Infill Housing Guide

Regulations and Design Guidelines for Infill Housing in Saskatoon

City of Saskatoon
Planning and Development

DISCLAIMER

These guidelines are intended to be a reference source to the Zoning Bylaw. The Zoning Bylaw should be consulted for the legal requirements. Prior to designing an infill development, refer to the Zoning Bylaw to ensure all regulations and standards are addressed.

If there are any differences or discrepancies between the Zoning Bylaw and these guidelines, the Zoning Bylaw regulations shall apply.

If you have any questions about infill regulations, please contact the City's Planning and Development Department at 306-975-2645 or email zoning.bylaw@saskatoon.ca.

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HOW TO USE THIS DOCUMENT

This document is intended to assist you with planning, designing, and constructing your infill dwelling. It provides regulations you must follow when constructing an infill dwelling and design guidelines to assist with the design of your dwelling and site. Both the regulations and design guidelines help to ensure that your project is compatible with Saskatoon's infill residential areas.

This document has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Planning and Development Department for assistance, as the City of Saskatoon accepts no responsibility to persons relying solely on this information. Updates and changes to this document can occur without notice and at the discretion of the City of Saskatoon, Planning and Development Department.

What is Neighbourhood-Level Infill

Neighbourhood-level infill refers to the development of new housing within existing, established residential areas, often on lots that were previously occupied by a single detached house or are otherwise underutilized. This form of infill typically occurs on a lot-by-lot basis and supports neighbourhood renewal by reinvesting in existing areas and making better use of established services and infrastructure.

Neighbourhood level infill helps:

- Increase housing choice by introducing a mix of building types (e.g., garden and garage suites or secondary suites, duplexes, fourplexes).
- Use existing infrastructure more efficiently, reducing the need for costly suburban expansion.
- Support nearby schools, businesses, and transit by increasing the number of residents within walkable distances.
- Promote sustainability by increasing density and promoting walkable neighbourhoods.

In Saskatoon, neighbourhood-level infill is a key strategy to accommodate growth while maintaining the uniqueness and livability of mature communities.

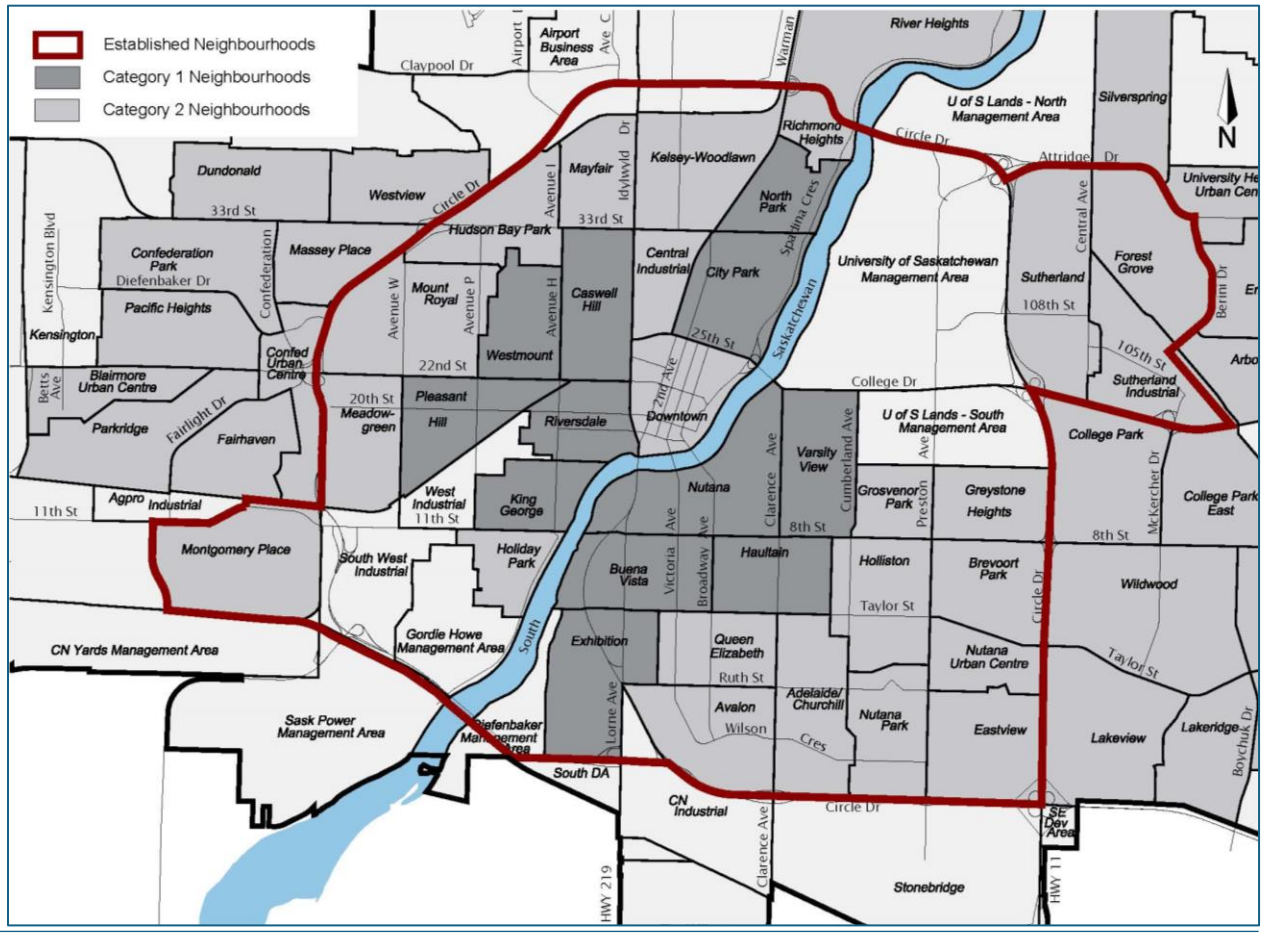
Category 1 and Category 2 Neighbourhoods

The established neighbourhoods are the older residential areas of the city that were developed in both the pre- and post-war periods. The established neighbourhoods are defined in the Zoning Bylaw and include neighbourhoods located within Circle Drive, plus Sutherland, Forest Grove and Montgomery Place.

In recognition of the significant difference in housing patterns, two categories of zoning standards are in effect. Category 1 generally refers to pre-war neighbourhoods and Category 2 reflects standards for post-war neighbourhoods.

Category 1 Neighbourhoods (in blue): King George, Pleasant Hill, Riversdale, Westmount, Caswell Hill, Nutana, Buena Vista, Haultain, Varsity View, City Park, North Park, and Exhibition.

Category 2 Neighbourhoods (in pink): Hudson Bay, Holliston, Mayfair, Kelsey-Woodlawn, Richmond Heights, Sutherland, Forest Grove, Greystone Heights, Grosvenor, Brevoort Park, Nutana S.C., Eastview, Nutana Park, Adelaide/Churchill, Queen Elizabeth, Avalon, Holiday Park, Montgomery Place, Mount Royal, and Meadowgreen.



