



**THIS BROCHURE IS INTENDED TO GIVE GENERAL GUIDELINES FOR THE PRELIMINARY PREPARATION OF PLANS FOR SINGLE FAMILY AND DUPLEX DWELLINGS IN ACCORDANCE WITH THE WEST VANCOUVER ZONING BYLAW 4662, 2010, AS AMENDED. REGULATIONS CAN VARY WITH LOT CONDITIONS AND CONSTRAINTS. THE ZONING BYLAW MUST BE REFERRED TO FOR EXACT REGULATIONS PRIOR TO PREPARATION OF DETAILED PLANS FOR BUILDING PERMIT APPLICATION.**

This brochure includes a description of regulations and guidelines pertaining to the placement and design of **accessory buildings and structures** in all single family (RS) and duplex (RD) zones.

A **STRUCTURE** is any constructed thing that is attached directly or indirectly to the ground, such as a building, antennae, retaining wall, or above grade outdoor pool.

An **ACCESSORY BUILDING OR STRUCTURE**, such as a detached garage, a carport, a tool-shed or pool-house must be secondary to a principal dwelling and can not be used as a dwelling unit. It can be attached to the principal dwelling, as long as it is within the building envelope, there is no internal access between the two and it is not located above or below any portion of the principal dwelling.

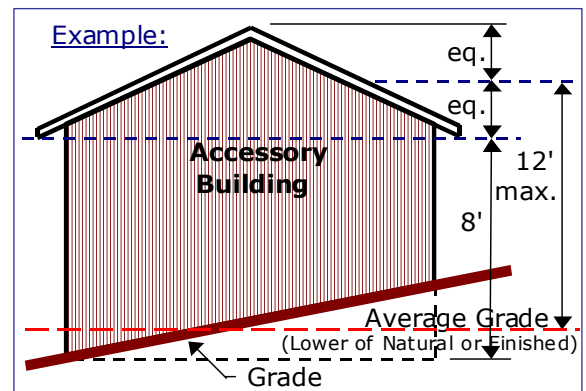
**FLOOR AREA RATIO:**

You can exempt up to 41m<sup>2</sup> from floor area ratio for a garage, whether it is attached to, detached from, or inside the principal dwelling. Accessory buildings are also exempt (max 22.5m<sup>2</sup> exemption for buildings 4.5m or more from a principal building or a max of 4.6m<sup>2</sup> for buildings less than 4.5m from a principal building). Uncovered pools and tennis courts are not included in F.A.R. calculations.

**HEIGHT:**

The maximum height of an accessory building or structure (other than a fence or flagpole) is 3.7m, measured from the lower of average natural or finished grade, as measured around the perimeter of the building or structure, to:

- the top of a flat roof;
- the midpoint between the peak of the roof and the ceiling immediately below for a sloping roof; or
- the midpoint between the peak of the roof and a point 2.4m above the floor for a building with a pitched roof but no ceiling (as in the example).



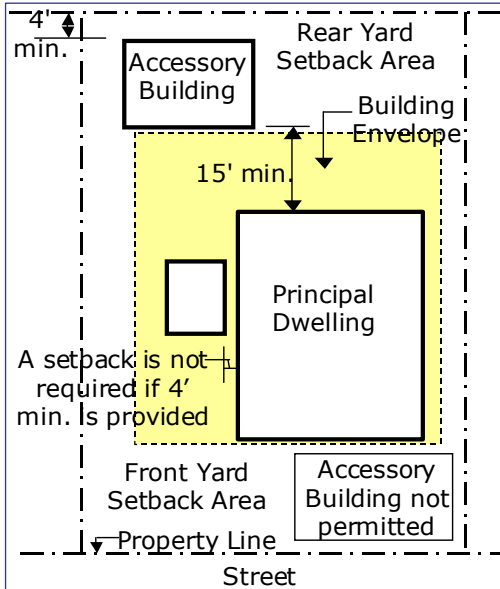
The height of an uncovered pool is measured from the lower of average natural or finished grade to its highest point. Depending on the design, above grade construction and height, a pool may be considered as either a structure or as in-ground with retaining walls - consult Building Department Staff.

