



ACCESSORY BUILDINGS IN R1

Planning & Development: Land Use Bylaw 1246-13

Accessory buildings, such as sheds, garages, shops, or greenhouses are allowed in the R1 Land Use District as an accessory to a one-family dwelling or duplex. They are typically detached buildings. The requirements below apply in the R-1 Land Use District. Check with Town staff for information on other Land Use Districts.

Important: *Laneway housing/ garage conversions are not addressed in the current land use bylaw which only contemplates the secondary suite within the principal dwelling. Accessory building as dwelling is not a permitted use.*

What size of structure requires a Development Permit?

Any structure placed on a lot which is **11.1m²** (120 ft²) or less in an area that is not on a permanent foundation or soft covered/ tarpaulin structures having an area not more than **18.58m²** (200ft²) does not require a Development Permit as long as it is complying with all other provisions of the Land Use Bylaw. If in doubt, contact Town staff.

R1 Accessory	Minimum Setbacks							
	Front		Secondary Front		Side		Rear	
	m	ft	m	ft	m	ft	m	ft
	6.1	20	3.0	10	1.5	5	0.6	2

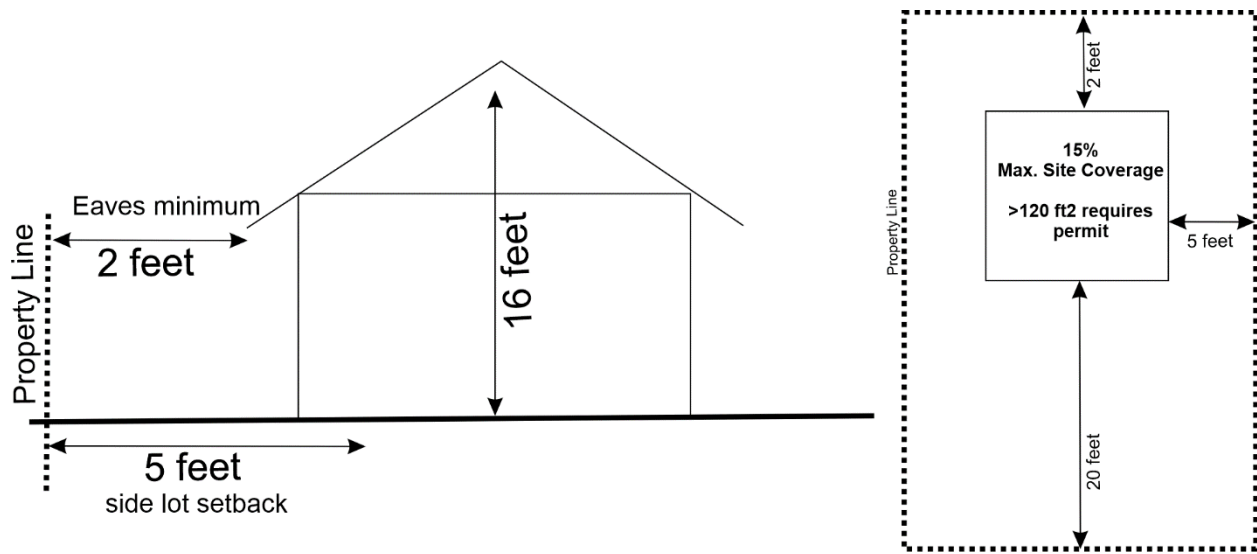
R1 Accessory	Floor Area, Site Coverage and Building Height				
	Minimum Floor Area		Maximum Site Coverage	Maximum Building Height	
	m ²	ft ²	%	m	ft
	n/a		15*	4.9	16

* Maximum site coverage is 75 m² (807 ft²) when applied to detached accessory buildings.

How close to the principal dwelling?	It should be located at least 1.2 m (4 feet) from the principal dwelling.
Eaves/ drainage	Eaves should be no closer than 0.6m (2 feet) from a side lot line or rear lot line and all drainage is conducted to the appropriate storm drain via the owner's property.
Front yard accessory?	No accessory building to be located in the principal dwelling's front yard.
Quansets?	Quonset or semicircular metal structures are not permitted in the R1 Land Use District.
Moved-in buildings	Subject to all the same provisions of the Land Use Bylaw as other structures.

Carpports

Must comply with these regulations if attached to an accessory building. Principal dwelling regulations apply for those attached to a principal dwelling.



There are, of course, various other possible considerations in addition to those covered in this information sheet which deals with the most typical information requested. Contact the Town if you have any concerns about:

- Other development standards (e.g. solar, underground works, driveways)
- Location of property lines
- Private restrictions like covenants registered on title
- Stormwater requirements

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