

ACCESSORY USES GUIDE - BY-LAW 1746

USE THIS GUIDE FOR PROPERTIES LOCATED IN THE ORIGINAL TOWN OF TECUMSEH

5.25.1 Private garages, other accessory buildings, structures or uses but not parking or outside storage areas, and accessory structures permitted in and regulated by subsections 5.25.2:

- a) shall not be used for human habitation, except where a dwelling unit is a permitted accessory use;
- b)
 - i) for residential zones, shall not be permitted in the front yard or side yard abutting a street in the case of a corner lot; except where a lot abuts Lake St. Clair in which case a garage may be built in the front yard provided it is not built closer to the front lot line than the minimum distance required by this By-law for the main building on the lot and all other provisions of this By-law are complied with;
 - ii) for all other zones; shall not be built closer to the front lot line than the minimum distance required by this by-law for the main building on the lot;
- c) shall not be closer than 0.61 metres (2.0') to any lot line if less than or equal to 10.0 square metres (107.64' sq.) in area and 2.5 metres (8.2') in height or shall not be closer than 1.22 metres (4.0') to any lot line if greater than 10.0 square metres (107.64' sq.) in area or 2.5 metres (8.2') in height except:
 - i) that common semi-detached private garages or carports may be centered on a mutual side lot line;
 - ii) that where a lot line abuts a public alley an accessory building or structure may be located not less than 0.5 metres (1.64') from said alley.
 - iii) that subsection 5.25.4 applies where a lot abuts Lake St. Clair
- d)
 - i) for residential zones shall not exceed 10 percent of total lot area or 90.0 square metres (969.0' sq.) in area, whichever is the lesser, and no individual accessory building or structure shall exceed 70.0 square metres (753.0' sq.) in area.
 - ii) for all other zones, shall not exceed 10 percent of total lot area;
- e)
 - i) for residential zones: shall not exceed 4.57 metres (15.0') in height;
 - ii) for all other zones: shall not exceed 10.67 metres (35.0') in height
 - iii) for permitted accessory and detached dwelling units: shall not exceed 2.5 storeys in height;
- f) shall not be considered as an accessory building if attached to the main building in any way;
- g) shall not be located within 1.5 metres (4.92') of the main building on said lot with the exception of decks which shall be permitted to be attached to the main building.;
- h) shall not be considered an accessory building if located completely underground
- i) the following encroachment provisions shall apply to eaves and eavestroughs on accessory buildings:
 - i) for accessory buildings greater than 10.0 square metres (107.64' sq.) in area, eaves shall be allowed to encroach 0.61 metres (2.0') and eavestroughs an additional 0.15 metres (0.5') into the required setback;
 - ii) for accessory buildings less than or equal to 10.0 square metres (107.64' sq.) in area, eaves shall be allowed to encroach 0.31 metres (1.0') and eavestroughs an additional 0.15 metres (0.5') into the required setback.

SUMMARY

- Permit required for anything over 107.64 sq. ft. (10 sq. m.)
- Fee is \$10.00 per thousand value of construction with a \$100.00 minimum charge.
- 2.0 foot side and rear yard setback if less than 107.64 sq.ft. **and** less than 8.2 ft. in height.
- 4.0 foot side and rear yard setback if over 107.64 sq. ft. **or** more than 8.2 ft. in height.
- Total lot coverage not to exceed 10% of total lot area or 969 sq. ft. whichever is less and maximum for any individual building is 753.0 sq. ft.
- No closer than 4.92 ft. from main building
- Maximum heights 15.0 ft. for residential and 35.0 ft. for all other zones

ACCESSORY USES GUIDE – BY-LAW 2065

USE THIS GUIDE FOR PROPERTIES LOCATED IN THE FORMER VILLAGE OF ST. CLAIR BEACH

- 5.19.1 Private garages, other accessory buildings, structures or uses but not parking or outside storage areas, and accessory structures permitted in and regulated by subsections 5.19.2:
- a) shall not be used for human habitation, except where a dwelling unit is a permitted accessory use;
 - b)
 - i) for residential zones, shall not be permitted in the front yard or side yard abutting a street in the case of a corner lot;
 - ii) for all other zones; shall not be built closer to the front lot line than the minimum distance required by this by-law for the main building on the lot;
 - c) shall not be closer than 0.61 metres (2.0') to any lot line if less than or equal to 10.0 square metres (107.64' sq.) in area and 2.5 metres (8.2') in height or shall not be closer than 1.22 metres (4.0') to any lot line if greater than 10.0 square metres (107.64' sq.) in area or 2.5 metres (8.2') in height except:
 - i) that common semi-detached private garages or carports may be centered on a mutual side lot line;
 - ii) that where a lot line abuts a public alley an accessory building or structure may be located not less than 0.5 metres (1.64') from said alley.
 - d)
 - i) for residential zones shall not exceed 10 percent of total lot area or 90.0 square metres (969.0' sq.) in area, whichever is the lesser, and no individual accessory building or structure shall exceed 70.0 square metres (753.0' sq.) in area.
 - ii) for all other zones, shall not exceed 10 percent of total lot area;
 - e)
 - i) for residential zones: shall not exceed 4.57 metres (15.0') in height;
 - ii) for all other zones: shall not exceed 10.67 metres (35.0') in height;
 - iii) for permitted accessory and detached dwelling units: shall not exceed 2.5 storeys in height;
 - f) shall not be considered as accessory if attached to the main building in any way;
 - g) shall not be located within 1.5 metres (4.92') of the main building on said lot with the exception of decks which shall be permitted to be attached to the main building.;
 - h) shall not be considered an accessory building if located completely underground
 - i) the following encroachment provisions shall apply to eaves and eavestroughs on accessory buildings:
 - i) for accessory buildings greater than 10.0 square metres (107.64' sq.) in area, eaves shall be allowed to encroach 0.61 metres (2.0') and eavestroughs an additional 0.15 metres (0.5') into the required setback;
 - ii) for accessory buildings less than or equal to 10.0 square metres (107.64' sq.) in area, eaves shall be allowed to encroach 0.31 metres (1.0') and eavestroughs an additional 0.15 metres (0.5') into the required setback.
 - j) Specific provisions for accessory uses, buildings and structures in the Residential R1 zone are contained in the specific use provisions (subsection 6.2.1) of this by-law.

