

ACCESSORY BUILDING REGULATION AMENDMENTS

Changes are proposed to regulations for accessory buildings (detached garages) in the Land Use Bylaw:

1. Reduce the maximum height from 5.5 m (18 ft) to 4.6 m (15 ft) and a maximum of one storey in the following residential districts: R-1, R-2, R-3, R-CL, MHC, UR, and UR-R.
2. Prohibit roof top decks, terraces or other similar structures for the use of amenity space.
3. Set the maximum height of an accessory building with an accessory suite above the ground floor to the lesser of 7.0 m (23 ft) or the height of the principal building.
4. Not require a development permit for an accessory building in low-density residential districts where the area is less than 53.5 m² (576 sq ft) and the maximum height is 4.6 m (15 ft).



HEIGHT



EXISTING REGULATION



PROPOSED REGULATION

Proposed change: Reduce the maximum height from 5.5 m (18 ft) to 4.6 m (15 ft) and a maximum of one storey in the following residential districts: R-1, R-2, R-3, R-CL, MHC, UR, and UR-R.



ROOFTOP STRUCTURES AND ROOF PITCH

4:12 PITCH PRESENT



GARAGE WITH ACCESSORY SUITE ABOVE



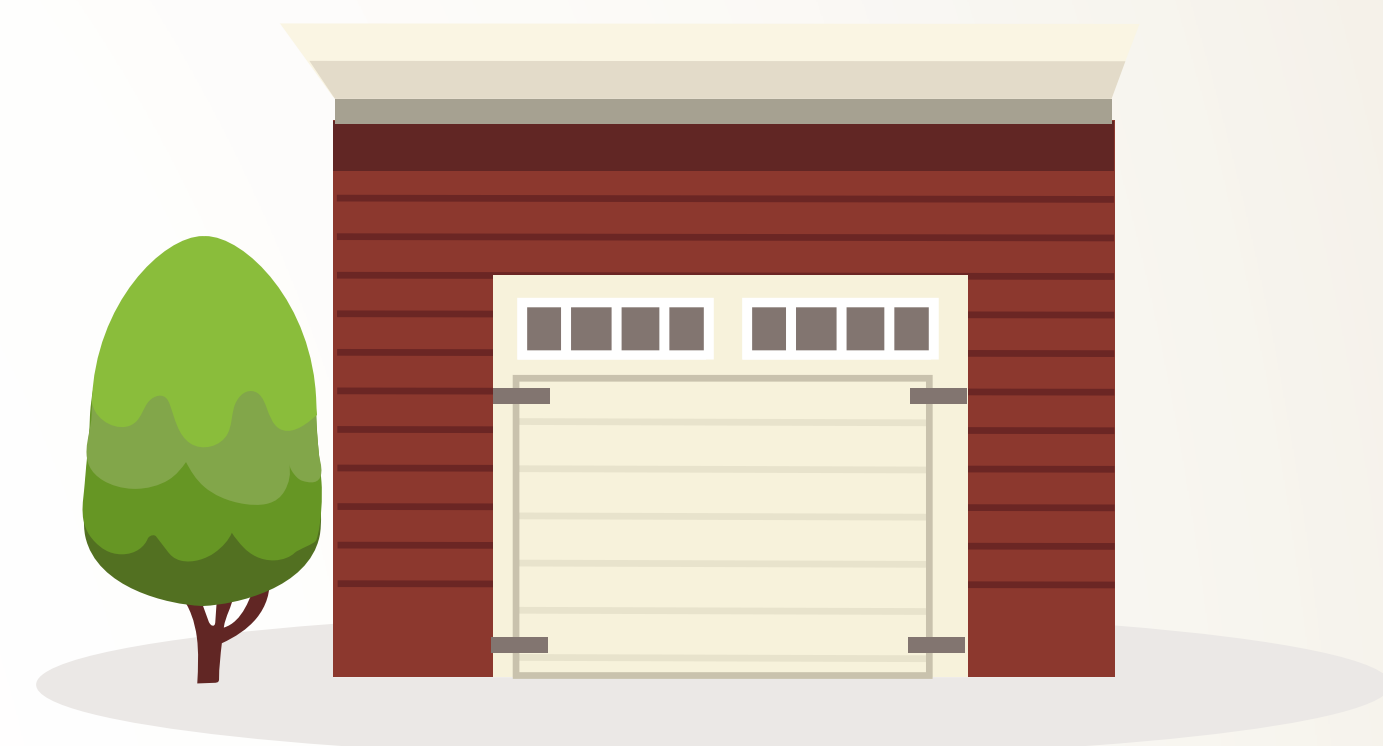
4:12 PITCH REQUIRED



GARAGE WITH ACCESSORY SUITE ABOVE



4:12 PITCH NOT REQUIRED



GARAGE



GARAGE WITH PATIO OR AMENITY SPACE ABOVE



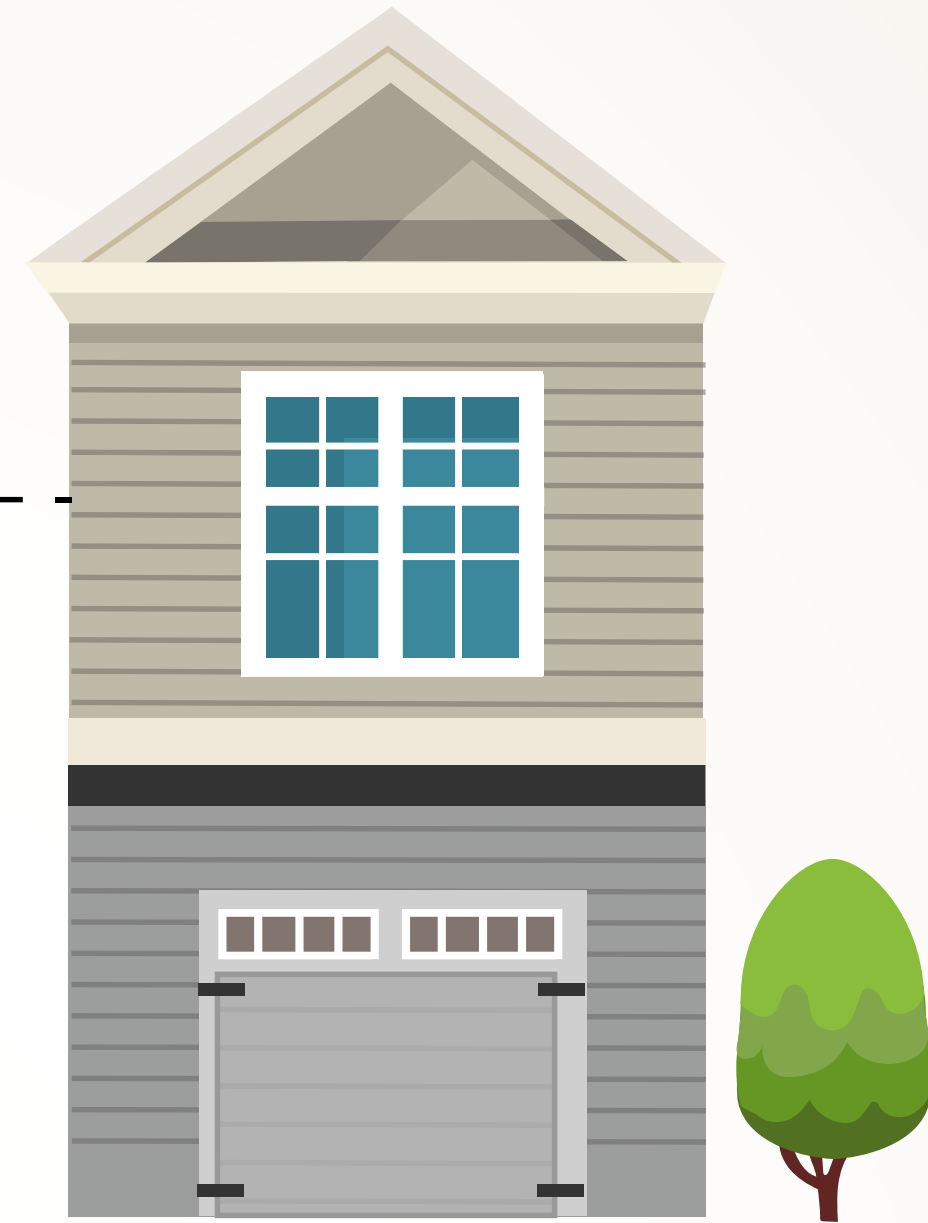
Proposed change: Prohibit roof-top decks, terraces or similar amenity spaces.



