

## Accessory Building Design

### SR-1 and SR-2 Zones

The purpose of this bulletin is to provide designers, contractors, and homeowners with information related to the design and construction of accessory buildings in SR-1 and SR-2 zones.

Accessory buildings are defined in the Township Zoning Bylaw as follows: “a building or structure, the use or intended use of which is customarily incidental or subordinate to that of a permitted principal building or use situated on the same lot and is separated from a principal building by a minimum of 1.5m.”

Incidental or subordinate to the permitted principal building is interpreted by the Township to mean a building similar to a double garage, triple garage, workshop, equipment storage, etc.

Accessory buildings in the SR-1 and SR-2 Zones are limited to the following:

- Building area of 135 square metres
- Maximum building height of 7.5 metres or 1½ stories

Note that SR Zones do not permit “coach houses” or additional dwelling units in accessory buildings.

To provide clarity to designers, contractors and homeowners, effective December 1, 2017, the Township will require that the design of accessory buildings in SR-1 and SR-2 zones satisfy the following criteria:

- The half storey is required to be wholly contained within the portion of the roof framing that is connected directly to the storey below (attic truss or roof rafter connected to the top wall plate).
- The habitable floor area within the half storey is not permitted to be more than 60% of the habitable floor area in the storey located immediately below it.
- The half storey shall not be permitted to contain or serve a balcony.
- Washroom facilities are not permitted within the half storey.
- The half storey may contain a dormer(s) as a roofed projection in which a window is set upright in a sloping roof, providing the dormer(s) do not occupy, either individually or in total, more than 40% of the projected length of the roof along each elevation.

If you require any assistance with the design of an accessory building, please call 604.533.6018 and one of our technical staff will be able to advise you on the proposed design of your project.