



RESIDENTIAL ACCESSORY BUILDING CONSTRUCTION GUIDE

This Guide outlines the steps involved in making application for a building permit to construct a new accessory building for a single family dwelling.

The City of Langley zoning bylaw defines *accessory building and structure* as a building, the use of which is smaller, incidental and subordinate to that of a principal building or use—a Single Family Dwelling or Two-Family Dwelling—situated on the same lot.

An *accessory building* may be a garden or storage shed, a workshop, a detached garage, an in-ground swimming pool, or a retaining wall more that 4 feet high.

An *accessory building* shall not include living accommodation of any sort.

TYPICAL ACCESSORY BUILDING REQUIREMENTS

1) In all Single Family Residential Zones, an *accessory building* shall not be closer to the *front lot line* than a *principal building* or closer to a *principal building* than 1.0 m [3.28 ft].

2) The minimum *lot line* setbacks for an *accessory building* are as follows:

RS1 Single Family Residential Zone		RS2 Single Family Estate Residential Zone	
Front:	7.5 m [24.61 ft]	Front:	7.5 m [24.61 ft]
Rear:	1.5 m [4.92 ft]	Rear:	1.5 m [4.92 ft]
Interior Side:	1.5 m [4.92 ft]	Interior:	Side 3.0 m [9.84 ft]
Exterior Side:	4.5 m [14.76 ft]	Exterior Side:	4.5 m [14.76 ft]

Note: Encroachment into a required yard setback, easement, right-of-way and/or restrictive covenant area is not permitted.

The addition or relocation of a driveway access may require Engineering Department approval.

3) The maximum allowable height of an *accessory building* is 4.6 m [15.09 ft].

Note: For a flat-roofed building, 4.6 m is the maximum height from ground level to the highest point on the building (rooftop or parapet).

For a sloped-roof building, the median building height—an average of the height at the eave (the lowest roof point) and the height at the ridge (the highest roof point)—must not exceed 4.6 m.

- 4) In all Single Family Residential Zones, all buildings and structures combined shall not cover more than 33% of the lot area.
- 5) Roof gutters, rainwater down pipes and footing drains must be connected to the City storm sewer or an approved storm drainage system (such as a rock pit).

**BUILDING PERMIT
APPLICATION REQUIREMENTS**

A building permit is not required for a building less than 10m² [107.64 ft²] in building area. Nonetheless, the building must comply with all other requirements of the zoning bylaw, including minimum yard setback(s) and maximum lot coverage.

As part of the building permit application for an *accessory building* over 10 m² in building area, provide two (2) copies of scaled drawings, including:

- 1) A Site Plan of the property, drawn to scale, indicating the size and location of the proposed *accessory building* as well existing buildings on the property—the single family dwelling and any other *accessory buildings*.

Note: Indicate required yard setbacks and (if applicable) easements, rights-of-way and restrictive covenant areas. how the size and location of the single family dwelling and any other accessory building(s).

- 2) If required by the building official provide a survey, prepared by a British Columbia Land Surveyor, locating the *accessory building* on the property.
- 3) Floor plan, elevations and section(s) of adequate quality—these plans form a permanent record of your project, so must be to a legible standard.
- 4) The drawings must include all critical building dimensions, distance(s) from existing building(s), etc.
- 4) Detailed roof framing information *Note: Engineered roof trusses may be required.*
- 5) On submitted drawings, a professional engineer's stamp and signature are required for 2012 British Columbia Building Code Part 4 structural components such as over-height foundation walls, retaining walls more than 4 feet high, long trusses, steel and GlulamTM beams not covered by Part 9, girder trusses, ParallamTM and MicrolamTM beams, TrusJoistsTM, etc.
- 6) If required by the building official, 2012 British Columbia Building Code Schedules B, for structural engineering, must be submitted prior to the application of a building permit.

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE
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