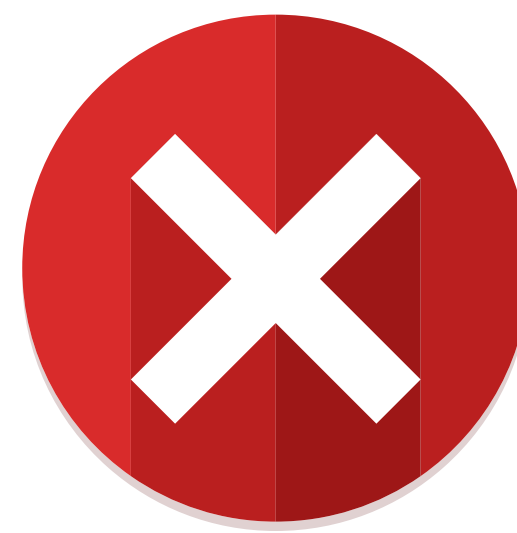
ACCESSORY BUILDING HEIGHT



PRINCIPAL RESIDENCE



GARAGE WITH ACCESSORY SUITE ABOVE



PRINCIPAL RESIDENCE



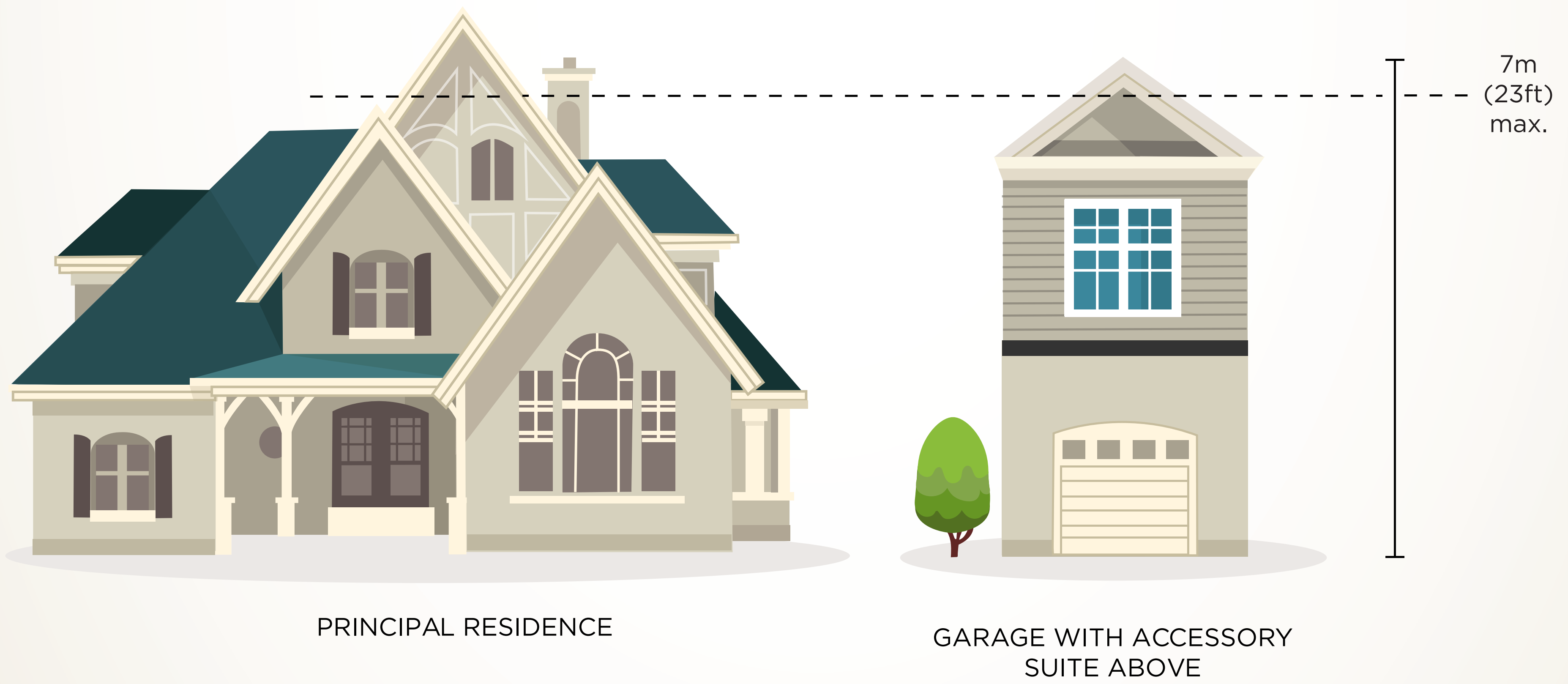
GARAGE WITH ACCESSORY SUITE BESIDE



Proposed change: Set the maximum height of an accessory building with an accessory suite above the ground floor to 7.0 m (23 ft) or the height of the principal building, whichever is the lesser.



