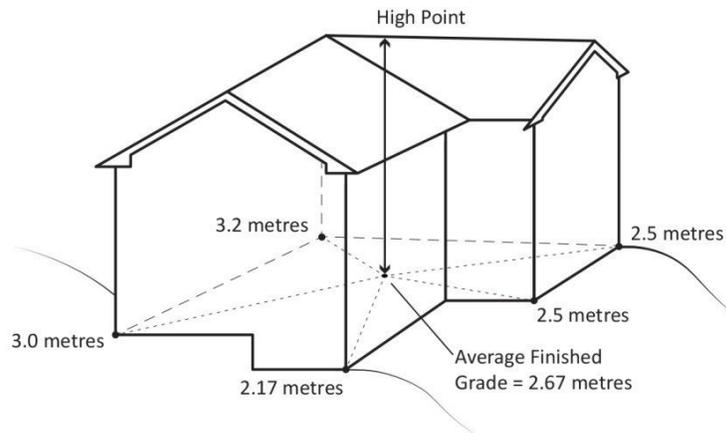


Excerpt from City of Port Alberni Zoning Bylaw #5105

HEIGHT, *BUILDING* means the vertical distance from peak of roof to average height of all outside corners of *building* at finished *grade*.



6.10 Accessory Buildings

- 6.10.1** *Accessory buildings* shall not be erected unless:
- the principal *building* has been erected; or
 - the principal *building* will be erected simultaneously; or
 - the *principal use* is in effect.
- 6.10.2** An *accessory building* shall not be used as a *dwelling*, except for a permitted caretaker's *dwelling* unit as provided for in Section 6.16.
- 6.10.3** Except as otherwise provided in this Bylaw, *accessory buildings* may be located in required *rear* and *side yards* provided that no portion of the *building* is located within 1.0 m (3.3 ft) of a *rear* or *side lot line*.
- 6.10.4** Where a garage or carport is accessed from a *lane*, said *building* shall be located not less than 1.5 m (4.9 ft) from the laneway *lot line*.
- 6.10.5** In R, RR, and RM *zones*, the total floor area of all *accessory buildings* shall not exceed 90 m² (969 ft²), and the height of any *accessory building* shall not exceed 5.5 m (18 ft) nor 1 *storey*, subject to 6.10.7 of this Bylaw.
- 6.10.6** In A *zones*, the total floor area of all *accessory buildings* shall not exceed 90 m² (969 ft²), and the height of any *accessory building* shall not exceed 4.5 m (14.8 ft) nor 1 *storey*.
- 6.10.7** In A, R, RR, or RM *zones*, not more than two-thirds of the width of the *rear yard* nor 50% of the *lot area* to the rear of the principal *building* of any *lot* shall be occupied by *accessory buildings*.

ACCESSORY BUILDINGS (Page 2 of 2)

Excerpt from City of Port Alberni Zoning Bylaw #5105

- 6.10.8** In A, R, RR, or RM *zones*, where a carport or garage or portion thereof is located in the required *side yard* of the principal *building* and is attached to the principal *building*, the required *side yard* adjoining the garage shall be reduced to 0.9 m (3 ft), whether or not it is an interior or *corner lot*.
- 6.10.9** In all *zones*, on a *corner lot*, an accessory *building* or portion thereof which is located to the rear of the principal *building* shall be subject to the required *side yard setbacks* of the *principal building* whether or not it is attached to the *principal building*.
- 6.10.10** In P, C, M, W, or RM *zones*, an *accessory building* shall not exceed the maximum height of a principal *building*.
- 6.10.11** In P, C, M, W, or RM *zones*, where an *accessory building* is located within a required *rear yard*, the accessory *building* shall not exceed 4.5 m (14.8 ft) in height.
- 6.10.12** Notwithstanding 6.10.1 through 6.10.11, all *accessory buildings* are subject to the requirements of Section 6.5.

Please note the following also applies within the **MH Mobile Home** zone.

- 5.17.4**
- (d) For a mobile- or modular-home site located on a corner, the *side yard* against the flanking internal roadway shall be a minimum of 3.5 m (11.5 ft).
 - (e) Notwithstanding any other provision of this Bylaw, *accessory buildings* situated upon a mobile- or modular-home space shall not exceed 20 m² (215 ft²) in area nor 4 m (13.1 ft) in height, and may be located not less than 1 m (3.3 ft) from the *side or rear lot line* at the site when located to the rear of the mobile- or modular-home.
 - (f) Where a porch is less than 10 m² (107.6 ft²) in area or a carport is attached to a mobile- home, the porch or carport may project up to 1.5 m (4.9 ft) into a required 3 m (9.8 ft) *side yard*.

Please note that *accessory dwelling units* (*carriage suites* and *garden suites*) are subject to regulations under **Section 6.21 Accessory Dwelling Units** of the *Zoning Bylaw*.

**City of Port Alberni Document EXCERPT ONLY
should be read in conjunction with the complete document**