

## HEIGHT OF A DETACHED SECONDARY SUITE

ROOF PITCH	MAX HEIGHT
< 6:12	4.5m
≥ 6:12*	5.0m
≥ 8:12*	5.5m

*\*For an area of at least 80% of all roof surfaces measured in plan view*

- Generally, the maximum permitted height for the accessory building is 7m, where the accessory building:
  - has a roof pitch of 6:12 or greater and contains a secondary suite within the roof structure; or
  - is located outside of the required yard setback areas for a principal dwelling.

## SIZE

The size of a secondary suite, where contained within the principal building, shall not exceed 40% of the habitable floor space of the principal dwelling to a maximum of 90m<sup>2</sup>.

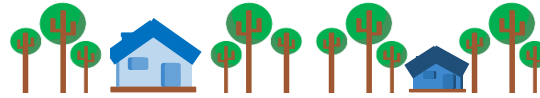
The size of a carriage house, shall not exceed 13% of the lot size or a Gross Floor Area of 90m<sup>2</sup>, whichever is lesser.

## SETBACKS

Required setbacks vary depending on the lots zoning. Please contact Current Planning at 250-755-4429 to inquire about accessory building setbacks

## ADDITIONAL REGULATIONS

- Secondary suites are not permitted on a lot <370m<sup>2</sup>
- Secondary suites are not permitted in a mobile home
- One off-street parking space is required per secondary suite
- Minimum 30m<sup>2</sup> of private open space is required for a detached secondary suite



## HAVE MORE QUESTIONS?

### CONTACT CURRENT PLANNING



PHONE : 250-755-4429



EMAIL :  
planning@nanaimo.ca

### OR VISIT US AT

CITY OF NANAIMO  
SERVICES AND RESOURCE  
CENTRE  
411 Dunsmuir Street  
Nanaimo, BC  
V9K 0E4

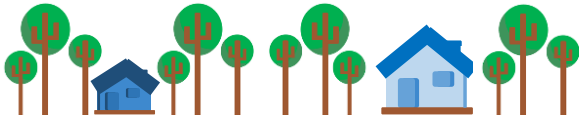


# SECONDARY SUITES & DETACHED SECONDARY SUITES



[www.nanaimo.ca](http://www.nanaimo.ca)





This brochure is intended to provide a brief overview to assist property owners wishing to construct a secondary suite and detached secondary suite.

## WHAT IS THE DIFFERENT BETWEEN A SECONDARY SUITE AND DETACHED SECONDARY SUITE?

A secondary suite is located within the single family dwelling while a detached secondary suite is located within an accessory building on the lot.

Both secondary suites and detached secondary suites are limited to two bedrooms and one cooking facility and must have a separate entrance.



Secondary Suite

Detached Secondary Suite

## IN WHAT ZONES ARE SECONDARY SUITES PERMITTED?

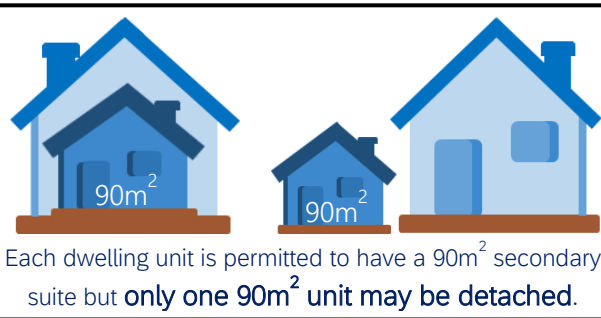
Secondary suites are permitted in Residential Zones, Agriculture Rural, Corridor, Commercial Centre and Downtown Zones where a Single Family Dwelling is the principal use.

## RESOURCES

Visit [www.nanaimo.ca](http://www.nanaimo.ca) to access additional resources such as the [Zoning Bylaw](#), [Parking Bylaw](#) and [Secondary Suite Guide](#).

# WHERE ARE SECONDARY SUITES AND DETACHED SECONDARY SUITES PERMITTED?

WHERE YOUR PROPERTY IS  
GREATER THAN 0.4-ha (4,000m<sup>2</sup>) AND  
TWO DWELLING UNITS ARE PERMITTED



IF YOUR PROPERTY:

- IS BETWEEN 800m<sup>2</sup> AND 4,000m<sup>2</sup>; OR,
- IS A CORNER LOT; OR,
- WHOSE SIDE OR REAR LOT LINE ABUTS A LANE

