

# Design Guidelines for Detached Garages

City of Burlington Council adopted May 25, 2009

## 1.0 Introduction

The Design Guidelines for Detached Garages set out preferred approaches to the construction of new detached garages. They are a tool to be used by city staff in evaluating development proposals (e.g. minor variances, minor development applications for residential dwellings where detached garages are included and Niagara Escarpment Commission applications) and by homeowners at the design stage for the construction of a new detached garage.

## 2.0 Applicability

These Guidelines apply to the development of all new detached garages on residential lots in low density zones in the urban area and to lots in the rural settlement areas. Further, they are intended to assist in defining the relationship between the detached garage and the street. These Guidelines complement the City of Burlington Official Plan (OP), the Zoning By-law 2020 (By-law), as amended, and to other regulations such as the Niagara Escarpment Area Plan.

Where there is a conflict between the Guidelines herein and applicable policies and regulations, the policies and regulations shall prevail. All elements of the approaches may not be achieved for reasons such as cost, functional considerations and overriding legislation and regulation.

## 3.0 Planning and Urban Design Principles

Detached garages should:

1. Be subordinate in size, scale and bulk to the principal residence;
2. Complement the architectural character of the principal residence;
3. Be compatible with the neighbourhood character;
4. Maintain the quality and continuity of the streetscape;
5. Relate to, and only be appropriate for, a use which is accessory to the principal residence;
6. Not compromise the liveability and quality of amenity space provided on the principal residential lot; and,
7. Not be obtrusive to abutting properties or their amenity spaces.

## 4.0 Guidelines

### 4.1 Garage Location

- 4.1.1 Garages shall not be located in the front yard and not be located closer to a street line than the closest distance between the dwelling unit and the street line.

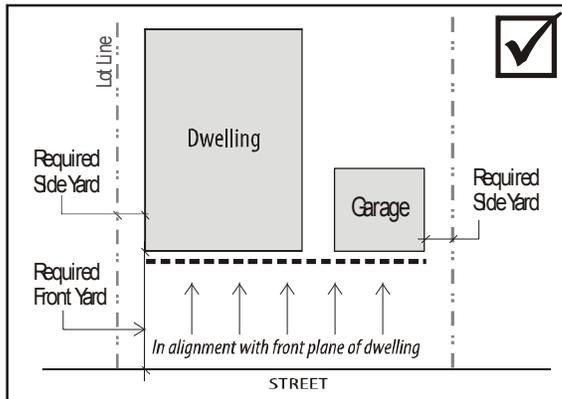


Fig. 1.1 - Standard lot  
Garage located in alignment with dwelling

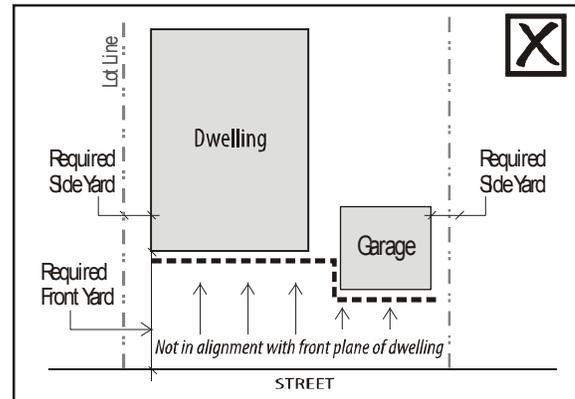


Fig. 1.2 - Standard lot  
Garage located in front of dwelling

- 4.1.2 The location of detached garages should consider the context of the neighbourhood. For example, a setback may be increased if it is determined that privacy of adjacent yards would be impacted or views blocked. Conversely, setbacks may be decreased if existing landscaping or accessory structures or buildings effectively screen adjacent yards.
- 4.1.3 The location of a detached garage should also consider mature vegetation on the site and shall make best efforts to preserve the vegetation.
- 4.1.4 The detached garage should have a relationship with the principal dwelling and relate to that dwelling. Substantial distance between the principal dwelling and the garage should be avoided as this gives the impression that there are two dwellings on the same property.

- 4.1.5 On a corner lot, the exterior side yard setback for a detached garage should be consistent with the required front yard depth requirement on the abutting lot(s).

