

## COACH HOUSE BROCHURE

There are a number of factors which may impact the viability and the size of a coach house that is permitted on a property. A thorough review of the Anmore Zoning Bylaw will allow for a better understanding of the overall requirements. This brochure is a guide only. Particular attention should be made to some of the definitions contained in Part 2 of the bylaw.

### **Accessory Building or Structure**

“means a building or structure located on a parcel, the use of which is incidental and ancillary to the principal permitted use of the land, buildings or structures located on the same parcel”

### **Coach House**

“means a separate dwelling unit which is completely contained within an accessory building containing bathroom, sleeping and living areas, and cooking facilities and areas, is of a size that is clearly incidental to the size of the principal dwelling unit, and shall comply with the requirements of section 6.3 of this Bylaw”

### **Floor Area**

“Floor Area or Gross Floor Area (GFA) means the total of the gross horizontal area of each floor of a building as measured from the outermost perimeter wall of the building and, for principal buildings, includes below grade floor area. The area of a garage will be included in the calculation of floor area, except:

- a) for up to 90 m<sup>2</sup> of garage located within principal building; or
- b) for up to 90 m<sup>2</sup> of garage located within an accessory **building that does not contain a coach house. (Bylaw No. 600-2019)”**

### **Parcel**

“means any lot, block, or other area in which land is held or into which it is subdivided, but does not include a highway”

### **Parcel Coverage**

“means the total horizontal area at grade of all buildings or parts thereof, as measured from the outermost perimeter of all buildings on the parcel, and expressed as a percentage of the total area of the parcel”

### **Principal Building or Structure**

“means the building or structure for the principal use of the parcel as listed under the permitted uses of the applicable zone”

### **Checklist**

- Confirm the zoning of your property as it is noted that coach houses are not permitted in all CD and RCH zones.
- Confirm the area of the lot as coach houses are not permitted on lots that are less than 2,024 m<sup>2</sup>.
- Confirm the floor area of the principal building including attached/enclosed garages.
- Confirm the floor area of all other accessory structures on the lot as this may reduce the allowable floor area permitted for the coach house.
- Confirm parcel coverage of all buildings.

### **Zoning Bylaw - General Requirements**

Coach houses can be 1 or 2 storey accessory structures and the siting requirements (setbacks) are specified in Part 9 of Anmore Zoning Bylaw depending on the particular zoning.

A coach house may be a stand-alone entity or may be in combination with an accessory use serving the principal building (e.g. workshop or other).

A coach house requires 2 additional dedicated parking spaces.

It is noted that covered open areas such as carports which may be attached to a coach house are excluded from the calculation of floor area.

Floor area calculations to include enclosed parking in an accessory structure containing a coach house is not exempted as per the definition of floor area.

Section 6.3.3. of the Zoning Bylaw restricts the maximum size of a coach house to 100 m<sup>2</sup> for lots less than 4,047 m<sup>2</sup> and to 130 m<sup>2</sup> for lots equal to or in excess of 4,047 m<sup>2</sup>.



## Zoning Bylaw - Zone Specific Requirements RS-1

In an RS-1 zone the maximum gross floor area (GFA) of all accessory structures (2 max) is restricted to a maximum of 25% of the principal building (to include any enclosed and attached parking) up to a maximum of 120 m<sup>2</sup> which may be increased to 150 m<sup>2</sup> where the accessory structure contains a coach house.

The maximum parcel coverage for all buildings shall be 20% of the parcel.

A coach house in combination with a secondary suite in the principal is permitted in RS-1 zones on lots equal to or exceeding 4,047 m<sup>2</sup> so long as the total area of the suite and the coach house does not exceed 180 m<sup>2</sup>.

## Examples RS-1

1. A 300 m<sup>2</sup> principal building on a lot which is less than 4,047 m<sup>2</sup> permits an accessory structure containing a coach house of 100 m<sup>2</sup> and where the lot meets or exceed 4,047 m<sup>2</sup> this limit may be increased to 105 m<sup>2</sup>
2. A 400 m<sup>2</sup> principal building on a lot which is less than 4,047 m<sup>2</sup> permits an accessory structure containing a coach house of 100 m<sup>2</sup> and where the lot meets or exceed 4,047 m<sup>2</sup> this limit may be increased to 130 m<sup>2</sup>.
3. A 500 m<sup>2</sup> principal building on a lot which is less than 4,047 m<sup>2</sup> permits an accessory structure containing a coach house of 100 m<sup>2</sup> and where the lot meets or exceeds 4,047 m<sup>2</sup> permits an accessory structure limit with a coach house of 130 m<sup>2</sup> plus an additional 20 m<sup>2</sup> for parking.

