



Department of Community Development – Planning Division

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DEVELOPMENT INFORMATION BULLETIN

RESIDENTIAL ACCESSORY BUILDINGS

This is one in a series of Development Information Bulletins prepared to assist Property Owners and Developers to undertake specific types of development in the City of Mount Pearl. For further information on other Bulletins available in the series please contact the Planning Division – Department of Community Development.

This bulletin is prepared to assist property owners and developers in constructing accessory buildings on residential properties. Residential accessory buildings include domestic garages, storage sheds and greenhouses.

A property owner or developer is to complete a building permit application form and submit it to the Planning and Development Department. A building permit is to be obtained for the accessory building prior to the construction of the building.

The submission of a refundable security deposit is required for accessory buildings with permanent foundations. They are considered permanent if they are greater than 120 ft² / 11.15 m² in size or they are placed on a concrete slab, in sono tubes, or are in any other way fixed or moored permanently to the ground.

- A \$250 refundable deposit is required for accessory buildings with permanent foundations that are 120 ft² / 11.15 m² in size or less.
- A \$500 refundable deposit is required for accessory buildings that are greater than 120 ft² / 11.15 m² in size.

Portable sheds (equal or less than 120 ft² / 11.15 m² in size) do not require the submission of a security deposit.

Prior to construction, a site inspection by City staff is required to ensure regulatory requirements are met. Location of accessory building is to be laid out in the field (4 corner post markers or string).

Upon completion of construction, a second site inspection by City staff is required to ensure that regulatory requirements (height, size, setbacks) are met. Please phone the Planning Division to request inspection.

Upon completion and approval of construction by City staff, the refundable deposit will be returned.

This is an office consolidation prepared for easy reference. The City's Regulations are subject to periodic amendments. For the most recent and official version of the regulations pertaining to "Residential Accessory Buildings", please refer to the City of Mount Pearl Development Regulations.

The following applies to accessory buildings:

- (1) The accessory building shall not be used for commercial purposes.
- (2) With the exception of greenhouses, the siding of the accessory building shall match the siding of the existing dwelling on the lot.
- (3) A minimum distance of 1 m is to be maintained from all property boundaries.
- (4) Accessory buildings shall maintain a minimum separation distance of 2 m from the main building and 1 m from another accessory building.
- (5) Maximum building height of any accessory building shall be 3.5 m to be measured from the established grade to:
 - a) the top of the highest roof beams on a flat or shed roof;
 - b) the deck level on a mansard roof; and
 - c) the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs.

For further information please refer to Guidelines for Height Measurement.

- (6) The maximum floor area of one or more accessory building(s) shall be 55.75 sq. m or 7% of the lot coverage whichever is lesser.
- (7) The accessory building(s) shall be clearly incidental and complimentary to the use of the main building in character, use and size and shall be contained on the same lot.
- (8) Each accessory building shall not exceed the height of the dwelling on the lot.
- (9) No accessory building or part thereof shall project in front of any building line.
- (10) An accessory building shall not be constructed so as to block a view and/or light from adjoining properties.
- (11) An accessory building shall not be erected or placed upon any easements, unless prior written approval is granted by the authority responsible for easement provided the location of the accessory building and structure would not pose a safety or health hazard.
- (12) Location and grading of structure to be such as not to interfere with storm water drainage.
- (13) Survey of the property must accompany permit application with proposed accessory building sketched onto survey.
- (14) A building permit is required.
- (15) Upon receipt of permit and upon completion of work, you are required to contact the Planning Division at 748-1017 or 748-1022 to arrange for final inspection and refund processing if applicable.