

Accessory Buildings

In Residential (R-C and R-N) Zones

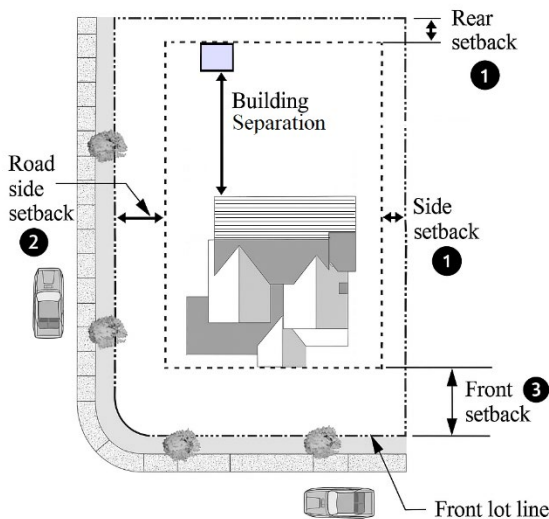
An **accessory building** is a non-habitable building accessory to a principal building on that lot.



Where can I locate an Accessory Building?

Use the following table and example site plan to determine the allowable location of an accessory building:

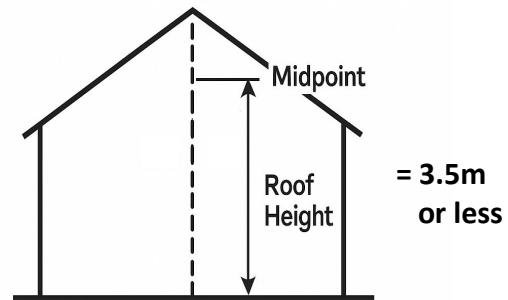
Setback Requirement	Setback Distance
Rear/Side Lot Line (3.0 m if lane access) OR <10 m ² & ≤3 m height	1.5 m
Lot Line Adjacent to Road	4.5 m
Front Lot Line	6.0 m



What are Other Considerations?

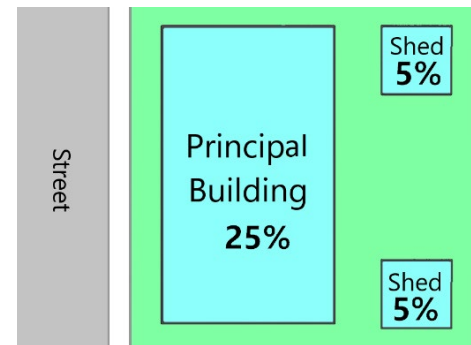
Height

Maximum height in R-C/R-N zones is 3.5 m to the mid-point of the roof.



Lot Coverage

Accessory buildings count toward the total lot coverage limit for all buildings, which must be less than the maximum permitted in the zoning bylaw.



Additionally, the total gross floor area for all accessory buildings in R-N zones must not exceed:

- 10 m² for lots under 280 m²
- 35 m² for lots up to 500 m²
- 50 m² for lots up to 1000 m²

Driveway Standards

If the building will be used to house vehicles, the driveway must comply with access width and surfacing standards.

Restrictions

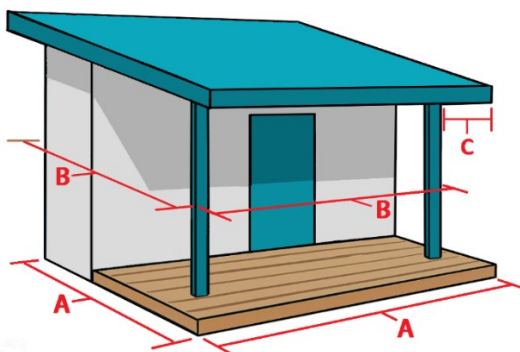
1. No residential occupancy is allowed.
2. No kitchen, bath, or shower is permitted.
3. It cannot be located on easements, septic fields, or block required access to utilities or drainage systems.
4. Must not function independently of the principal use. No business use unless zoning permits home occupation.

Does It Require Permits?

A **building permit** is generally required to construct or modify an accessory building, even if it is pre-manufactured or kit built. However, a permit is *not needed* if the structure:

1. Is equal to or less than 10 m² (108 ft²) in area, measured between *structural members* (see **B** in the Diagram below) and including *attached decks* (see **A** in the Diagram below),
2. Poses no hazard (i.e. what is it storing?),
3. Has roof *overhangs* no greater than 0.6 m (2 ft) (see **C** in the Diagram below).

Note: Attaching an accessory building to another structure could increase the total size over 10 m² or become part of an existing structure and thus need a building permit.



Regardless of size, the following are required:

- To comply with the District's Zoning Bylaw, including setbacks and lot coverage limits.
- A **plumbing permit** for any plumbing installations.

Permits are applied for online at:

centralsaanich.ca
/onlineservices

How Does It Need to Be Built?

The British Columbia Building Code (BCBC) requires all buildings **over 10 m²** to comply with its requirements. You can find the BC Building Code available for free in PDF format on the BC Government website - Ensure you are using the most up-to-date BC Building Code edition:

<http://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/bc-codes>

Some BCBC Considerations:

- Foundations: Require code-compliant foundations, such as slab-on-grade with thickened edge or strip footings.
- Structural Design: Must meet snow and wind requirements for Central Saanich.
- Drainage: Water must be directed away from the structure and adjacent buildings or have a water capture system.

Where do I find out more about permits?

You can refer to the Guide to Residential Building Permits for general details on site plans and construction drawings. Further information about the permit process is available on our website at centralsaanich.ca/property/building-renovating or contact **250-544-4217** or building@csaanich.ca

***Note:** This guide is for general information purposes only - Property owners and applicants are responsible for ensuring compliance with all applicable regulations by referring directly to the most recent District of Central Saanich Zoning and Building Bylaws in force.