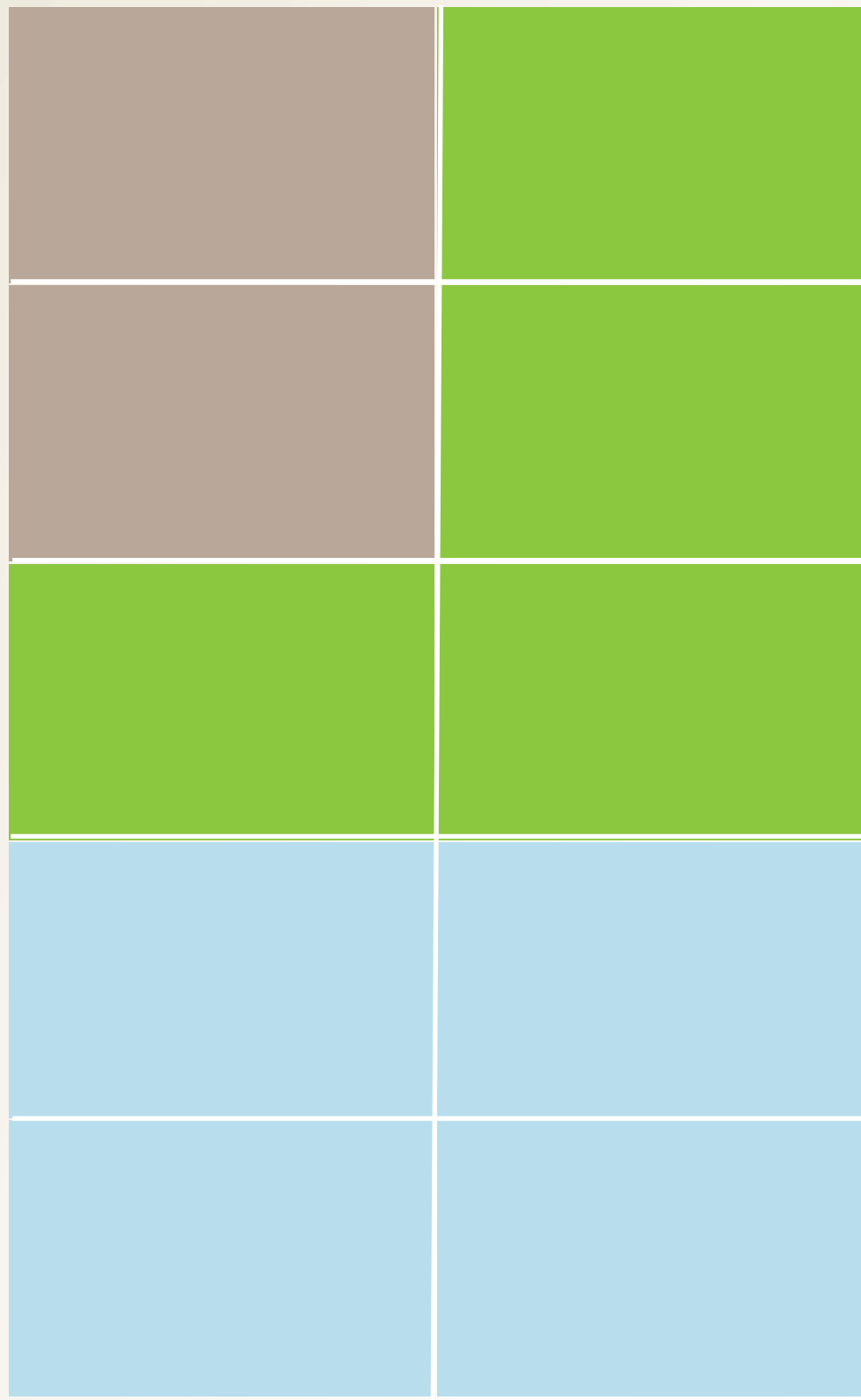
ACCESSORY BUILDING HEIGHT



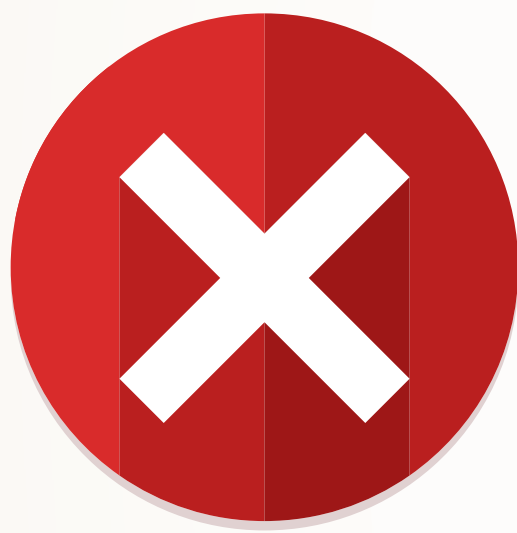
Proposed change: Set the maximum height of an accessory building with an accessory suite above the ground floor to 7.0 m (23 ft) or the height of the principal building, whichever is the lesser.