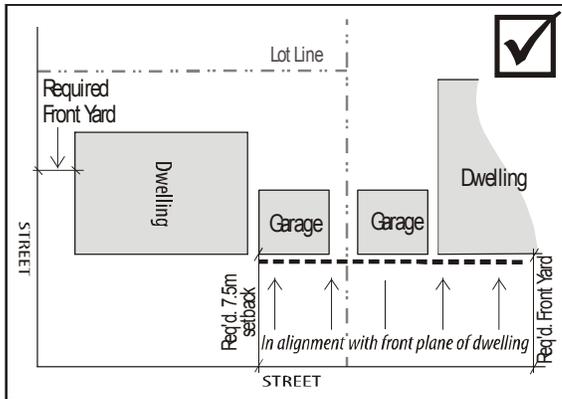


Fig. 2.1 - Corner lot  
Garage located in alignment with dwelling on adjacent property

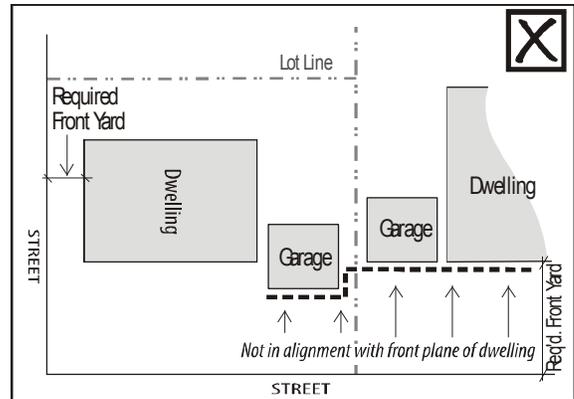


Fig. 2.2 - Corner lot  
Garage located in front of dwelling on adjacent property

## 4.2 Orientation and Design

- 4.2.1 Single car garages may front the street. Double car garages are encouraged to face an interior driveway to de-emphasize the double wide garage door facing a street.

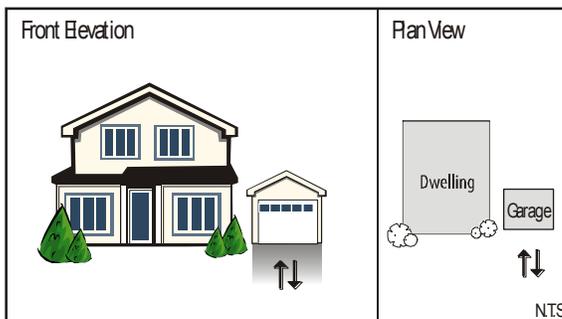


Fig. 3.1 - Single car garage oriented to street

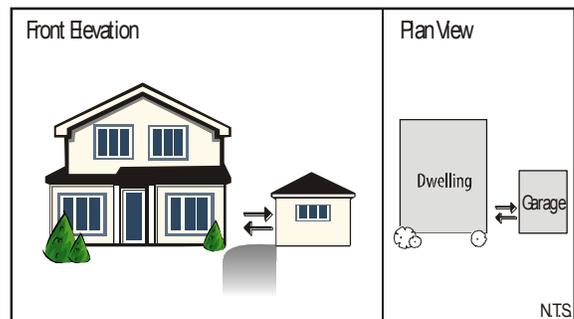


Fig. 3.2 - Double car garage oriented to dwelling

- 4.2.2 Where the garage faces an internal driveway, the garage shall incorporate a window on the street front façade. The window size and design must be compatible with the windows on habitable portions of the residence.

4.2.3 Garage elevations fronting a street, shall occupy less than 50% of the ground level façade of the principal dwelling facing the street.



Fig. 4.1 - Garage elevation less than 50% of dwelling facade



Fig. 4.2 - Garage elevation greater than 50% of dwelling facade

### 4.3 Materials

4.3.1 Detached garages shall be designed to be consistent with the principal dwelling unit. Consistency of design includes the use of similar roofing materials and pitch, windows, exterior cladding, trim, and colour(s).



Fig. 5.1 - Roof line of dwelling and garage match



Fig. 5.2 - Roof line of dwelling and garage match



Fig. 5.3 Roof line of dwelling and garage do not match