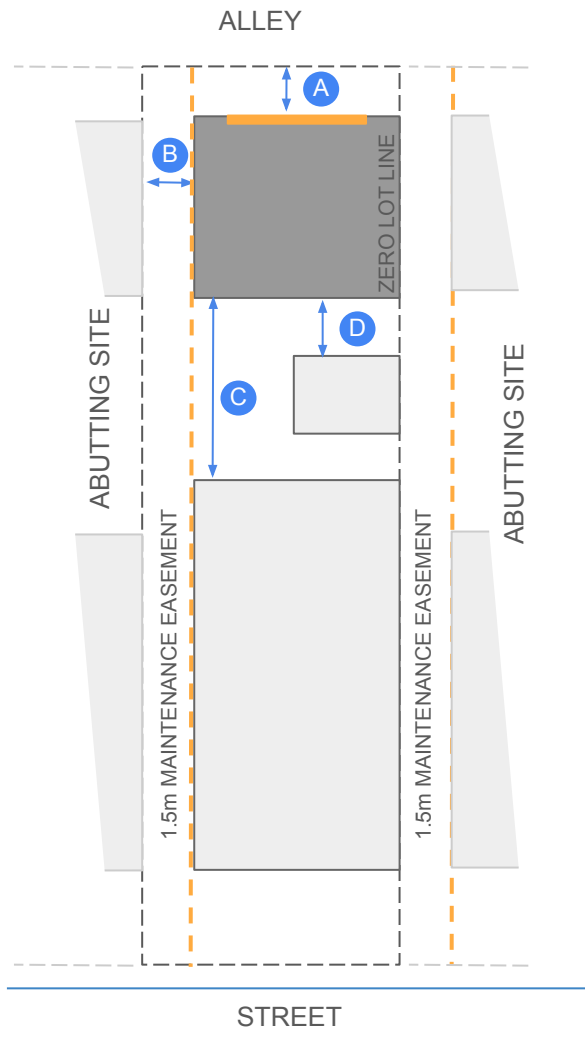


## Rear Detached Garage - Location Restrictions Zero Lot Line Properties in the RSF Zone



- The information in this document is only for detached garages located completely within the rear yard and NOT located on a [corner lot](#).
- Visit [edmonton.ca/garagepermit](https://edmonton.ca/garagepermit) for instructions to finding overlay, zone and area information for your lot.

### Minimum Setback Requirements (distance between the structure and the property line)

A - Rear Setback	1.2 m
B - Easement Side Setback	1.5 m
C - from Principal Dwelling	0.9 m
D - from other Accessory Buildings	0.9 m

Note: Garage eaves can encroach up to 0.3m onto the maintenance easement and must not be closer than 0.9m to the eaves of a building on an abutting lot. Garage eaves must also maintain a minimum distance of 0.6 from the Rear Lot Line.

### Maximum Site Coverage Requirements

Accessory Buildings	20%
Total	55%

If your property is [Reverse Housing](#), [Reduced Setback Development](#), or located in a different zone, [contact us](#) to understand the restrictions specific to your site.