

# ACCESSORY BUILDINGS AND USES INFORMATION SHEET

## *Excerpt from City of Sarnia Zoning By-law 85 of 2002*

### (1) Accessory Buildings And Uses Permitted In All Zones

Where this By-law permits a lot to be used or a building or structure to be erected or used for a purpose, that purpose shall include any building, structure or use accessory thereto, except that no accessory dwelling unit shall be permitted in any zone other than a zone in which such a use is specifically listed as a permitted use. No accessory building or use shall be established on any lot until the main building or use to which it is accessory, is established.

### (2) Accessory Buildings And Uses in Residential Zones

Unless otherwise specifically provided for in this By-law, no person shall erect or maintain an accessory building in any Residential Zone, except a Rural Residential Zone and, except in accordance with the following provisions:

- (a) Accessory buildings shall only be located in the side and rear yards of any lot as defined by this By-law, except that:
  - i) where such lot is located on the north side of Lakeshore Road in Lots 28 to 50 inclusive in the Front Concession, an accessory building may be located in the front yard provided such building is located not closer than **12m** to the front lot line and **1.2m** to the side lot line and provided no accessory building shall be erected closer to a flanking street than the side yard setback from the flanking street required for the main dwelling to which it is accessory.
  - ii) where such lot is located on the north side of: Beach Lane (east of Colborne), Beach Lane (west of Colborne), Beacon Court, Braemar Lane, Bruce Street (between Mulberry Street and Hansard Lane), 450-462 Charlesworth Lane, Coronation Lane, Haight Lane, Hansard Lane, Hillcrest Drive, Hillcrest-Nisbet Drive, Huronview Trail, Lake Huron Parkway, 544-584 Lakeshore Road, Lakeview Trail, Passingham Drive, Sunset Boulevard, Tudor Close West, and Tyrie Drive East, an accessory building may be located in the front yard (street side) provided such building is located not closer than **6m** to the front lot line and **1.2m** to the side lot line and provided no accessory building shall be erected closer to a flanking street than the side yard setback from the flanking street required for the main dwelling to which it is accessory. **(135/2006)**
- (b) In any rear yard, a free standing garage, carport or other accessory building shall have a minimum building setback of **0.6m**, not including eave projections which shall have a minimum setback of **0.3m**, except that no accessory building shall be erected closer to a flanking street than the side yard setback from the flanking street required for the main dwelling to which it is accessory and provided that where the vehicular entrance to an

accessory garage or carport faces a municipal street, a minimum side yard of **6m** shall be required.

- (c) In any side yard, a free standing garage, carport or other accessory building shall provide minimum side and rear yard setbacks as if the accessory building was attached to and formed part of the main building to which it is accessory, except that:
  - i) Nothing in this By-law shall prevent rear yard additions to a main dwelling after the date of adoption of this By-law, which will have the effect of placing in whole or in part, an existing accessory building into the required side yard setback. The resulting side yard setback for the accessory building shall be deemed to comply with this By-law.
- (d) For any accessory building, the maximum height shall be **1** storey and not more than **5m** from grade, provided, however, that for any accessory building having a flat roof, the maximum building height shall be **1** storey and not more than **3.5m** from grade. For the purpose of this clause, grade shall mean the average elevation of the finished surface of the ground adjacent to the accessory building.
- (e) Where the side lot line of a corner lot is substantially a continuation of the front lot line of an adjoining lot and no public lane at least **6m** wide separates such lots, no accessory building shall be located on such corner lot nearer to such side lot line than the minimum depth of the required front yard on such adjoining lot, nor nearer than **1.2m** to the side lot line of the adjoining lot.
- (f)
  - i) In any Residential Zone the maximum combined lot coverage for all accessory buildings shall be **10%** of the lot or **65m<sup>2</sup>**, whichever is less, except portable classrooms accessory to schools;
  - ii) The maximum lot coverage for dwellings in residential zones does not include accessory buildings. **(135/2006)**
- (g) Any accessory building shall have a minimum clearance of **1m** from a dwelling located on the same lot.
- (h) Where a wall of a garage faces a street and is located closer than **6m** there from, no provision for vehicular entry shall be permitted along the said wall.
- (i) On any through lot, an accessory building shall have a minimum setback from the rear lot line equal to the minimum front yard depth required for the main building on the lot.
- (j) In any Urban Residential Zone the maximum floor area for any attached garage or carport shall be **90m<sup>2</sup>**.
- (k) No accessory building shall be established or used as a dwelling unit except for a manse.

### (3) Accessory Buildings And Uses in All other Zones

- (a) Accessory buildings may be located in any side and rear yards of any lot as defined by this By-law, except that nothing shall prevent the erection of:
- i) a kiosk for a parking lot anywhere in a front yard or exterior side yard in a Commercial, Institutional or Industrial Zone;
  - ii) a gatehouse, anywhere in a front yard or an exterior side yard in an Industrial Zone; and
  - iii) a partially enclosed shelter for use by children while waiting for a school bus, anywhere in a front yard or an exterior side yard in a Rural Zone.
- (b) In any rear yard, an accessory building shall have a minimum building setback of **0.6m**, not including eave projections which shall have a minimum setback of **0.3m**.
- (c) In any exterior or interior side yard, no accessory building shall be erected closer to the flanking street or interior side lot line than the side yard setback from the flanking street or interior side lot line required for the main building to which it is accessory. **(139/2002)**
- (d) The total lot coverage of all accessory buildings or structures on a lot in all zones (other than Industrial Zones) shall not exceed **10 %** of the lot area except that, for a residential lot in all RR1 Zones or RU1 Zones the maximum lot coverage for all accessory buildings shall be **5%** of the lot or **100m<sup>2</sup>**, whichever is less. **(3/2003)**
- (e) The maximum height for all accessory buildings shall be as follows:
- i) **8m** in all Rural Residential (RR), Commercial and Institutional Zones; **(135/2006)**
  - ii) **10m** in other Non-Residential Zones.
- (f) A maximum of **2** horses may be kept as pets in a Rural Residential Zone subject to the following:
- i) a minimum lot size of **0.8ha**;
  - ii) the horses shall be owned by the person or persons residing in the dwelling on the lot; and
  - iii) compliance with the minimum distance separation requirements for livestock facilities.