

Procedures & Requirements for Residential Accessory Buildings

(including detached garages, workshops, sheds, permanent gazebos)
Sept 2024

This handout is designed to outline Zoning Bylaw No. 14/2003 Accessory Building requirements within the City of Yorkton.

Accessory Building or Use

A facility or use that:

- A) is subordinate to and serves the principal building or principal use;
- B) is subordinate in area, extent, and purpose to the principal building or principal use served;
- C) contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and
- D) is located on the same site as the principal building or principal use served.

The City's Zoning Bylaw requirements for accessory buildings, include, but aren't limited to:

Accessory Buildings:

- can't be constructed, erected or moved in prior to construction of the principal building;
- can't be used for human habitation;
- are to complement the appearance and exterior finishing of the principal building, for example:
 - siding on house = siding on accessory building;
 - asphalt shingles on house = asphalt shingles on accessory building;
 - peaked roof on house = peaked roof on accessory building;
 - barn style roofs aren't permitted;
 - metal exteriors and/or roofing aren't permitted;
- can't have more than 3 accessory buildings per site;
- combined with the house, can't cover more than 40 – 50% of the lot area, depending on the zoning district;
- **single building** floor area can't be larger than 936 ft² (the size of a typical 3 car garage) or the main floor area of the house, excluding any attached garages (whichever is less);



- **combined accessory building** floor areas (max 3) can't total more than 1,036 ft² or the main floor area of the house, excluding any attached garages (whichever is less)
- can't be located in front of the principal dwelling;
- must be at least 4 feet from any other building on the site;
- eaves must be at least 18 inches from a property line;

- fabric covered structures can't be larger than 240 ft²;
- floor areas equal to or less than 100 ft²:
 - don't require a Building Permit;
 - must be at least 2 feet from any property line;
- floor areas larger than 100 ft²:
 - require a Building Permit;
 - typically, must be at least 4 feet from side and rear property lines;
 - if they have a vehicle door that faces a lane, they must be at least 5 feet from the rear property line and at least 4 feet from the side property line;
 - if they have a vehicle door that faces a side street (on a corner lot), they must be at least 10 feet from the street property line and 4 feet from other property lines;
- accessory buildings can't be more than one storey high, except for residential play structures¹;
- they can't be more than 18 feet high or the height of the house (from ground to peak), whichever is less¹;
- they can't have walls taller than 10 feet high or the wall height of the house (from ground to eaves), whichever is less¹;
- proposed developments that don't comply with zoning regulations may be appealed to the Development Appeals Board (DAB) – please contact the Planning Department for more information on the appeal process.

¹some exceptions may apply

Questions?

We're here to help!

- The Planning Department office is open weekdays 8am - 12pm and 1pm - 4pm
- Please feel free to:
 - stop in at City Hall - 37 Third Avenue North (second floor north)
 - call us at (306) 786-1710
 - email planningservices@yorkton.ca

This handout has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Planning Department for assistance, as the City of Yorkton accepts no responsibility to persons relying solely on this information.



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