

Accessory Building Zoning Requirements

	A1	A2	A3	A4	VR1 Springfield	VR2 Port Bruce	HR	RR	MH
Minimum Front Yard Setback	15m (50'-0")	15m (50'-0")	15m (50'-0")	15m (50'-0")	6m (20'-0")	6m (20'-0")	6m (20'-0")	6m (20'-0")	6m (20'-0")
Minimum Interior Side Yard Setback	5m (16'-6")	5m (16'-6")	5m (16'-6")	5m (16'-6")	1.2m (4'-0")	1.2m (4'-0")	1.2m (4'-0")	1.2m (4'-0")	1.2m (4'-0")
Minimum Exterior Side Yard Setback	9m (30'-0")	9m (30'-0")	9m (30'-0")	9m (30'-0")	6m (20'-0")	6m (20'-0")	6m (20'-0")	6m (20'-0")	6m (20'-0")
Minimum Rear Yard Setback	7.5m (25'-0")	7.5m (25'-0")	7.5m (25'-0")	1.2m (4'-0")	1.2m (4'-0")	1.2m (4'-0")	1.2m (4'-0")	1.2m (4'-0")	1.2m (4'-0")
Minimum Septic Setback (Distribution Pipes)	5m (16'-6")	5m (16'-6")	5m (16'-6")	5m (16'-6")	5m (16'-6")	5m (16'-6")	5m (16'-6")	5m (16'-6")	5m (16'-6")
Total Maximum Lot Coverage (All Buildings)	20%	20%	20%	30%	30%	30%	30%	30%	40%
Maximum Lot Coverage (Accessory Buildings)				10%	10%	10%	10%	10%	10%
Maximum Floor Area				200m ² (2150ft ²)	120m ² (1290ft ²)	120m ² (1290ft ²)	150m ² (1610ft ²)	200m ² (2150ft ²)	20m ² (215ft ²)
Maximum Height				6m (20'-0")	6m (20'-0")	6m (20'-0")	6m (20'-0")	6m (20'-0")	6m (20'-0")
Minimum Setback From Other Buildings				2m (6'-7")	1m (3'-4")	1m (3'-4")	1m (3'-4")	1m (3'-4")	1m (3'-4")
** Conversions are approximate **				Building shall not be erected closer to the front lot line or the exterior side lot line than the minimum distance required for the dwelling on the lot; be erected in the front yard or, in the case of a corner lot, in the exterior side yard or be erected closer to the road than the dwelling is to that road.					
Accessory buildings are permitted to be constructed on a floating slab providing they are not of masonry or masonry veneer construction, not more than 1 storey in building height, not more than 55m² (590ft²) in area and where the distance from the finished ground to the underside of the floor joists is not more than 600mm (24").									