INFILL DESIGN GUIDELINES

1. Neighbourhood Fit and Building Form

This section provides guidance on designing infill dwellings that are compatible with Saskatoon's established residential areas.

- New infill development should be designed to fit within the existing neighbourhood.
- Building form, scale, and massing should reflect the prevailing patterns on the block while allowing for architectural variety.
- New homes, additions, and exterior renovations should be compatible with surrounding development in terms of overall scale, massing, and height.
- Additions or renovations to heritage properties should respect original building design and incorporate retained or restored heritage features where feasible.
- Variation in architectural style is encouraged, provided the overall building form remains consistent with adjacent development.

2. Building Design

This section provides guidance on the design of building entrances, facades, roofs, openings, and projections to support compatibility with established neighbourhoods.

Entrances

- Main entrances should face the street, be clearly identifiable, and directly accessible from the public sidewalk. Main entrances should generally be one storey in height and integrated into the overall building design.
- Where a front yard entrance cannot be accommodated due to site-specific constraints, a side yard entrance is suitable, provided the front facade clearly indicates the primary entry location.
- Secondary entrances should be functional and accessible but not visually dominant.

Facades and Materials

- Building facades should demonstrate a high level of craftsmanship.
- Buildings should use a variety of materials and architectural details, both vertical and horizontal, to break up the facade.
- Facade renovations should respect original building articulation.

Roofs and Dormers

- Roof forms should be compatible with adjacent buildings in scale and height while allowing for variation within a residential block.
- Roof materials and colors should complement the overall building design.

Doors and Windows

- Placement of doors and windows should respect neighbouring property's privacy.
- The size, spacing, and arrangement of windows should be consistent with the overall building design.

Balconies, Porches, and Decks

- Building projections (e.g., balconies, porches, decks, and stairs) are encouraged as transitional elements that provide access, amenity space, and weather protection.
- Projections should be proportioned and detailed to align with the overall building massing and facade articulation

3. Site Design

This section provides guidance on the organization of the site, including parking, landscaping, mechanical units and waste areas.

Parking

- Site design should consider parking location and access at an early stage of the design process.
- On-site parking is encouraged, particularly in areas adjacent to major employment and education areas.
- Where rear lanes exist, on-site parking should be located in the rear yard and accessed from the rear lane.
- Where rear lanes do not exist, parking can be located in front yards, subject to regulations.
- Site access and circulation should be arranged to function efficiently within the lot and connect clearly to streets and lanes.

Landscaping

- Existing trees and vegetation should be protected and incorporated into infill development where feasible.
- City-owned boulevard trees must not be removed or disturbed as part of development.
- Tree-protection measures for City trees, including fencing and root-disturbance protection, will be required as a condition of permit approval.
- New trees should be planted to contribute to neighbourhood canopy coverage.
- Retaining walls should be low in profile and integrated into the overall landscaping plan for the site.
- Landscaping should prioritize non-invasive, drought-tolerant plant species suitable for Saskatoon's climate.
- Impervious hard surfaces (paving) should be minimized where feasible.

Waste, Recycling, and Organics

- Waste, recycling and organics storage areas should be integrated into the design of the principal dwelling or accessory buildings where feasible.

Mechanical Units

- Mechanical units such as air conditioners, heat exchangers, or similar equipment should be located at least 3 metres from openable windows and doors of adjacent dwellings.
- Mechanical units should be located below the height of adjacent fences where feasible and be regularly maintained.

4. Sustainability

This section provides guidance on building and site design strategies that support efficient use of buildings and sites for long term sustainability.

Water and Wastewater Management

- Waste management, water-use reduction, and wastewater technologies should be explored where feasible.
- Rain barrels may be incorporated into building or site design to support irrigation and water reuse.

Passive Solar Design

- Building orientation, window placement, roof coverings, and glazing should support natural heating, cooling, and lighting.
- Trees and vegetation should be selected and located to support seasonal shading and solar access.
- Openable windows and indirect natural light should be incorporated where feasible.

Energy Efficiency

- Life-cycle cost analysis may be used to evaluate mechanical, electrical, and plumbing systems, as well as design options for habitable spaces.
- Windows should be placed to maximize natural ventilation, daylighting, and thermal performance.
- Outdoor lighting systems should incorporate LED technology to reduce energy use and maintenance requirements.

ZONING REGULATIONS FOR INFILL DEVELOPMENT

This section provides information on the Zoning Bylaw regulations that apply to one-unit, two-unit, semi-detached, three- and four-unit dwellings in the established neighbourhoods.

There are four main zoning districts that provide for low-density residential development. Up to four dwelling units are permitted in all low-density residential zoning districts (R1, R1A, R1B and R2 Districts).

To determine what zoning district your site is in, visit:

Digital Zoning Bylaw – Maps | saskatoon.ca or contact Planning and Development at 306-975-2645.

Development standards, including site width, setback, building height and site coverage can be found in the Zoning Bylaw. A digital version of the Zoning Bylaw can be found at Digital Zoning Bylaw | saskatoon.ca

Building Height

Building height regulates how tall a dwelling can be Under the current Zoning Bylaw regulations for established neighbourhoods, the maximum building height for primary dwellings is generally *8.5 metres*. Where applicable, different height permissions may apply to three- and four-unit dwellings in designated areas such as the Transit Development Area or Corridor Growth Areas (interactive map can be found here).

Building height is measured as the vertical distance from *finished grade* to the mean height between the eaves and the ridge of the roof for gable, hip, or gambrel roof forms. For flat-roofed buildings, height is measured to the highest point of the roof.

See the Glossary for definitions and diagrams related to building height.

Sidewall Area

Sidewall regulations control the size and massing of the side walls of a dwelling. This regulation uses height, setbacks, and site depth to limit the visual bulk of new infill development.

