



Accessory Buildings

Zoning By-law 2014-126 defines an “Accessory Use or Building” as a “use or building naturally and normally incidental, subordinate and exclusively devoted to the principal use or building located on the same lot.”

The provisions outlined in this information sheet refer to detached accessory buildings on residential properties. (There are separate provisions pertaining to agricultural zones.) An attached garage is part of a house and must comply with setbacks for the dwelling, for the zone in which it is located.

Height

The maximum height for accessory buildings in a residential zone is 4.6 m (15 feet).

Location

An accessory building is not permitted within a required front yard or a required exterior side yard, and must be set back a minimum of 1 m (3.28 feet) from an interior side lot line*, or rear lot line.

* An exception to the sideyard setback pertains to a mutual private garage, which may be located on the common lot line between the two lots.

A required exterior side yard means, the setback distance required by the zoning by-law, from a side property line which is next to a street (the side property line on a corner lot). An interior side lot line is a lot line between properties.

Note: No accessory building or structure shall be used as a dwelling unit, or part of a dwelling unit (except for a help house on an agricultural operation).

Lot Coverage

Accessory buildings are included as part of lot coverage. The maximum permitted lot coverage varies according to zone. (Lot coverage is defined as the percentage of the lot area covered by the first floor of all buildings and structures on the lot including the principal building or structure and all accessory buildings or structures.)

Building Permit

Please contact the Building Standards Department to determine whether a permit is required.

Town Contact

Building Standards Department
705-435-3900 or 905-729-0057 x2010
building@newtecumseth.ca