

## **APPENDIX B – ZONING PROVISION BEST PRACTICES SUMMARY**

<b>Definition</b>	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.
<b>Zone and Primary Unit Requirements</b>	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.
<b>Servicing Requirements</b>	Set servicing requirements are a common provision; provisions that stipulate shared servicing with the principal dwelling unit are also found.
<b>Severability</b>	Cannot be severed
<b>Permitted Number of Additional Residential Units</b>	Typically, one per lot, however, two are technically permitted by the <i>Planning Act</i> .
<b>Distance from Primary Dwelling</b>	Some municipalities limit the ARU to being located within a set distance of the principal dwelling unit.
<b>Entrance Requirements</b>	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.
<b>Location in Yards</b>	For detached Secondary Dwelling Units, typically limited to the rear yard or interior side yard.
<b>Minimum Lot Size</b>	Some municipalities specify a minimum lot size; typically, the applicable zone provisions apply.
<b>Maximum Size</b>	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.

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