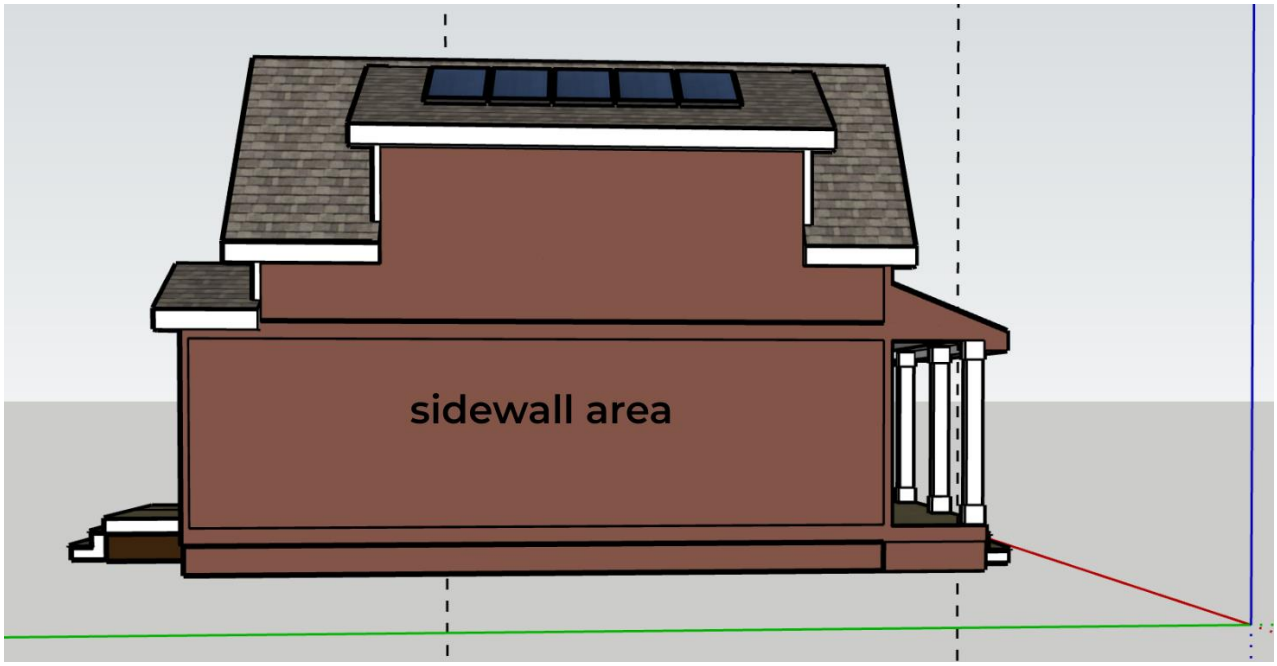
The allowable sidewall area applies to primary dwellings in established neighbourhoods and is intended to ensure building proportions remain consistent with surrounding development patterns.

Sidewall area regulations vary based on site dimensions and building design. Applicants are encouraged to review sidewall calculations early in the design process and confirm compliance using the Digital Zoning Bylaw or by contacting Planning and Development.

What Is a Sidewall

A sidewall is the exterior wall of a building that faces a side property line. The allowable sidewall area includes all portions of the side wall located below the eaves and facing the same direction.

Where a building has multiple wall planes or step-backs, only the portions of the wall that align in the same direction are included in the sidewall area calculation.



How Allowable Sidewall Area Is Calculated

The allowable sidewall area is determined through a calculation that considers both wall height and wall length. The sidewall area must not exceed the area determined by the following calculations:

Step One: Determine Wall Height

The wall height is determined by a 45 degree angular plane, measured from a height of 6 metres, projecting vertically from the side property line. The allowable wall height is determined where the building setback intersects the 45 degree angular plane.

Step Two: Determine Wall Length

The maximum allowable wall length depends on site depth:

- For sites less than 40 metres in depth, the maximum wall length is 14 metres.
- For sites greater than 40 metres in depth, the wall length is determined by site depth x 50% minus the required front yard setback.

Step Three: Calculate Sidewall Area

The allowable sidewall area is calculated by multiplying the allowable wall height by the allowable wall length.

Example calculation for a site that is 7.5 metres in width and 39 metres in depth:

- If a 0.75 metre side yard is provided, the wall height is 6.75 metres.
- For a site 39 metres in depth, the building wall length is 14 metres.
- Therefore, the allowable sidewall area is 6.75 X 14 = 94.5 square metres.

See the Glossary for definitions and additional diagrams related to side wall.

Front Porch Encroachment

In category 1 neighbourhoods, a front porch may encroach into the required front yard. This allowance recognizes the traditional role of front porches on dwellings in established neighbourhoods and supports consistent streetscape patterns. Front porch encroachments are subject to:

- The encroachment applies only to front porches.
- The porch must be located at the front of the principal dwelling.
- All other zoning regulations, including building height, site coverage, and setbacks, must still be met.

See the Glossary for definitions and diagrams related to side front porch encroachments.

Door Sill Height (Height of the Front Door)

The Zoning Bylaw regulates the height of the front door sill to limit excessive elevation of dwellings above grade and interact better with the pedestrian realm.

The door sill height is the vertical distance measured from the finished grade at the front of the dwelling to the finished floor elevation at the main front entrance. The maximum height of the finished floor height at the front door shall not exceed 1 metre in height above the finished grade.

See the Glossary for definitions and diagrams related to door sill height.

Average Front Yard Setback

Front yard setback regulations in established neighbourhoods are context sensitive.

Rather than applying a single fixed setback, the Zoning Bylaw requires new infill dwellings to align with the existing pattern of development on the block.

How the Average Front Yard Setback Works

For one-unit, two-unit, semi-detached, and small-scale multi-unit dwellings (up to four units) located in established neighbourhoods, the required front yard setback must fall within a defined range based on the average setback of the two adjacent principal buildings.

- The front yard setback must be within 3 metres of the average front yard setback of the principal buildings on the two adjacent lots.
- The required setback cannot be less than 6 metres, unless a reduced setback is permitted as described below.

Reduced Setback on Blocks with Shallow Front Yards

Where the average front yard setback of the entire block is less than 6 metres, a reduced front yard setback may be permitted.

- In these cases, the required setback may align with the block's average front yard setback.
- The reduced setback must not be less than 3 metres.

This allows new development to align with existing buildings where shallower setbacks are common.

See the Glossary for definitions of average front yard setback.

Subdivision and the 60% Rule

In Category 2 neighbourhoods, the Zoning Bylaw includes additional regulations that apply when subdividing land for the construction of a new one-unit dwelling. These regulations are intended to maintain consistency with the prevailing lot widths along a blockface.

The site width of a new subdivided lot must be at least 60% of the average site width of lots on the same block.

When the 60% Rule Applies

This applies when proposing a subdivision to create a new site for a one-unit dwelling in a Category 2 neighbourhood.

How Site Width Is Measured

For the purpose of the 60% rule:

- Site width is the horizontal distance between the side property lines.
- The measurement is taken at a point on the site equal to the minimum required front yard setback for that zoning district.
- The average site width is calculated using the widths of existing lots on the block.

Example

If the average site width on a block is 15.5 metres, a newly created lot must be at least:

15.5 metres × 60% = 9.3 metres

A proposed subdivision creating a lot narrower than 9.3 metres would not comply with the Zoning Bylaw.

See the Glossary for definition of 60% Rule.

HOW TO APPLY FOR A PERMIT

Infill Builders Checklist

This checklist outlines the steps to plan and apply for a Building and Development Permit for a new infill dwelling in Saskatoon.

1. Confirm Zoning

- Look up the address in the Development Portal and note your zoning district.
- Review permitted uses, setbacks, height and development standards in the Digital Zoning Bylaw.

