

3.18 Accessory Home

Accessory homes are subject to the following regulations:

1. The *accessory home* shall be used for the accommodation of the *household* of an agricultural worker or caretaker.
2. An *accessory home* is not permitted on a *parcel* less than 3.8 ha (9.4 acres) in area.
3. The *accessory home's gross floor area* shall not exceed the lesser of 140 square metres *gross floor area* or 75% of the *gross floor area* of the principal single detached dwelling.
4. An *accessory home* shall be an accessory use.
5. One accessory home is permitted per 3.8 ha (9.4 acres) to a maximum of 2 accessory homes per parcel.
6. One *parking space* per *accessory home* is required in addition to those required for the principal dwelling.
7. A standard *home based business* is permitted in an *accessory home*.
8. A bed and breakfast is not permitted in an *accessory home*.
9. A *secondary suite* is not permitted in an *accessory home*.
10. The owner shall enter into a restrictive covenant, under the Land Title Act, with the *Regional District* of Central Okanagan, to ensure that one home is designated the *accessory home* to accommodate the *household* of an agricultural worker or caretaker.

Bylaw
871-25

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[Note: *Accessory homes* shall comply with all relevant *Regional District* bylaws and the BC Building Code]

[Note: No *accessory home* will be permitted without connection to a community sanitary sewer unless the *parcel* meets the requirements of the Okanagan Similkameen Health Region for on site sewage disposal for the *accessory home*.]

[There are limitations on parking areas in the front *setback*]

6.2 RURAL 2

RU2

Purpose: to accommodate rural residential, agricultural, home industry, and limited resource management uses on parcels of land that are 4 hectares or greater and located outside the Land Reserve.

PERMITTED USES TABLE FOR RU2 ZONE

6.2.1 Permitted uses, buildings and structures:

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| <ul style="list-style-type: none"> .1 Agriculture including <i>intensive agriculture</i>; .2 Single detached house; .3 Accessory home; (Section 3.18) .4 Winery and cidery; .5 Home based business, major, (Section 3.21) .6 Bed and breakfast accommodation; (Section 3.23) .7 Portable saw mill and portable shake mill; .8 Kennels, Service (permitted only on 4 ha. or larger)* .9 Kennels, Hobby (permitted on properties under 4 ha)*
*(Check with RDCO Dog Control Bylaw) .10 Veterinary clinic; .11 Accessory buildings and structures; (Section 3.17) .12 Greenhouses; (Section 3.17) | <ul style="list-style-type: none"> .13 Riding Stables; .14 Day care centre, minor; .15 Temporary agricultural worker dwellings; may include a recreational vehicle only to accommodate the household of an agricultural working or caretaker. (Section 3.25); .16 On part of that part of District Lot 2550 (shown on Plan B4357), ODYD, except Plan 24545, the following additional use is permitted: 12 seasonal residential dwelling units. .17 Cannabis Production Facility. (Section 3.31). .18 On Lot 1, Plan 12705, District Lot 2198, ODYD the following additional use is permitted: 2 dwelling units. .19 On Lot 1, District Lot 2197, ODYD, Plan 22569: a maximum of 8 dwelling units. |
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Bylaw 871-125

Bylaw 871-196

Bylaw 871-222 & Bylaw 871-247

Bylaw 871-226

Bylaw 871-25

Bylaw 871-51 & 871-211

Bylaw 871-233

REGULATIONS TABLE FOR RU2 ZONE

Column 1	Column 2
6.2.2 Minimum parcel area	4.0 ha (9.88 acres)
6.2.3 Minimum parcel frontage	30.0 m (98.4 ft.)
6.2.4 Minimum front setback	6.0 m (19.7 ft.)
6.2.5 Minimum side setback	3.0 m (9.8 ft.)
6.2.6 Minimum corner side setback	4.5 m (14.8 ft.)
6.2.7 Minimum rear setback	3.0 m (9.8 ft.)
6.2.8 Minimum setbacks from the parcel line for:	
.1 <i>intensive agriculture</i>	100.0 m (328.1 ft.)
.2 <i>buildings housing animals overnight (other than intensive agriculture)</i>	30.0 m (98.4 ft.)
.3 <i>kennels</i>	15.0 m (49.2 ft.)
.4 <i>greenhouses</i>	15.0 m (49.2 ft.)
6.2.9 Minimum side and rear setback for buildings with heights greater than 9.0 m and located on parcels adjacent to an R or R3 zone	Height of the building minus 6.0 m [e.g. 12.0 m – 6.0 m = 6.0 m setback]
6.2.10 Minimum setbacks from A1 Zone	15.0 m (49.2 ft.) [see section 3.11]
6.2.11 Maximum parcel coverage	10% of the <i>parcel area</i>
6.2.12 Maximum number of single detached houses	1 per <i>parcel</i> and <i>accessory home(s)</i> where permitted under this Bylaw
6.2.13 Maximum building height:	
.1 <i>Principal buildings</i>	12.0 m (39.4 ft.)
.2 <i>Accessory buildings and structures (see Section 3.17)</i>	8.0 m (26.2 ft.)

Bylaw 871-211

Bylaw 871-194