

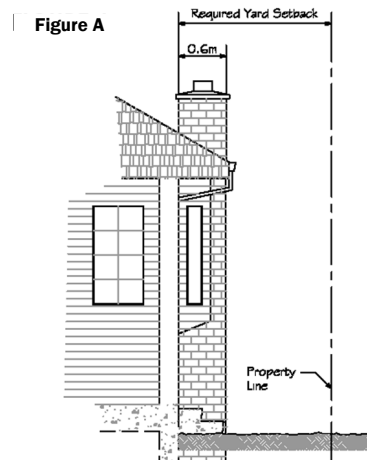
## What is a required yard?

A required yard, or setback, is an area measured from the property line in which no development may occur. There are front, side, and rear yard requirements. Principal and accessory development will have different yard requirements. There are also different side yard requirements for corner lots.

## Can anything be built in a required yard??

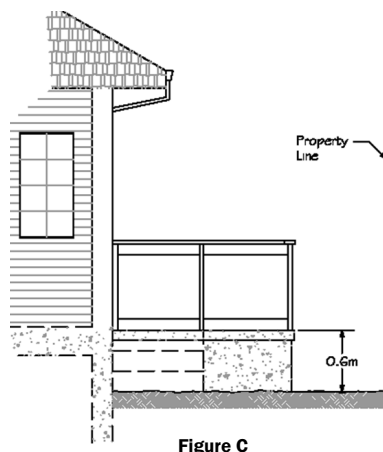
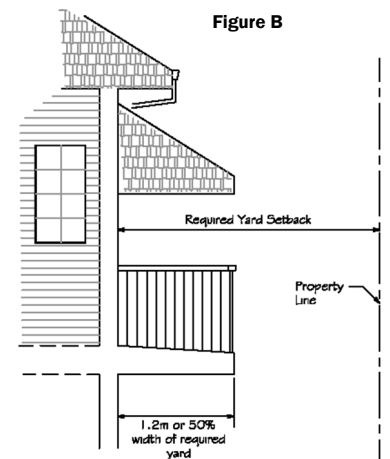
No building, structure, feature, or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, maintained, or added to within any required yard except those permitted by section 4.2 of the Zoning Bylaw:

- a. Uncovered steps, landings, fire escapes, chimneys, eaves, cornices, leaders, gutters, ornaments, pilasters, belt courses, sills, bay windows, vents, fans, shutters, antennae, and satellite dish and receivers less than 0.6 m in diameter, provided that such projections do not extend more than 0.6 m into the required yard, and collectively occupy no more than 20% of the building face which is oriented to the required yard
- b. Awnings, balconies, sunshades, and canopies (supported only by the face of a building), provided that such projections do not extend into the required yard more than 1.2 m or 50% of the width of a required yard, whichever is less
- c. Patios and terraces, provided the top of floor is less than 0.6 m above landscaped grade, and any associated screen, balustrade or railing complies with the fence height limits
- d. Fences and retaining walls
- e. Arbours, trellises, and pergolas which are subject to the maximum height of the applicable zone for accessory development, and fish ponds, lawn ornaments, flag poles, or similar landscape features
- f. Completely uncovered swimming pools, hot tubs, or ice rinks provided that the pool, hot tub or ice rink is not constructed within any required front yard or nearer than 1.2 m from any side or rear property line
- g. Utilities, underground parking, and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping



◀ Figure A: Chimneys may project no more than 0.6 m into a required yard.

▶ Figure B: Balconies supported only by the face of a building may project 1.2 m or 50% into a required yard, whichever is less.



◀ Figure C: Patios and terraces less than 0.6 m above landscaped grade are permitted in required yards.

Figure D

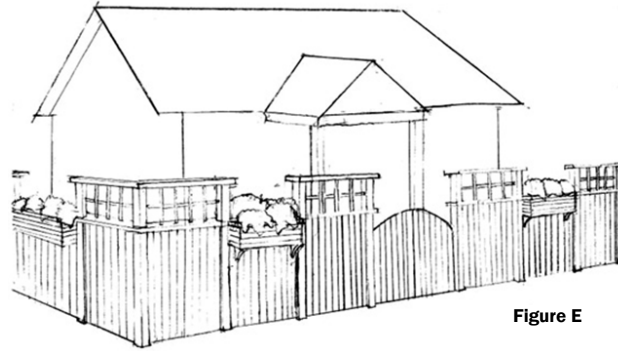
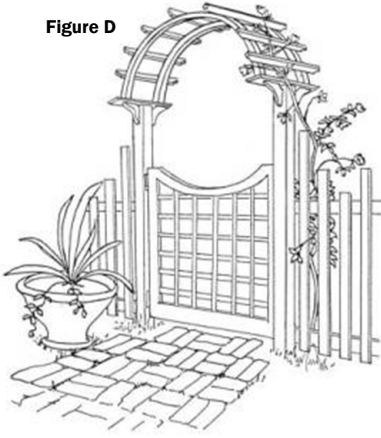


Figure E

◀Figures D & E: Fences, retaining walls, arbours, trellises, and pergola are permitted in required yards, but must comply with applicable height regulations.

## How do I find my required setbacks?

The required yard setbacks are determined by the zoning of the property. A property's zoning may be found on [PGMap](#). Setbacks may range from 0 m to 6.0 m, and tend to be larger in the front and rear than the sides. Some setbacks in commercial or industrial areas will be dependent on if there is a residential property on the other side of the property line.

## What happens if I don't meet required setbacks?

If a proposed development does not meet a required setback, you may apply for a Development Variance Permit. Depending on the requested decrease to the minimum required setback, the variance may need to go to Council for approval.

## Further Questions?

For any further questions, contact a Planner at Development Services Division at 250.561.7611 or [devserv@princegeorge.ca](mailto:devserv@princegeorge.ca)

This guide has been prepared to provide information only. It is neither a bylaw nor a legal document. If any contradiction between this guide and the relevant Municipal Bylaws or applicable codes is found, such bylaws or codes shall be the legal authority.

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