2. Check Site Conditions

- Confirm the site is in an established neighbourhood (Category 1 or 2).
- Identify access (e.g., driveway), easements, shallow and deep utilities, and City trees.

3. Prepare Building Plans

- A professional architect or engineer is required for projects outside the scope of Part 9 of the National Building Code. For more information, please refer to Requirement for a Design Professional.
- Prepare scaled building design and site plan drawings that meet City of Saskatoon drawing requirements.

4. Prepare Infill Site Grading Plan

- Infill site grading throughout the City of Saskatoon is regulated as per Bylaw No. 9772 - The Drainage Bylaw, 2021.
- An infill site grading plan is required if no grading plan exists for the property.
- A qualified surveyor or engineer must prepare the plan, showing proposed grades, drainage patterns, swales, downspouts and window wells.
- Final site grading inspection is required before closing the permit.

5. Confirm Servicing Requirements (Saskatoon Water Pre-Review)

- Complete the Saskatoon Water Pre-review Application Form to ensure your water and sewer servicing needs are met without surprises or delays.
- Saskatoon Water Pre-Review Approval is required for all building permit applications involving three or more dwelling units in established neighbourhoods and must be submitted with the permit application.

6. Apply For Permit Online Through ePermitting

- Getting Started: Create or log in to your account.
- Upload drawings, select the correct work scope and pay fees.

7. Monitor Review & Begin Construction

- After the permit submission, the City completes a completeness check.
- Respond to any hold comments.
- Track status updates in ePermitting.
- Construction cannot begin until the permit is issued.
- Book required inspections through ePermitting.

ADDITIONAL INFORMATION

Owners and contractors must ensure all construction complies with the National Building Code, the Building Bylaw and the Zoning Bylaw.

Plumbing Permits

Plumbing installations are governed by the Saskatchewan Plumbing Regulations, as adopted and enforced by the Building Standards Plumbing Inspectors. A plumbing permit is required whenever a plumbing system is being constructed, changed, renewed, or repaired.

A plumbing system may not be constructed, altered, extended, renewed, or repaired unless a plumbing permit has been obtained for the work. To obtain a permit, you must be a licensed plumbing contractor registered with the City of Saskatoon. It is the responsibility of the owner to ensure that the plumbing contractors comply with the regulations.

Apply online for a permit or book a plumbing inspection through ePermitting.

Demolition Permits

You must complete a Request for Demolition for the demolition of any residential building, including residential garages. The drawings and permit application requirements vary for different projects.

Apply for your demolition permit online in ePermitting.

Building Move

To move a building with in or out of city limits you must obtain approval. A licensed building mover is required to perform building moves within the City limits. The building mover is also required to post a Performance Bond with Transportation and Utilities, Traffic Engineering Section, before a building move approval can be obtained.

For more information on building, plumbing, and demolition permits, or moving a building, please contact:

City of Saskatoon, Building Standards
building.standards@saskatoon.ca
306-975-2645

Gas & Electrical Permits

Contractors and individuals who provide gas or electrical installation services must apply for a license with the Technical Safety Authority of Saskatchewan. Visit their website at www.tsask.ca, email info@tsask.ca, or call 1-866-530-8599.

Licensed Water and Sewer Contractors

Almost every building in Saskatoon is serviced by water and sewer services, which consist of mains and connections. Whether you are building a new house and need to connect to the system, are upgrading your connection, or demolishing a property, you will require the services of a licensed water and sewer contractor.

A list of licensed water and sewer contractors can be found on the City of Saskatoon website.

Note: if you are considering developing a garden or garage suite in the future, the water and sewer system for your new dwelling can be designed to accommodate this.

Lead Water Connections

Information on lead pipes and connections can be found at Lead Water Pipes.
For more information email customercare@saskatoon.ca or call 306-975-2476 or email connections@saskatoon.ca.

Driveway Crossings & Curb Cuts

Private driveway crossings and curb cuts are evaluated by the City. There are guidelines applied in conjunction with The Private Crossing Bylaw.

Driveway crossings must be at least 1.5 metres from any existing tree on City-owned land, and no City-owned tree may be removed to accommodate installation of a private driveway crossing.

Detailed information on this process can be found here at Driveway crossings permit.
Please contact DriveWayPermits@saskatoon.ca or phone 306-986-9727 for more information.

Waste Recycling and Organics

To set up waste services for newly constructed homes, contact Corporate Revenue at 306-975-2400 up to two weeks before move-in.

City Tree Protection

Trees on City property are valuable assets and an integral part of Saskatoon's urban forest. They provide various environmental, economic, and social benefits to the community. Protecting and preserving City trees is essential to ensuring these benefits continue well into the future.

The City's Tree Protection Bylaw was created to protect trees located on City property (e.g., boulevards, medians, parks and natural areas) and regulate work occurring near them.

For more information, please visit Tree Protection Requirements | saskatoon.ca.
Or email urban.forestry@saskatoon.ca.

Damage to Existing City of Saskatoon Infrastructure

Construction activity must protect City infrastructure and public spaces. Required inspections before and after construction document existing conditions and confirm whether repairs are needed.

For full requirements, responsibilities, and inspection procedures, refer to the City's Construction and Infrastructure Protection information here.

GOOD NEIGHBOUR GUIDE

Infill development occurs within established neighbourhoods where people already live. Being a good neighbour means considering how your project fits into its surroundings and how it may affect nearby residents, both during design and construction.

The Good Neighbour Guide is intended to complement the Design Guidelines and Zoning Bylaw Regulations. It does not replace those requirements.

Designing with Neighbours in Mind

Early design decisions can influence how a new home or addition relates to neighbouring properties. When planning your project, consider the following:

- How does the size and placement of the building relate to nearby homes?
- Are windows, balconies, and outdoor spaces positioned to reduce overlook into adjacent yards?
- Will the building create new shadows on nearby homes or yards?
- Does the design maintain reasonable views and openness along the street and between properties?
- Is parking arranged in a way that fits existing access patterns on the block?
- Are retaining walls, grading changes, or landscaping features designed to fit within the existing site conditions?

Addressing these questions early can help avoid issues later in the approval process.

Respecting Privacy and Livability

Established neighbourhoods often have close lot patterns and mature landscapes. Design choices should recognize these conditions.

- Consider the location of neighbouring windows when placing new windows or doors.
- Be mindful of how upper storeys, decks, or balconies may relate to nearby yards.
- Design outdoor lighting to be focused on your site and not spill onto neighbouring properties.
- Locate mechanical equipment and servicing areas thoughtfully within the site.

During Site Preparation and Construction

Construction activity can be disruptive if not managed carefully. Property owners and contractors are expected to minimize impacts on surrounding residents.

- Provide nearby neighbours with a contact name and phone number for construction-related concerns.
- Keep the construction site clean and free of loose materials and debris.
- Follow permitted hours of work and applicable noise regulations.
- Do not block sidewalks, driveways, streets, or rear lanes.
- Protect City-owned infrastructure, including boulevards, sidewalks, curbs, and trees.