Retaining wall height is measured from ground level at its base to its highest point - refer to the GUIDELINE TO RETAINING WALL REGULATIONS brochure.

## SETBACK REQUIREMENTS FOR ACCESSORY BUILDINGS AND STRUCTURES:

Some things which are permitted anywhere on a lot, including trellises (a covered, permeable lattice of light wood or metal members, open on all sides and having a height of less than 3.7m), unenclosed children’s play equipment; and one flagpole. However, most structures over 1.2m in height above natural grade must comply with the setback and height requirements for a principal dwelling, an accessory building, or a retaining wall, whichever is applicable.

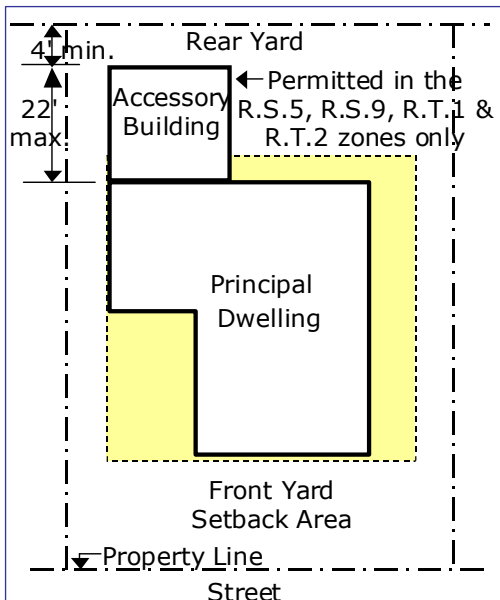
See the [GUIDELINE TO SETBACK REGULATIONS](#) for setback requirements for the house.



**FRONT YARD SETBACK:** Accessory buildings and structures over 1.2m in height are generally **not** permitted within the front yard setback area required for the principal dwelling. There are exceptions, including:

- retaining walls,
- trellises,
- an underground garage, which may be located a minimum of 3m of the front or flanking side lot line, provided it has a height of less than 0.9m above the lower of natural or finished grade at any point along its perimeter, except in front of the door, and has no more than one single garage door facing the street.

Note that within 18.3m of a front or flanking side lot line, no more than 9.1 horizontal metres of garage doors may face a street.



**REAR YARD SETBACK:** You can have an accessory building or structure within the required rear yard setback area, but a minimum setback of 1.2m from the rear property line is required.

**SETBACK FROM THE PRINCIPAL DWELLING:** An accessory building or structure located entirely within the building envelope may abut the house, but if a separation is provided, the separation must be at least 1.2m. If it is internally connected to the principal dwelling, it is considered part of the house.

