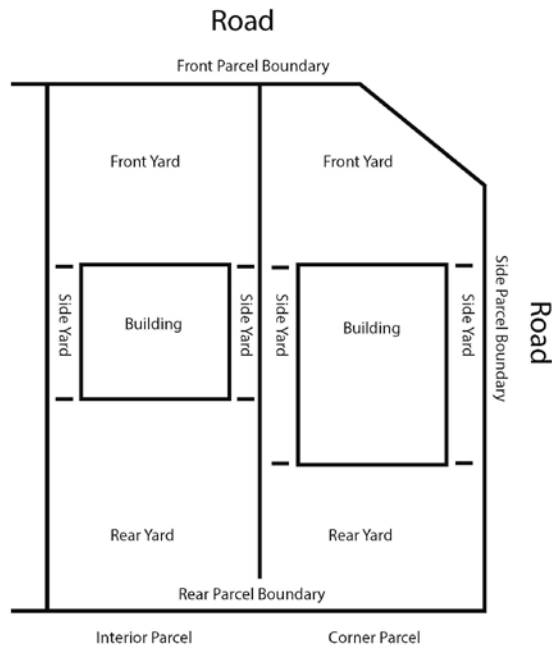


City of Lacombe Land Use Bylaw #400 – Patio, Deck, Balcony and Stairs Setback Guide

This pamphlet provides details on the minimum distance that patios, decks, balconies and steps can be from the property boundary for different residential zones in the City of Lacombe. All references are to Table 9.1: Projections into Minimum Yard Setbacks from Land Use Bylaw 400. Land Use Bylaw 400 Table 9.1. If there is a conflict between this pamphlet and Land Use Bylaw 400, Land Use Bylaw supersedes this pamphlet.

YARDS:



PROJECTIONS FOR ALL YARDS (FRONT/SIDE/REAR)
Patio at grade level can project to the property boundary (Table 9.1.A v)

FRONT YARD PROJECTIONS			
	Minimum Front Yard Setback (R1, R1-N, R2 Districts)	Allowed Projection	Minimum Front yard Required after Projection
Balconies, patios (above grade) and decks (unenclosed/no roof) (Table 9.1 B i)	6m	2.0m	4.0m
Steps (unenclosed/no roof) (Table 9.1 B ii)	6m	3.0m	3.0m

SIDE YARD PROJECTIONS					
	Minimum Required Side Yard Setback (R1, R1-N, R2 Districts)	Allowed Projection (Table 9.1 C iv)		Minimum Side yard Required after Projection	
		Patios (above grade/decks unenclosed)	Landing	Patios (above grade/decks unenclosed)	Landing
Standard lot	1.5m	½ yard	1.0m	0.75m	.5m
Lot abutting a public roadway, not a lane	2.75m	½ yard	1.0m	1.375m	1.72m
Laneless lot with no front garage	3.0m (for one yard, 1.5m for the other)	½ yard	1.0m	1.5m	2.0m

REAR YARD PROJECTIONS			
(FOR BALCONIES, DECKS (UNENCLOSED) AND VERANDAHS)	Rear Yard Setback (R1, R1-N, R2 Districts)	Allowed Projection	Minimum Rear yard Required after Projection
Finished surface is above grade level and up to 0.59m in height (does not include verandahs) (Table 9.1 C iv)	7.5m	3.25m	3.25m
Finished surface is between 0.6m and 1.83m above grade (Table 9.1 D i)	7.5m	3m	4.5m
Finished surface is between 1.84m and 3.8m above grade (Table 9.1 C ii)	7.5m	2.25m	5.25m
Finished surface is 3.81m or higher above grade (Table 9.1 C iii)	7.5m	1.5m	6m