Communication and Problem Solving

Open communication can help resolve issues quickly.

- Speak with neighbours early if your project may affect shared access or property boundaries.
- Respond promptly to concerns raised during construction.
- Work with City staff if issues arise that cannot be resolved on site.

Additional Resources

The Good Neighbour Guide provides further information on expectations related to property maintenance, construction activity, and community standards.

View the Good Neighbour Guide here.

Additional design considerations can be found in the Infill Design Guidelines section of this document.

IMPORTANT CONTACTS:

City of Saskatoon

Service Saskatoon
For general inquiries
Email: customercare@saskatoon.ca
Phone: 306 975 2476

Building Development
Building Standards
Residential building permits
Demolition permits
Plumbing permits
Email: building.standards@saskatoon.ca
Phone: 306 975 2645

Development Regulation
Planning and Development
Subdividing Property
Zoning and Land Use
Email: development.services@saskatoon.ca
Phone: 306 975 2645

Waste and Recycling

Water and Sewer

Utilities

SaskEnergy
Phone: 1-800-567-8899

SaskPower
Phon: 1-888-757-6937

Saskatoon Light & Power
Phone: 306-975-2414

GLOSSARY:

In the event of a conflict between this glossary and Zoning Bylaw No. 9990, the Zoning Bylaw applies.

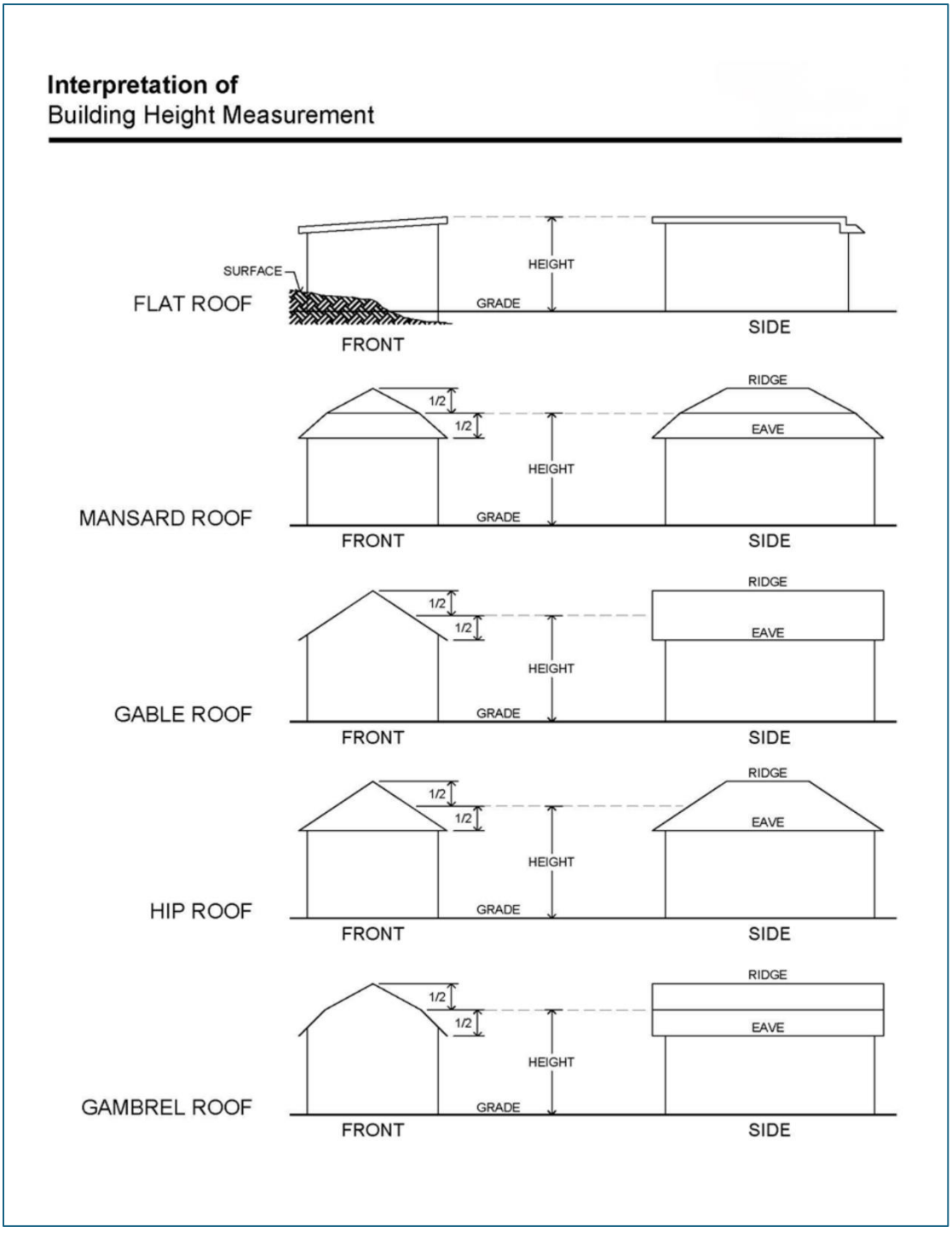
60% Rule
A subdivision regulation in Category 2 established neighbourhoods requiring the site width of a new lot for a one-unit dwelling to be at least 60% of the average site width of lots on the block.

Average Front Yard Setback
The required front yard setback for a principal dwelling in an established neighbourhood, based on the average front yard setback of the principal buildings on the two adjacent lots, subject to minimum and maximum limits.

