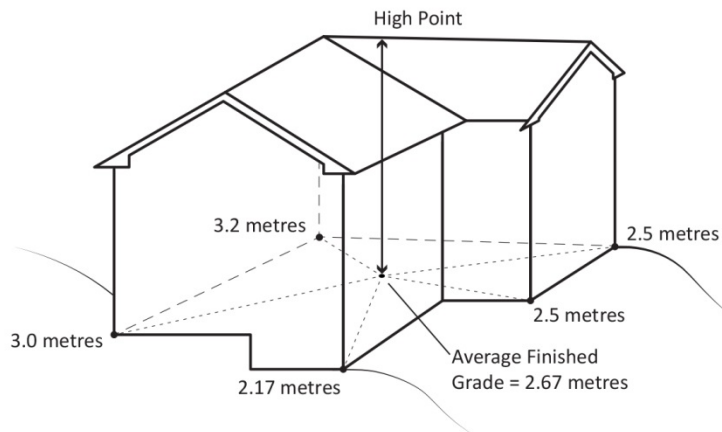


ACCESSORY BUILDINGS

Excerpt from City of Port Alberni Zoning Bylaw #4832

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



COVERAGE means the combined area covered by all *buildings* or *structures*, including *accessory buildings* and carports, on the *lot*, or any projecting portions thereof, measured at the height of the lowest *storey* above *grade*, but excluding; canopies, *marquees* and sun shades, eaves and gutters, fire escapes, steps and similar projections; calculated as a percentage of the *lot area*.

R1 and R2 40%, R3 50%

6.10 Accessory Buildings

- 6.10.1** *Accessory buildings* shall not be erected unless:
- (a) the principal *building* has been erected; or
 - (b) the principal *building* will be erected simultaneously; or
 - (c) 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 75 m² (807.3 ft²), and the height of any *accessory building* shall not exceed 5.5 m (18 ft) nor 1 *storey*, subject to 6.10.8 of this Bylaw.

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- 6.10.6** In A zones, the total floor area of all *accessory buildings* shall not exceed 85 m² (915 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*.
- 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*, except as provided in Section 6.10.13.
- 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.
- (g) 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.