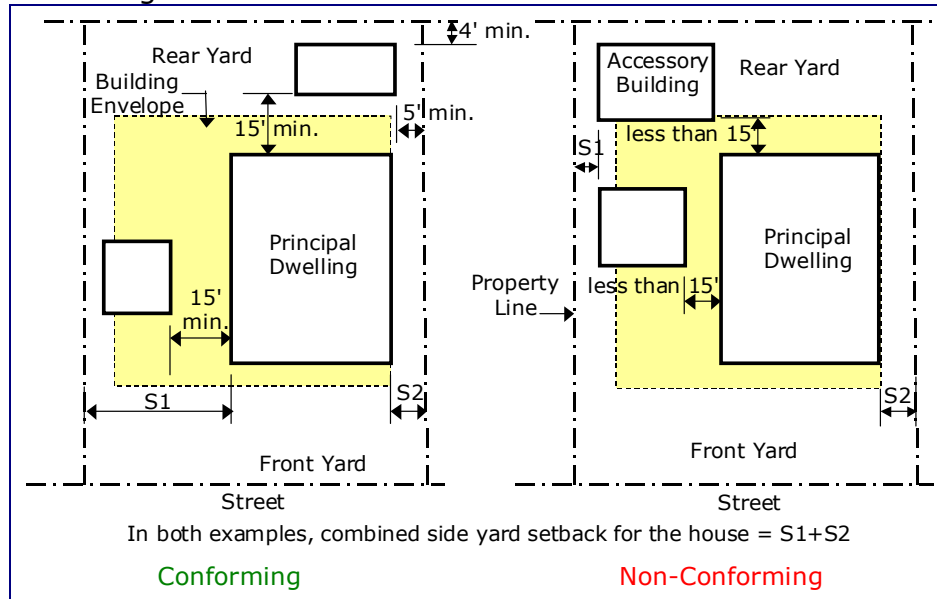
Where an accessory building is located wholly or partially within the rear yard setback area, a minimum separation of 4.5m from the principal dwelling is required. However, in the RS5, RS9, RD1 or RD2 zones, where access is required to be from the lane, this separation need not be provided for one garage of less than 6.7m in depth.

An accessory building or structure may be connected to the principal dwelling with a covered or uncovered walkway of less than 1.8m in width. However, an enclosed walkway which is capable of being heated renders the accessory building as being a part of the principal dwelling.

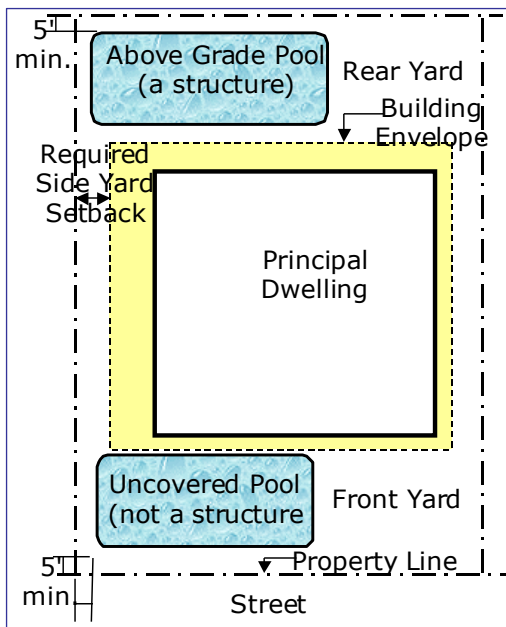
**SIDE YARD SETBACK:** In most zones, accessory buildings and structures must maintain the side yard setback required for the principal dwelling. A side yard setback is **not** required for any accessory building or structure that is located within the rear

12.1m of a property zoned RS5, RS9, RT1 or RT2. Where access to a garage on a **corner lot** is from the side street and the door faces the side street, a minimum setback of 3.8m or 4.5m (depending on the zone) from the side street property line is required.

**COMBINED SIDE YARD SETBACK:** If the accessory building is separated from the dwelling by more than 4.5m, combined side yard setback is independently measured to each individual building. If they are separated by less than 4.5m, however, combined side yard setback is equal to the sum of the minimum distances from the side lot line to the closest building.



**UNCOVERED POOLS & PONDS; HARD SURFACE COURTS:**



You can build an uncovered swimming pool or ornamental pool anywhere on site provided that it is not considered a structure (i.e. it is in-ground) and it provides a minimum setback of 1.5m from all property lines or a creek preservation area.

A pool or pond which is an accessory structure (has a height of greater than 1.2m above natural grade) must comply with all yard and height requirements for accessory buildings or structures, as described above.

To determine whether a pool is “in-ground” or a structure, please consult the Permits Department.

Hard surface courts, such as a tennis court, are considered in-ground, so may be constructed anywhere on a property. If built above grade, retaining wall regulations apply. If located within a front yard setback area, no more than 50% of the front yard area can be covered with hard surfaces.