Interpretation of Average Front Yard Setback

Building Height

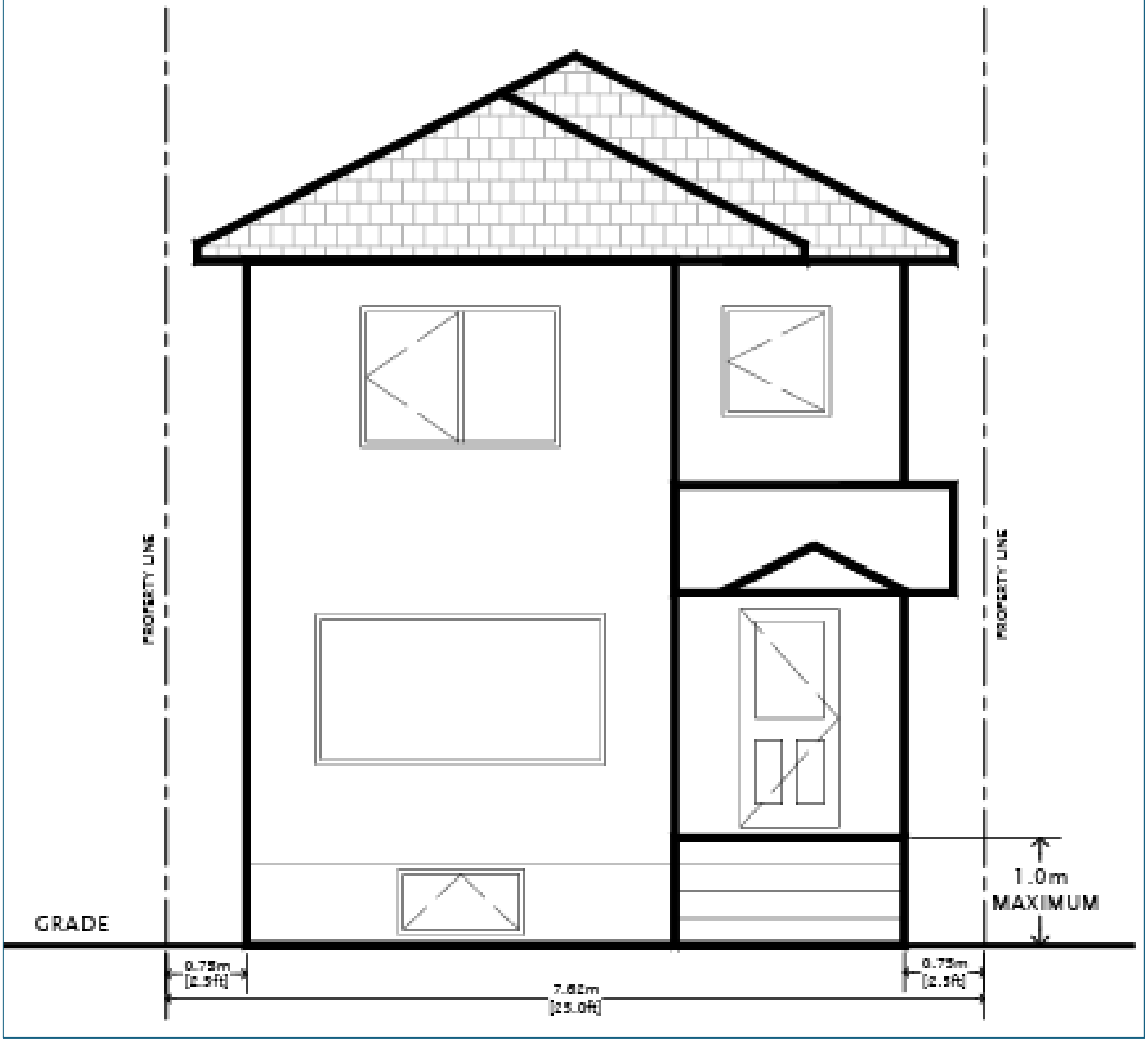
The vertical distance measured from finished grade to the mean height between the eaves and the ridge of a gable, hip, or gambrel roof. For flat-roofed dwellings, building height is measured from finished grade to the top of the roof.



Door Sill Height

The vertical distance between finished grade and the finished floor elevation at the main front entrance of a dwelling, subject to a maximum permitted height.

Interpretation of front door sill height



Dwelling Unit

A separate set of living quarters, whether occupied or not, containing sleeping facilities, sanitary facilities, and one kitchen or one set of kitchen components. All rooms, except an attached garage or carport, must be accessible from within the dwelling unit. Kitchen components include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens, and other cooking appliances.

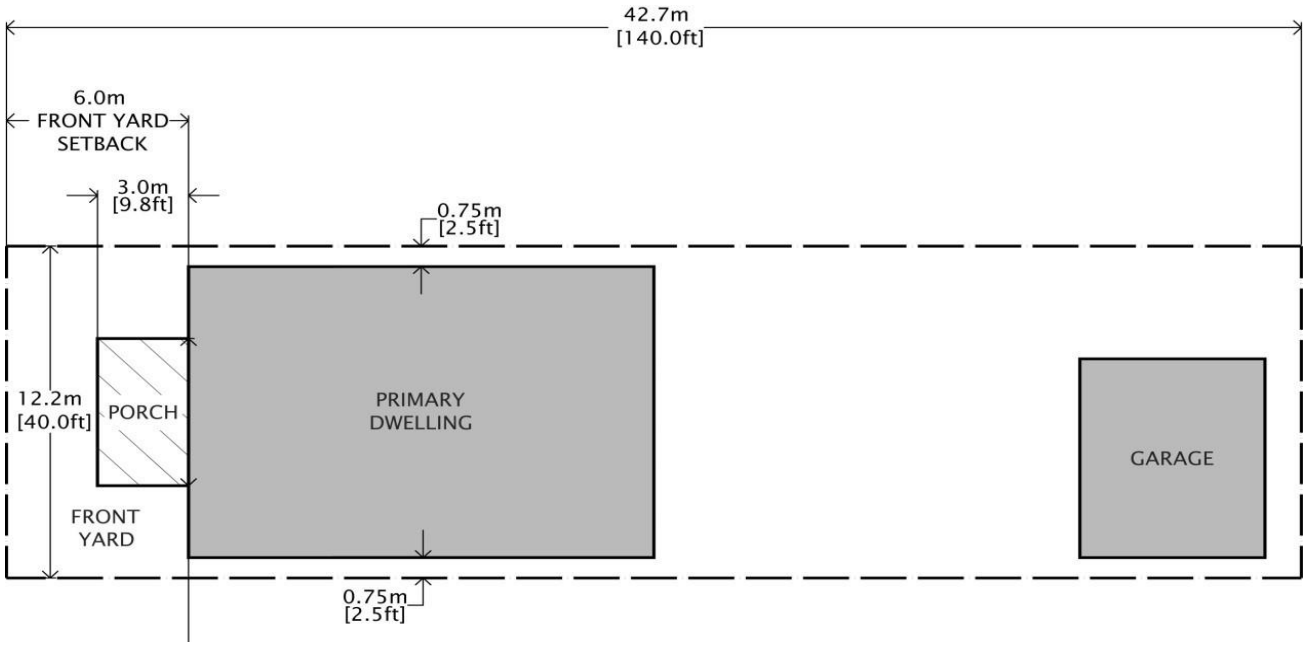
Finished Grade

The final ground elevation around a building after site grading has been completed in accordance with approved plans.

Front Porch Encroachment

A permitted obstruction that allows a front porch to project into the required front yard, subject to specific conditions and limitations.

Interpretation of front porch encroachment



Garage Suite
A building located in the rear yard that contains both a garden suite and an area used as a private garage, accessory to a one-unit dwelling, two-unit dwelling, or semi-detached dwelling.

Garden Suite
A self-contained, ground-oriented dwelling unit that is accessory to and located in the rear yard of a one-unit dwelling, two-unit dwelling, or semi-detached dwelling.

Infill Development
Development that occurs within an established neighbourhood on an existing or newly created lot, including new primary dwellings and related accessory buildings.

