

# Residential Accessory Development



This handout is for residential accessory development only (including sheds, detached garages, greenhouses, and tent shelters). For non-residential accessory developments please refer to the development regulations of the zone in which the property is located.

For complete regulations, refer to the Zoning Bylaw, available at [www.whitehorse.ca/zoning](http://www.whitehorse.ca/zoning).

**Definition:** Accessory buildings or structures are separate from, and secondary to, the principal residence. Typical accessory structures include garages, gazebos, garden sheds, greenhouses, satellite dishes, storage sheds, television and radio masts.

**Height:** The maximum height is 6.0 m (19 ft 8 in), except in RC1 and RC2 zones the maximum height is 8.0 m (26 ft 3 in).

**Front/Exterior Side Yard Setbacks:** Accessory structures are not permitted within the front or exterior side yard setback in any zone (exterior side yards only exist on corner lots). Refer to the table below to determine the front/exterior side yard setbacks for your zone.

**Side/Rear Yard Setbacks:** Side and rear yard setbacks vary depending on the height of the structure. Refer to the table below to determine the setbacks based on your zone and the height of the structure.

- Other Regulations:**
- Accessory buildings or structures:
    - Must be at least 1.0 m (3 ft 4 in) from the principal building.
    - Must have an exterior finish compatible with the principal building.
    - Cannot be used as a dwelling (garden suites are regulated separately).
  - Duplex garages in RCS, RS and RD zones may straddle the common interior side lot line if both property owners are in agreement.
  - Setbacks are measured from the exterior wall of a structure.
  - Roof overhangs may project 0.6 m (2 ft) into a required setback, but may not be closer than 0.15 m (0.5 ft) from the property line.

**Permits:** Accessory buildings or structures over 10 m<sup>2</sup> (approximately 107 ft<sup>2</sup>) require a building permit. A site plan and building plans, demonstrating compliance with the Zoning regulations, must be submitted as part of your building permit application.

## FRONT/EXTERIOR SIDE YARD SETBACKS:

Zone	RC1, RC2, RR, RS, RS2	RCS, RCS3, RCT*, RCT2	RCS2	RD
Front/Exterior Side Yard Setback	6.0 m	4.0 m	3.0 m	2.0 m

\*Corner lot setbacks vary in RCT zone - refer to the Zoning Bylaw for corner lot setbacks

## SIDE/REAR YARD SETBACKS:

Zone	All zones except RC1 and RC2		RC1 and RC2 zones	
Height	0 to 4.5 m	4.5 to 6.0 m	0 to 6.0 m	6.0 to 8.0 m
Side/Rear Yard Setback*	0.6 m	1.5 m	3.0 m	6.0 m

\*Rear yard setbacks vary in RCT zone - refer to the Zoning Bylaw for setbacks in RCT zone

**Still have questions?** [www.whitehorse.ca/development](http://www.whitehorse.ca/development)  
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