

408 ACCESSORY RESIDENTIAL DWELLING UNIT (ADU)

408.1 Where a Zone specifically includes an *Accessory Residential Dwelling Unit* as a permitted secondary use, one *Accessory Residential Dwelling Unit* use is permitted if all the following conditions are satisfied for the establishment and continued use of the *Accessory Residential Dwelling Unit*.

- (1) *Accessory Residential Dwelling Units* are only permitted in the Zones where *single family dwelling* is listed as a *principal permitted use* and *Accessory Residential Dwelling Unit* is identified as a *secondary permitted use*.
- (2) The *gross floor area* of the *Accessory Residential Dwelling Unit* must not exceed 7% of the lot area to a maximum of 90 m².
- (3) The *gross floor area* of the *Accessory Residential Dwelling Unit* can be excluded from the calculation of maximum size for accessory buildings in the regulations specific to each zone.
- (4) A minimum outdoor space equal to the gross floor area of the *Accessory Residential Dwelling Unit* shall be provided as a dedicated space for the use by residents of the *Accessory Residential Dwelling Unit*.
- (5) An *Accessory Residential Dwelling Unit* must not have more than 2 bedrooms.
- (6) A clear pathway with a minimum width of 1.0m shall be provided from the sidewalk or street to the front door of the *Accessory Residential Dwelling Unit*.
- (7) Cantilevered balconies are not permitted on the interior side or rear faces of an *Accessory Residential Dwelling Unit*.
- (8) An *Accessory Residential Dwelling Unit* is only permitted where the owner of the lot has registered a covenant under section 219 of the *Land Title Act* against the title of the lot, in favour of the District of Ucluelet and satisfactory in its form and priority of registration, providing that the *Accessory Residential Dwelling Unit* must not be subdivided from the lot containing the principal building, whether pursuant to the *Strata Property Act*, the *Land Title Act*, or otherwise.
- (9) Off-street parking must be provided in accordance with Division 500.
- (10) An *Accessory Residential Dwelling Unit* must be located a minimum of ~~3m from any lot line and a minimum~~ 4m from the principal dwelling.
- (11) Despite subsection (1) *Accessory Residential Dwelling Units* are also permitted in some Industrial and Commercial zones according to the regulations of those zones.

408.2 ~~In addition to minimum height requirements of other parts of this bylaw:~~

- ~~(1) For an *Accessory Residential Dwelling Unit* whose roof pitch is equal to or greater than 3:12, the maximum height shall not exceed 4.2m.~~
- ~~(2) For an *Accessory Residential Dwelling Unit* with flat roofs or roofs with a pitch less than 3:12, the maximum height shall not exceed 3.75m.~~

- ~~(3) The height of the Accessory Residential Dwelling Unit may be increased by 0.3m vertical distance for every 0.6m increase in excess of the minimum setbacks established by this bylaw, to a maximum height of 6.5m~~
- ~~(4) For an Accessory Residential Dwelling Unit with flat roofs or roofs with a pitch less than 3:12, the area of a second floor shall be no greater than 60% of the total floor area beneath it.~~

Notwithstanding the maximum height specified in other sections of this bylaw, the maximum height for an accessory building containing an Accessory Residential Dwelling Unit is 8.0m.

505 OFF-STREET PARKING REQUIREMENTS

505.1 Off-street parking spaces must be provided for each use, building and structure on each lot, calculated in accordance with the following requirements:

Use, Building or Structure	Off-Street Parking Spaces Required
<i>Single Family Dwelling</i>	2 spaces for use of principal <i>dwelling unit</i>
<i>Duplex Dwelling</i>	3 spaces for use of both <i>dwelling units</i> 1 space per <i>dwelling unit</i>
<i>Multiple Family Residential (including Affordable Housing)</i>	1.5 spaces per <i>dwelling unit</i> , Plus 1 Visitor Parking Space per 5 <i>dwelling units</i>
<i>Staff Housing</i>	1 space per staff housing unit
<i>Residential above Commercial</i>	1 space per <i>dwelling unit</i>
<i>Accessory Residential Dwelling Unit</i>	1 space per <i>dwelling unit</i>
<i>Secondary Suite</i>	1 space per suite
<i>Single-Family Dwelling plus Secondary Suite and/or Accessory Residential Dwelling Unit</i>	1 space per <i>dwelling unit</i>
<i>Home Occupation</i>	1 space per non-resident
<i>Bed & Breakfast</i>	1 space per <i>bedroom</i> or guest room for B&B use
<i>Vacation Rental</i>	1 space per unit
<i>Guest House</i>	1 space per guest room

R-6 Zone - INFILL SINGLE-FAMILY RESIDENTIAL

R-6.1 Permitted Uses

R-6.1.1 The following uses are permitted, but secondary permitted uses are only permitted in conjunction with a principal permitted use:

(1) Principal:

(a) Single Family Dwelling

(2) Secondary:

~~(a) Home Occupation~~

~~(b) The following additional secondary permitted uses are only permitted on lots of 480m² area or greater:~~

~~(i) Secondary Suite; or,~~

~~(ii) Accessory Residential Dwelling Unit~~

(a) either a *Secondary Suite* or an *Accessory Residential Dwelling Unit*

(b) *Home Occupation*