Multiple-Unit Dwelling (MUD)
A building or a portion of a building designed for or occupied as three or more dwelling units, but not including a hotel, street townhouse, or townhouse.

One-Unit Dwelling (OUD)
A detached building designed for or occupied as one dwelling unit.

Primary Dwelling
A one-unit dwelling, two-unit dwelling, semi-detached dwelling, or multiple-unit dwelling containing up to four dwelling units, located in an established neighbourhood.

Required Front Yard
The minimum yard area extending from the front property line to the principal building, as required by the Zoning Bylaw.

Semi-Detached Dwelling (SDD)
A building containing no more than two dwelling units on its own site, attached to another building containing no more than two dwelling units on its own site, with a common wall dividing the livable area of the two attached buildings. The common wall must be at least 40 percent of the length of the longest building containing the dwelling units, measured from the front to the rear building lines.

Sidewall Area

The area of a side wall of a principal dwelling located below the eaves and facing a side property line, calculated in accordance with prescribed height and length limits.

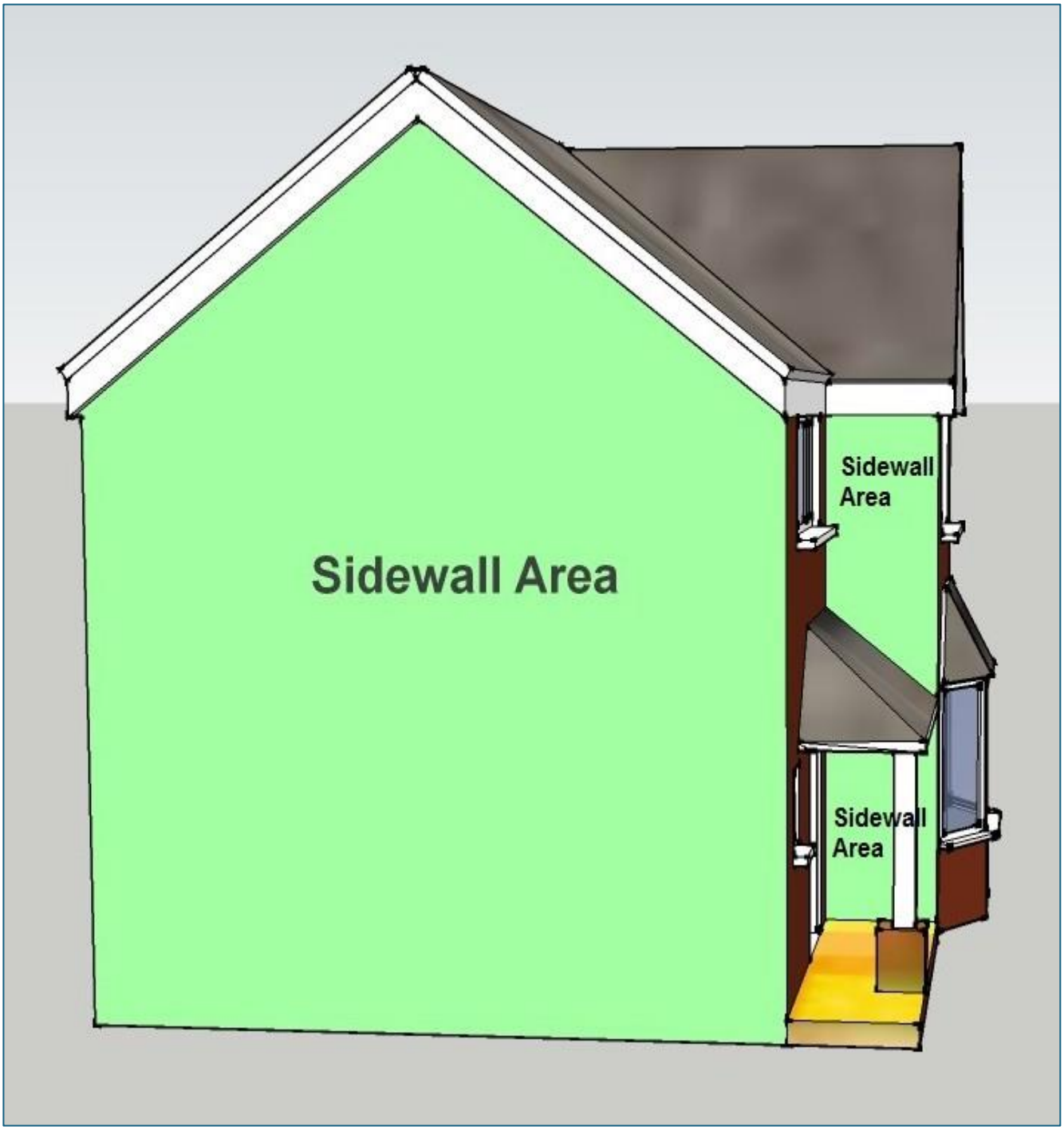
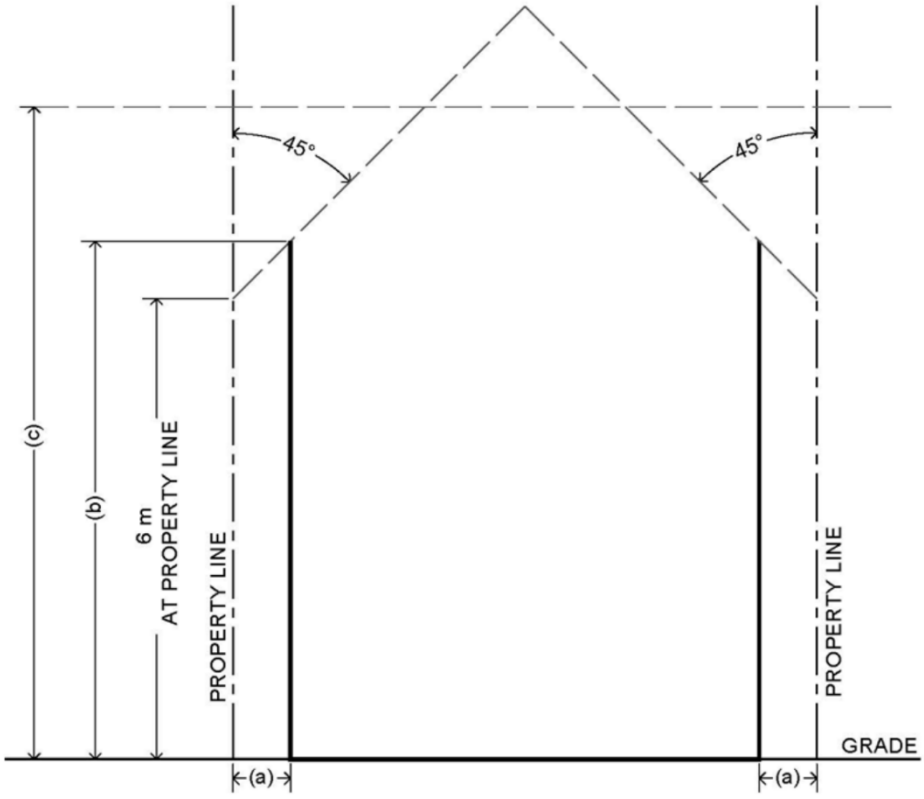
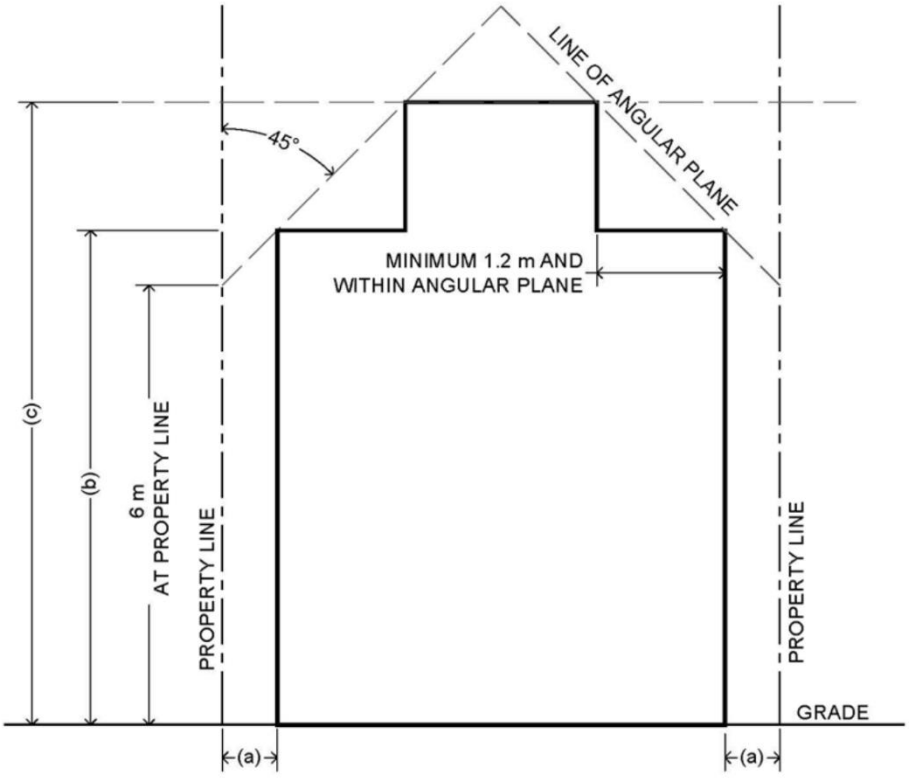