SUMMARY

- Permit required for anything over 107.64 sq. ft. (10 sq. m.)
- Fee is \$10.00 per thousand value of construction with a \$100.00 minimum charge.
- 2.0 foot side and rear yard setback if less than 107.64 sq.ft. **and** less than 8.2 ft. in height.
- Total lot coverage not to exceed 10% of total lot area **or** 969 sq. ft. whichever is less and maximum for any individual building is 753.0 sq. ft.
- No closer than 4.92 ft. from main building
- Maximum heights 15.0 ft. for residential and 35.0 ft. for all other zones

ACCESSORY USES GUIDE - BY-LAW 85-18

USE THIS GUIDE FOR PROPERTIES LOCATED IN THE FORMER TOWNSHIP OF SANDWICH SOUTH

- 5.27.1 Private garages, other accessory buildings, structures or uses but not parking or outside storage areas, and accessory structures permitted in and regulated by subsections 5.27.2 and 5.6.1(b);
- a) shall not be used for human habitation, except where a dwelling unit is a permitted accessory use;
 - b)
 - i) for residential zones, shall not be permitted in the front yard or side yard abutting a street in the case of a corner lot;
 - ii) for all other zones; shall not be built closer to the front lot line than the minimum distance required by this by-law for the main building on the lot;
 - c) shall not be closer than 0.61 metres (2.0') to any lot line if less than or equal to 10.0 square metres (107.64' sq.) in area and 2.5 metres (8.2') in height or shall not be closer than 1.22 metres (4.0') to any lot line if greater than 10.0 square metres (107.64' sq.) in area or 2.5 metres (8.2') in height except:
 - i) that common semi-detached private garages or carports may be centered on a mutual side lot line;
 - ii) that where a lot line abuts a public alley an accessory building or structure may be located not less than 0.5 metres (1.64') from said alley.
 - d)
 - i) for residential zones shall not exceed 10 percent of total lot area or 90.0 square metres (969.0' sq.) in area, whichever is the lesser, and no individual accessory building or structure shall exceed 70.0 square metres (753.0' sq.) in area.
 - ii) for all other zones, shall not exceed 10 percent of total lot area;
 - e)
 - i) for residential zones: shall not exceed 4.57 metres (15.0') in height
 - ii) for all other zones: shall not exceed 10.67 metres (35.0') in height
 - iii) for permitted accessory and detached dwelling units: shall not exceed 2.5 storeys in height;
 - f) shall not be considered as accessory if attached to the main building in any way;
 - g) shall not be located within 1.5 metres (4.92') of the main building on said lot with the exception of decks which shall be permitted to be attached to the main building.;
 - h) shall not be considered an accessory building if located completely underground
 - i) the following encroachment provisions shall apply to eaves and eavestroughs on accessory buildings:
 - i) for accessory buildings greater than 10.0 square metres (107.64' sq.) in area, eaves shall be allowed to encroach 0.61 metres (2.0') and eavestroughs an additional 0.15 metres (0.5') into the required setback;
 - ii) for accessory buildings less than or equal to 10.0 square metres (107.64' sq.) in area, eaves shall be allowed to encroach 0.31 metres (1.0') and eavestroughs an additional 0.15 metres (0.5') into the required setback.

SUMMARY

- Permit required for anything over 107.64 sq. ft. (10 sq.m)
- Fee is \$10.00 per thousand value of construction with a \$100.00 minimum charge.
- 2.0 foot side and rear yard setback if less than 107.64 sq.ft. **and** less than 8.2 ft. in height.
- 4.0 foot side and rear yard setback if over 107.64 sq. ft. **or** more than 8.2 ft. in height.
- Total lot coverage not to exceed 10% of total lot area or 969 sq. ft. whichever is less and maximum for any individual building is 753.0 sq. ft.
- No closer than 4.92 ft. from main building
- Maximum heights 15.0 ft. for residential and 35.0 ft. for all other zones