



## **Accessory Buildings**

### **Definitions:**

1. **"accessory building"** means a building separate and subordinate to the main building and use which is incidental to the main building and is located on the same parcel of land. An accessory building to a residential use means a garage, carport, shed, tented structure, storage buildings, hobby greenhouse, sundeck, permanently installed private swimming pool or hot tub, and similar buildings. Where an accessory development is attached to the main building on a lot by a roof or an open or enclosed structure, except carports where vehicular access to the rear yard is not obstructed, said accessory development is part of the main building and not an accessory building and shall, unless otherwise specified in this Bylaw, adhere to the yard and other requirements for main buildings;
2. **"accessory use"** means a use customarily incidental and subordinate to the main use or building and is located on the same parcel of land with such main use or building;

### **Accessory Buildings in Residential Districts**

1. Where a building is attached to the main building on a site by its roof, an open or enclosed structure, a floor or a foundation, it is considered to be a part of the main building.
2. Except as otherwise indicated in this Bylaw, this Section applies within all Residential Districts.
3. No accessory building or use, other than a parking space or a fence, shall be erected or placed within a minimum required front yard.
4. Notwithstanding Subsection (3) above, the Development Authority may approve the erection of an accessory building or use within the minimum front yard requirement provided that no building is located within 15 m (50 ft.) from the right-of-way of a highway or road.

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5. With the exception of a rear-entrance garage, an accessory building shall be situated on an interior lot so that the exterior wall is at least 0.9 m (3 ft.) from the side line and 0.6 m (2 ft.) from the rear line of the lot.
6. Garages shall be located so that vehicle entrance doors shall not be closer than 5.5 m (18 ft.) from the boundary line towards which they face or open.
7. On corner lots, accessory buildings shall be situated so that the side yard which abuts the road is not less than the minimum side yard requirement for the main building or use.
8. An accessory building shall be not more than 4.6 m (15 ft.) in height.
9. Except at the discretion of the Development Authority, no accessory building may have a floor area greater than the floor area of the dwelling on the same lot.
10. An accessory building shall not be used as a dwelling, unless the accessory building is a garage with an approved garage suite or a garden suite.
11. All accessory buildings shall be constructed of materials that blend harmoniously with the main building on the lot.
12. No accessory building may be built on a lot before a main building or a main use is developed on the lot.
13. Notwithstanding (12), at the discretion of the Development Authority, a maximum of two (2) temporary, portable structures including a sea can or recreational vehicle may be placed on a lot before a main building or a main use is developed on the lot.
14. Sea cans must be well-maintained and in good condition, or alternatively, must be adequately buffered to the satisfaction of the Development Authority. The Development Authority may require that a sea can be given a fresh coat of paint as a condition of the issuance of a development permit.
15. All accessory buildings must be located a minimum of 2.1 m (7 ft.) from the main building on the lot.

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