Illustration to
Determine Allowable Wall Height for a Primary Dwelling



(a) = Side yard setback
(b) = Building wall height
(c) = Allowable building height

Illustration to
Determine Maximum Wall Height for a Primary Dwelling with a Flat Roof



(a) = Side yard setback
(b) = Building wall height
(c) = Maximum wall height

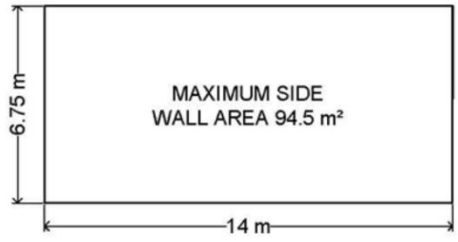
N:\Planning\MAPPING\Wall_Maps\Zoning_Maps\Zoning Bylaw\Figure 5.44(b)_Flat Roof Primary Dwelling.dwg

Example of
Allowable Side Wall Area

ALLOWABLE SIDE WALL AREA CALCULATION

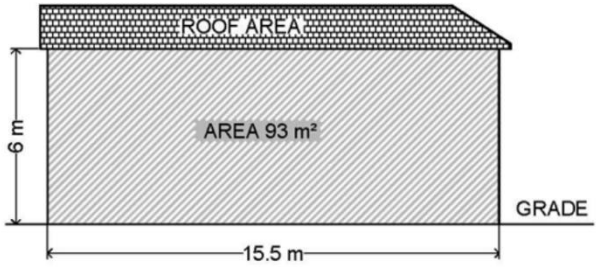
Site Length: 40 m
Side Yard Setback: 0.75 m
Allowable Side Wall Height: 6.75 m

14 m x 6.75 m = 94.5 m²



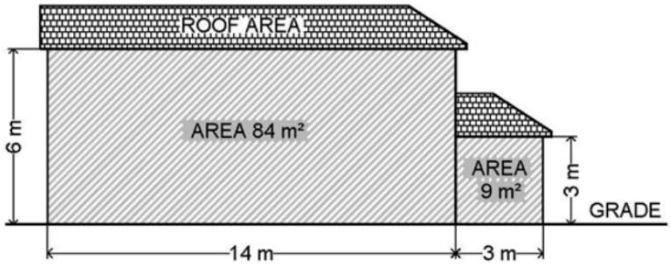
ALLOWABLE SIDE WALL AREA EXAMPLE 1

15.5 m x 6 m = 93 m²



ALLOWABLE SIDE WALL AREA EXAMPLE 2

(6 m x 14 m) + (3 m x 3 m) = 93 m²



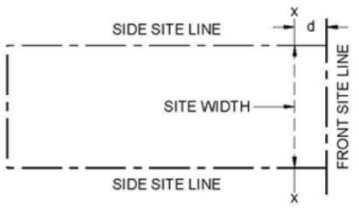
Allowable side wall area

Site Width

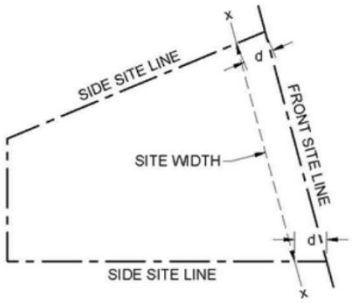
The horizontal distance between the side property lines of a site, measured at a point equal to the minimum required front yard setback.

Illustration of
Site Width

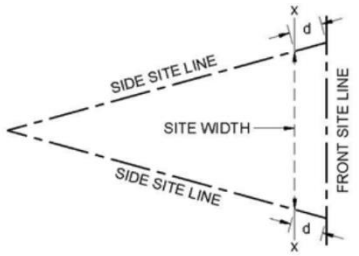
(A) SIDE SITE LINES ARE PARALLEL; STREET IS STRAIGHT



(B) FRONT AND REAR SITE LINES ARE NOT PARALLEL



(C) NO REAR SITE LINE



x = Point of intersection of minimum front yard with interior side site line(s)
d = Distance between front site line and intersection of minimum front yard with interior side site lines

Note: These figures are for reference purposes only and should not be taken to preclude situations where the front yard is considered along the wider part of the site.

Two-Unit Dwelling (TUD)

A detached building designed for or occupied as two dwelling units.


City of
Saskatoon