

Residential Accessory Development



The City's Zoning Bylaw regulates accessory development in all areas of the City. This hand-out 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.

Definition: Residential accessory development is a detached building or structure secondary to a house. Typical accessory structures include garages, gazebos, garden sheds, greenhouses, kennels, satellite dishes, storage sheds, stables, television, and radio masts.

Height: The maximum height for accessory structures in urban residential areas is 6.0 m (19 ft 8 in). The maximum height for structures in country residential areas is 8.0 m (26 ft 3 in).

Front Yard Set-backs (Urban and Country Residential): Accessory structures in urban and country residential areas are not permitted to be located within the front yard setback of a property. In most residential areas, this means accessory structures must not be located within 6.0 m (19 ft 8 in) of the front lot line.

Side/Rear Yard Set-backs (Urban Residential): Accessory structures located in urban residential areas that are between 0 and 4.5 m (14 ft 9 in) in height cannot be located closer than 0.6 m (2 ft) from any side or rear lot line. Accessory structures located in urban residential areas that are between 4.5 m (14 ft 9 in) and than 6.0 m (19 ft 8 in) in height cannot be located closer than 1.5 m (5 ft) from any side or rear lot line.

Side/Rear Yard Set-backs (Country Residential): Accessory structures located in country residential areas that are between 0 and 6.0 m (19 ft 8 in) in height cannot be located closer than 3.0 m (10 ft) from any side or rear lot line. Accessory structures located in country residential areas that are between 6.0 m (19 ft 8 in) and 8.0 m (26 ft 3 in) in height cannot be located closer than 6.0 m (19 ft 9 in) from a side or rear lot line.

- Other Regulations:**
- Accessory structures cannot be located closer than 1.0 m (3 ft 4 in) from the principal building.
 - Accessory structures cannot be structurally connected to a principal structure (e.g. a house).
 - Accessory structures must have an exterior finish compatible with the principal building.
 - Accessory structures cannot be used as a dwelling except where the structure has been approved as a Garden Suite.
 - Duplex garages in most residential zones may straddle the common interior side lot line if both property owners are in agreement.
 - Accessory structures located in comprehensive zones (Takhini North, Whistle Bend, Ingram) may have additional regulations.
 - Set-backs are measured from the wall of the structure.
 - Roof overhangs may project 0.6 m (2 ft) into a required set-back. In no case shall a roof overhang be closer than 0.15 m (0.5 ft) to the property line.

Permits: A building permit is required to be issued prior to the construction of any structure over 10 m² (approximately 100 ft²). Structural construction plans showing framing, roof, and foundation detail are required to be submitted to the City's Planning and Development Services Department. A site plan is also required, which must be at an appropriate metric scale and contain a north arrow, lot dimensions, and the location of the proposed structure with dimensions shown from lot lines and existing structures.

SET-BACK SUMMARY:

	Urban Residential		Country Residential	
Height	0 to 4.5 m	4.5 to 6.0 m	0 to 6.0 m	6.0 to 8.0 m
Front Set-back	6.0 m	6.0 m	6.0 m	6.0 m
Side Set-back	0.6 m	1.5 m	3.0 m	6.0 m
Rear Set-back	0.6 m	1.5 m	3.0 m	6.0 m



* Yard Set-backs May Vary In Comprehensive Residential Zones (e.g. Takhini North, Ingram, Whistle Bend)