



TOWN OF SIDNEY

ACCESSORY BUILDING/STRUCTURE INFORMATION

According to The Town of Sidney Zoning Bylaw No. 1660, an accessory building or structure refers to “a building or structure a) utilized for an accessory use, b) subordinate in area, extent and purpose to the principal building served, and c) located on the same lot as the principal building served.” These types of structures can include, but are not limited to, storage sheds, detached garages or workshops, gazebos, and picnic shelters, and heat pumps.

The Town of Sidney permits accessory buildings and structures in the following zones:

- All residential (R1-R2.1, RM3-RM6, *not incl. C1*)
- Industrial (M1)
- Neighborhood Motel (C5.2)
- All marine zones (W1-W2)

The following is a summary of some of the requirements for accessory buildings and structures within the Town of Sidney. For complete information, please contact the Town of Sidney, Development Services Department at 250-656-1725.

BUILDING & PLANNING REQUIREMENTS

A Building Permit is required for accessory buildings or structures that exceed 10m² (108 ft²), and are subject to the same bylaw and B.C. Building Code regulations as a principal building. Those that are 10 m² (108 ft²) or less do not require a building permit, nor are they required to comply with the B.C. Building Code. However, they still must comply with the setback requirements and general regulations (Section 3.1) set out in Zoning Bylaw No. 1660.

Please note that many properties in Sidney are within development permit areas. Within these areas, any alteration to a property, including the construction or alteration of accessory buildings and structures, requires a development permit prior to the issuance of a building permit. Please contact Town of Sidney Development Services for information regarding development permits.

General Regulations pertaining to accessory buildings and structures require that they *not be used for human habitation*. The maximum height of an accessory building or structure shall be 5m (16.4 ft), and it shall not be located within a front or exterior side yard.

In addition, the rear setback of a property may be relaxed to a distance of 1.5m (4.9 ft) from the rear lot line, provided that a) the area of the accessory building or structure does not exceed 25% of the rear yard area (defined as the area between the rear lot line and the rear face(s) of the principal building), and b) the width of the building does not exceed 50% of the width of the rear lot line.

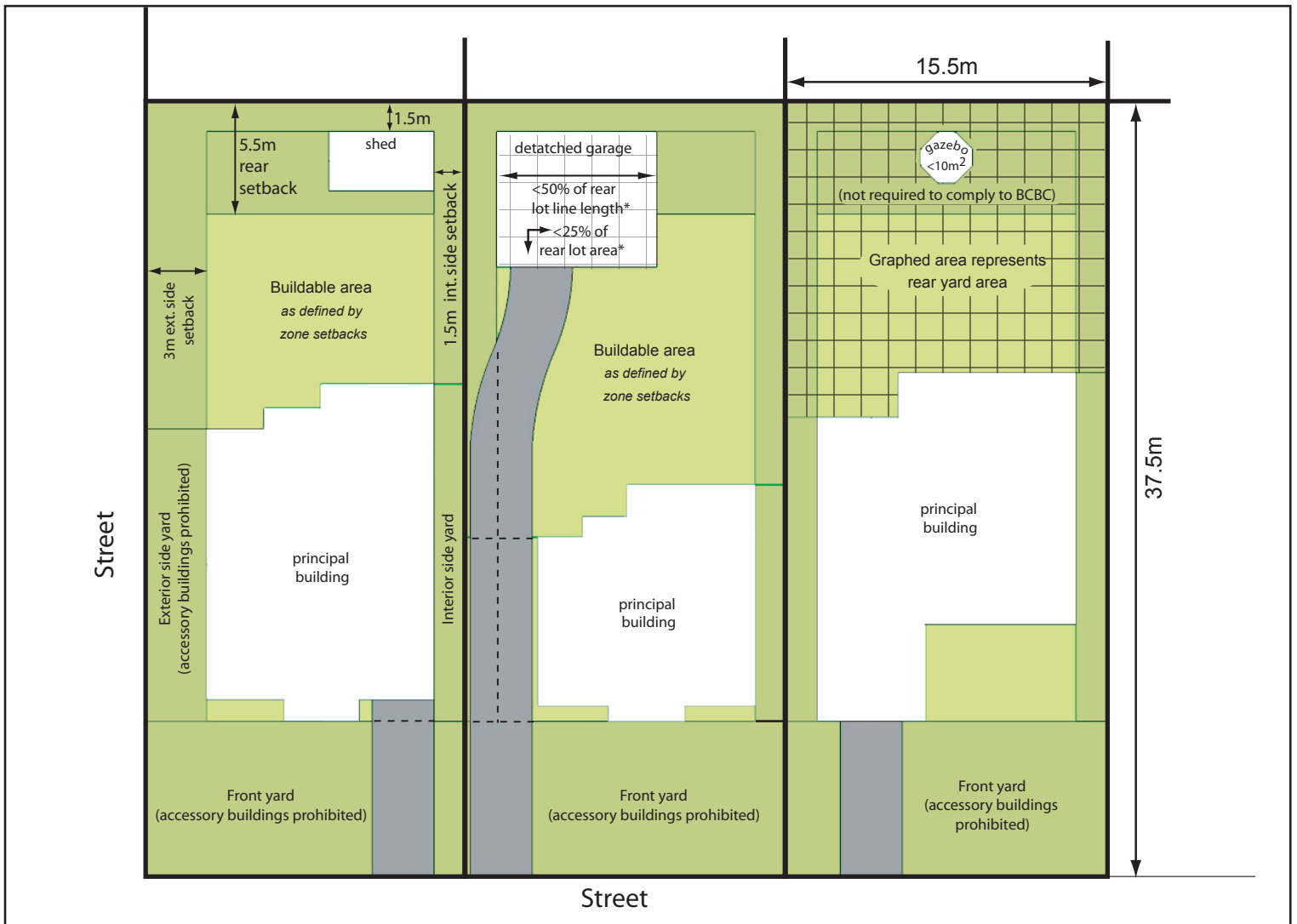
Accessory buildings and structures contribute toward lot coverage, which means that their footprint areas are included with the footprint(s) of other building(s) on the lot when calculating their relationship to the entire lot area. Lot coverage is controlled by the Zoning Bylaw.

Be advised that easements and/or statutory right-of-ways exist on many properties in Sidney, which may affect the siting of a proposed accessory building. It is the property owner's responsibility to determine easements or statutory right-of-ways on their own property through a current title search through the Land Title and Survey Authority of British Columbia. Inquire with the Town of Sidney Engineering Department to discuss the siting of the accessory building in relation to a Town-owned easement or a statutory right-of-way.

Further details regarding building requirements for accessory buildings and structures can be found under Part 9 of the B.C. Building Code.

This document is provided for information purposes only and is not a comprehensive list of the requirements for an accessory building or structure. A Town of Sidney Building Official must inspect the premises to confirm that all applicable Zoning Bylaw and BC Building Code requirements are satisfied before an accessory building or structure is considered to be legal. Likewise, a survey by a B.C. Land Surveyor for setbacks may be required to confirm the siting of the building or structure.

Example Properties with Accessory Buildings



*An accessory building or structure may be built 1.5m from the rear lot line, providing it meets the following criteria:

- the area of the accessory building does not exceed 25% of the rear yard area of the subject lot; and
- the width of the accessory building does not exceed 50% of the width of the rear lot line.

Otherwise, the accessory building must comply to the zone's rear setback.

The area of an accessory building contributes toward lot coverage, along with the footprint area of the principle building.