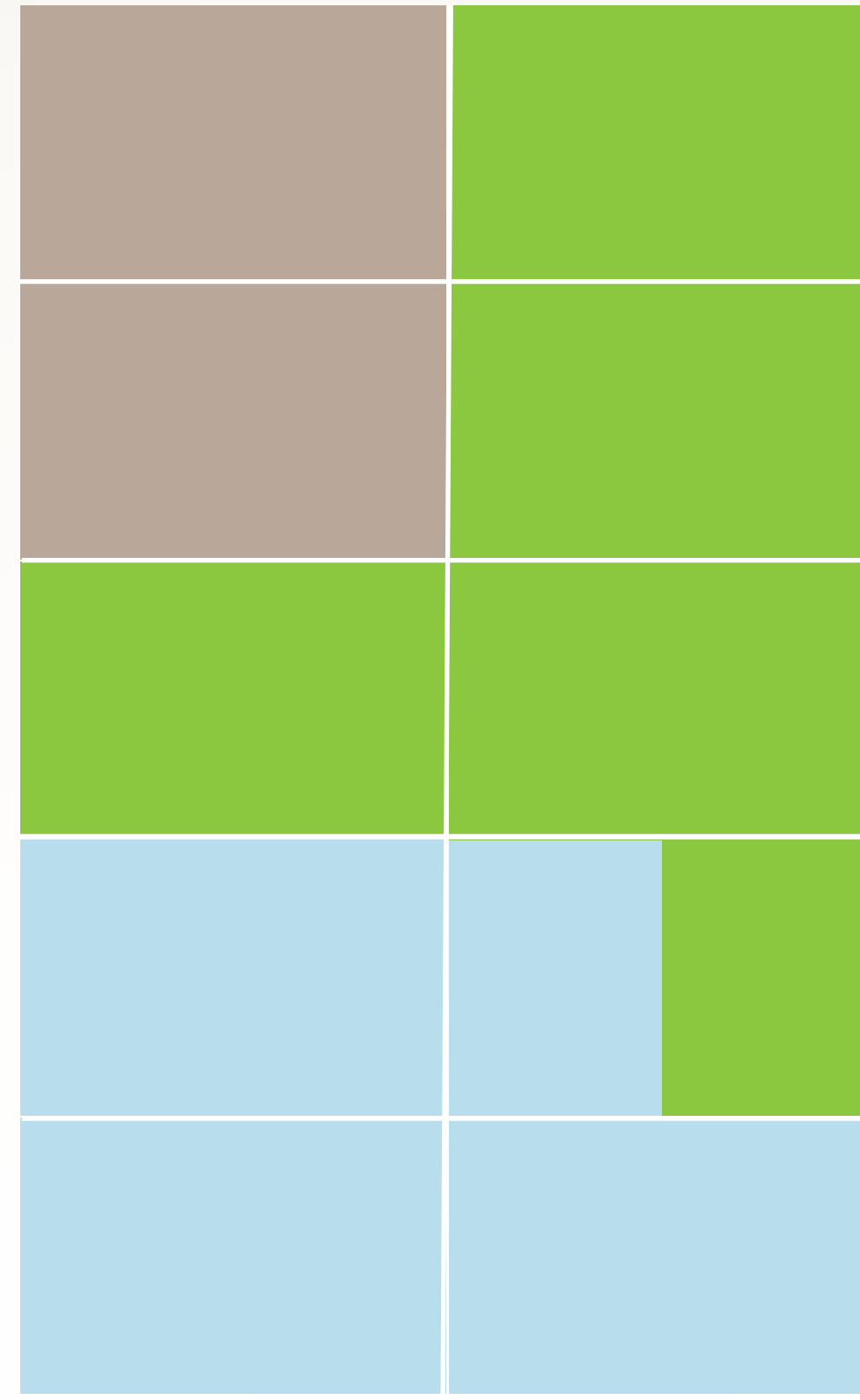
LOT COVERAGE



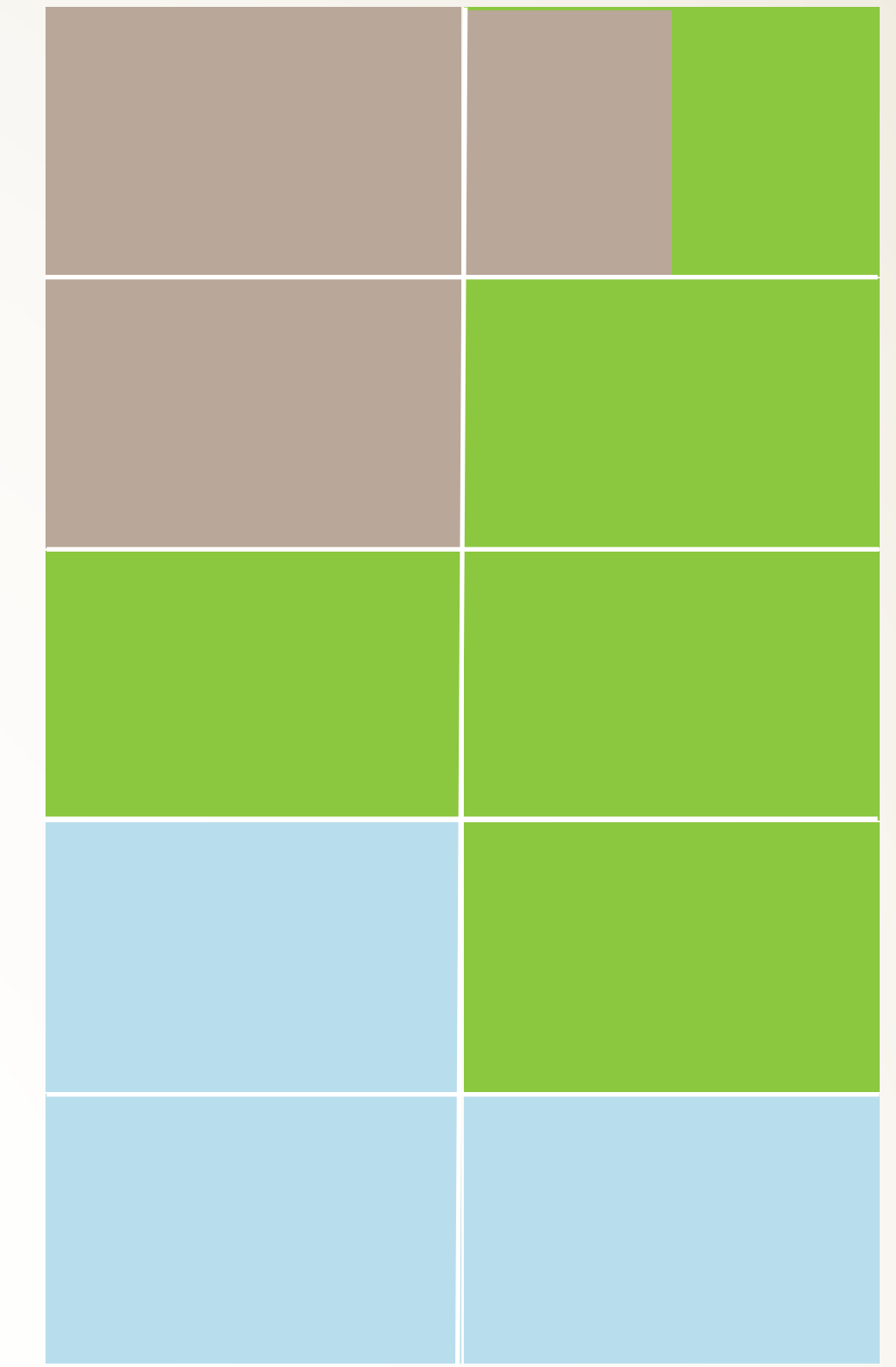
PRIMARY RESIDENCE=40%
ACCESSORY BUILDING=20%
FOR A TOTAL OF 60% OF LOT



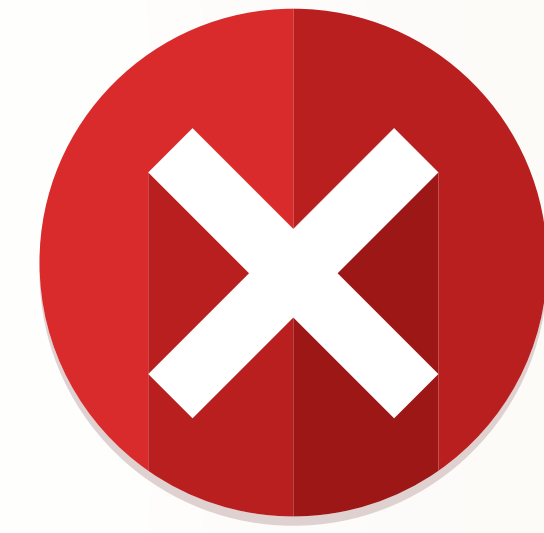
EXCEEDS TOTAL LOT
COVERAGE



PRIMARY RESIDENCE=35%
