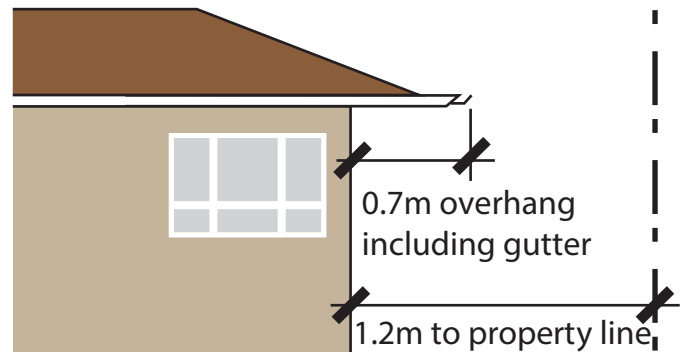
The side yard does not meet the minimum required setback of 1.2 m, therefore a variance would be required for the reduced side yard. The overhang meets the maximum encroachment allowance of 0.5 m, therefore would be permitted if the side yard variance is approved.



Scenario 2:

- No variance required for setback
- Variance is required for overhang

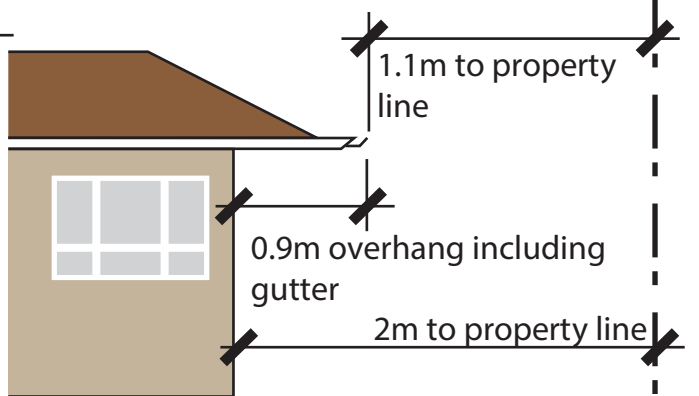
The side yard meets the minimum required setback of 1.2m. The overhang exceeds the maximum encroachment allowance (0.5m) including gutter. Therefore a minor variance would be required to permit the overhang



Scenario 3:

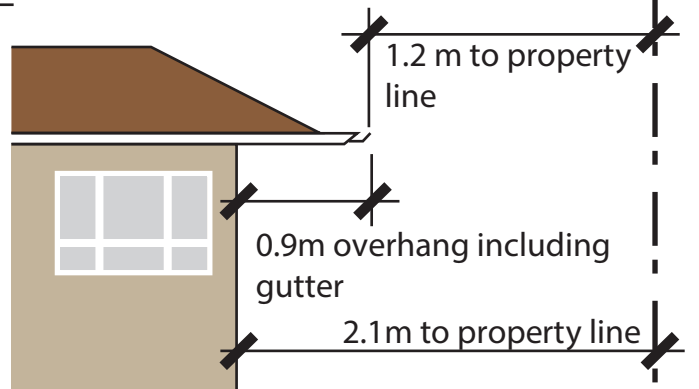
- No variance required for setback
- Variance is required for overhang

The side yard exceeds the minimum required 1.2m. The roof overhang exceeds 0.5 m and encroaches into the required side yard (1.2m). Therefore a minor variance is required to permit the overhang



Scenario 4:

The side yard exceeds the minimum required 1.2 m. Although the overhang exceeds 0.5m maximum, it does not encroach into the required side yard setback of 1.2m. So it is permitted.



Notes:

1. Illustrations are for clarification use only and do not form part of Zoning By-law 2020.