

APPENDIX B – ZONING PROVISION BEST PRACTICES SUMMARY

Definition	The definition for ARUs may differentiate between those that are contained within a principal dwelling unit and those that are contained in a building or structure ancillary to a principal dwelling unit (commonly termed as a Coach House with a separate definition). For definitions that cover both types of ARUs, the definition should not restrict the ARU to being contained within a principal dwelling unit.
Zone and Primary Unit Requirements	Typically restricted to zones where a residential use is permitted as a principal use. The principal dwelling unit type is sometimes restricted to detached house, semi-detached house or rowhouse. Other ARUs or garden suites on the same lot are generally prohibited.
Servicing Requirements	Set servicing requirements are a common provision; provisions that stipulate shared servicing with the principal dwelling unit are also found.
Severability	Cannot be severed
Permitted Number of Additional Residential Units	Typically, one per lot, however, two are technically permitted by the <i>Planning Act</i> .
Distance from Primary Dwelling	Some municipalities limit the ARU to being located within a set distance of the principal dwelling unit.
Entrance Requirements	Generally, a separate entrance to the ARU is required when the ARU is contained in the same building as the principal dwelling; however, the ARU generally cannot create a new entrance facing the front lot line along a street to maintain its 'secondary' status.
Location in Yards	For detached Secondary Dwelling Units, typically limited to the rear yard or interior side yard.
Minimum Lot Size	Some municipalities specify a minimum lot size; typically, the applicable zone provisions apply.
Maximum Size	Most municipalities limit the size to a set percentage of the principal dwelling unit around 40% of the gross floor area (GFA) of the principal dwelling unit.

Maximum Lot Coverage	Some municipalities specify a maximum lot coverage; typically, the applicable zone provisions apply.
Maximum Height	Generally, a set maximum height is specified; some municipalities allow for a detached ARU to be the same height as the principal dwelling.
Setbacks	Generally, either the provisions for accessory structures and buildings apply or the zone provisions for the principal use apply.
Road Access Requirements	Generally, a requirement for frontage along a public street applies. Direct unobstructed access to the ARU entrance is sometimes also required.
Parking Requirements	One parking space is typically required, however, O. Reg. 299/19 does permit municipalities to not require additional parking.