Town of Tecumseh Additional Residential Units (ARU)

Proposed ARU Zoning Regulations

Regulation	Residential Zones Attached ARU	Residential Zones Stand-Alone ARU	Agricultural Zone Attached ARU	Agricultural Zone Stand-Alone ARU
Permitted Use	• As-of-right in each of the following dwelling unit types: single unit detached; semi-detached and townhouse dwellings	• As-of-right associated with each of the following dwelling unit types: single unit detached and semi-detached dwellings	• As-of-right in a single unit detached dwelling (maximum of one ARU per property)	• Subject to site-specific rezoning (maximum of one ARU per property)
Location/ Setbacks	• Subject to zoning that applies to main dwelling	• 1.5 metres from interior side and rear lot lines • 0.6 metres if located above first storey of accessory structure abutting a rear laneway • A two-storey ARU having a window adjacent to a property line requires a 3 metre setback from side and rear lot lines • Permitted in rear and interior side yards except on the north side of Riverside Drive in which case a detached ARU shall be permitted in the front yard only • Shall not be closer than 3 metres from main dwelling	• Subject to zoning that applies to main dwelling	• 1.5 metres from interior side and rear lot lines • 0.6 metres if located above first storey of accessory structure abutting a rear laneway • A two-storey ARU having a window adjacent to a property line requires a 3 metre setback from side and rear lot lines • Permitted in rear and side yards • Must be within 30 m of primary dwelling and no closer than 3 metres
Size/Height	• GFA maximum of 50% of primary dwelling unit except that it can occupy the whole of a basement	• 6.5 metres in height • GFA maximum of 100 square metres and no greater than 50% of primary dwelling unit	• GFA maximum of 50% of primary dwelling unit except that it can occupy the whole of a basement	• 6.5 metres in height • GFA maximum of 100 square metres and no greater than 50% of primary dwelling unit

Regulation	Residential Zones Attached ARU	Residential Zones Stand-Alone ARU	Agricultural Zone Attached ARU	Agricultural Zone Stand-Alone ARU
Municipal Services	• One water and sanitary service per lot for main dwelling and ARU • Shall be on full municipal sanitary and water services • Except where no municipal sanitary sewer is available, ARU on a private septic system must meet the requirements of the Ontario Building Code (OBC).	• One water and sanitary service per lot for main dwelling and ARU • Shall be on full municipal sanitary and water services • Except where no municipal sanitary sewer is available, ARU on a private septic system must meet the requirements of the OBC.	• One water and sanitary service per lot for main dwelling and ARU • ARU on a private septic system must meet the requirements of the OBC	• One water and sanitary service per lot for main dwelling and ARU • ARU on a private septic system must meet the requirements of the OBC
Parking/ Access	• 1/ARU • Must have direct pedestrian access (i.e. cannot be accessed through primary unit)	• 1/ARU	• 1/ARU • Must have direct pedestrian access (i.e. cannot be accessed through primary unit)	• 1/ARU
Other Requirements	• The accessory residential dwelling unit shall have its own exterior entrance separate from the exterior entrance to the primary dwelling unit, but shall not be permitted on an elevation, or façade of the building that faces a public street or private road; and shall have no means of internal access to the primary dwelling unit, except that access to a primary and second dwelling through a common vestibule entry is permitted	• Detached ARU cannot be severed from lot	• The accessory residential dwelling unit shall have its own exterior entrance separate from the exterior entrance to the primary dwelling unit, but shall not be permitted on an elevation, or façade of the building that faces a public street or private road; and shall have no means of internal access to the primary dwelling unit, except that access to a primary and second dwelling through a common vestibule entry is permitted	• Detached ARU cannot be severed from lot.