

# Bulletin: Detached Residential Accessory Buildings



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*This bulletin is for informational purposes only. Please be sure to consult the relevant City of Kelowna Bylaw.*

## Building Permit

A building permit is required for all residential garages, workshops and sheds over 10 m<sup>2</sup>. This pamphlet covers the requirements for such structures not attached to a house. A garage attached to a residence is classified as an addition to the dwelling unit. **This pamphlet is not to be used for carriage houses (detached building containing a dwelling unit).**

## General Information

Other permits may be required in addition to the building permit:

- Development Permit
- Gas/Plumbing Permit
- Electrical Permit (Provincial)
- Tree Cutting Permit
- Soil Removal/Deposit Permit

Accessory buildings less than 10 m<sup>2</sup> in building area do not require a building permit but must comply with the setbacks and height requirements for accessory structures as outlined by the City of Kelowna Zoning Bylaw 8000.

## Application Requirements

- Two Sets of Plans (Site Plan, Floor Plan, Elevations, Roof Design)
  - A site plan shall include the lot size and accurate shape showing the location and size of the proposed garage and all existing buildings/improvements on the lot. Easements, right of ways, septic tank and field locations are to be indicated on the site plan. A revised survey certificate showing the size and location of the proposed detached garage, as well as driveway location and slope, would also be accepted.
  - Working drawings shall show all building elevations, foundation/floor plans, a cross-section showing all construction assemblies, and a roof truss layout are required at the time of application. These plans are to be drawn to scale. Preferred scale Metric 1:50 or Imperial ¼" = 1.0 ft.
- Engineer's Designs (Schedules B, D & Proof of Insurance)
- Owner's Authorization
- Owner's Acknowledgement Form
- Certificate of Title (current within 30 days) as well as any covenants, easements and right-of-ways

All construction shall conform to the BC Building Code.

### Building & Permitting

1435 Water Street  
Kelowna, BC V1Y 1J4  
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developmentsservicesinfo@kelowna.ca

## Zoning Information

The street address and legal description are required to determine the zoning of your property. The zone will determine the setbacks, maximum height and the maximum site coverage allowed for the new detached garage (see table below).

Walkout basement exemptions do not apply to accessory buildings.

Where the property has access to a rear lane, access to the garage shall be from the lane.

Criteria		Rural Zones			Urban Zones			
		RR1	RR2	RR3	RU1	RU2	RU3	RU6
Front Yard Setback		12.0 m			9.0 m			
Side Setback		1.5 m			1.5 m			
Rear Setback	With a Lane	0.9 m			0.9 m			
	Without a Lane	3 m		1.5 m	1.5 m			
Maximum Height		6 m	4.8 m		4.8 m			
Site Coverage		10%	14%		14% or 90 m <sup>2</sup> *			
Min Setback from Principal Building		3.0 m			3.0 m			

\* The lesser of 14% or 90 m<sup>2</sup>

It is the responsibility of the home owner to ensure that the work being carried out does not contravene the requirements of restrictive covenants, caveats, or any restrictions which are registered against the title of the property.

Before you dig phone BC One Call 1-800-474-6886.

Construction shall not start until the permit has been issued.