ACCESSORY BUILDING=20%
FOR A TOTAL OF 55% OF LOT



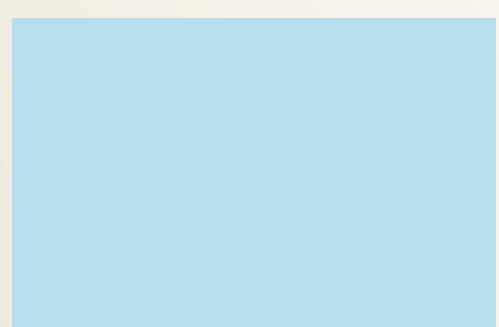
PRIMARY RESIDENCE=30%
ACCESSORY BUILDING=25%
FOR A TOTAL OF 55% OF LOT



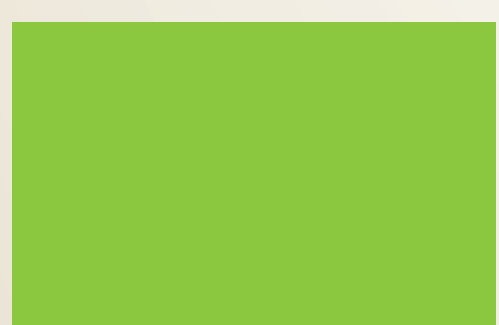
EXCEEDS ACCESSORY
BUILDING COVERAGE



ACCESSORY BUILDING



PRIMARY RESIDENCE



UNCOVERED PROPERTY

Current Town of Cochrane regulations state that parcel coverage by all buildings cannot exceed 55% of your total property size, with a maximum of 20% coverage by accessory buildings for R-1 and R-2 properties.

