

305. **ACCESSORY BUILDINGS AND STRUCTURES**

1. Accessory buildings and structures shall be permitted in conjunction with a principal use in any zone provided that:
 - a) accessory buildings **do not** include agricultural buildings; and
 - b) the combined gross floor area of accessory buildings and structures shall be in conformity with the regulations set out in the following table:

LOT SIZE	ACCESSORY BUILDING
(i) less than 750 square metres	55 square metres
(ii) less than 1500 square metres	75 square metres
(iii) 1500 sq metres up to 3500 sq metres	100 square metres
(iv) 3500 sq metres up to 1.2 hectares	150 square metres
(v) 1.2 hectares up to 1.75 hectares	200 square metres
(vi) 1.75 hectares or greater	250 square metres

- c) Accessory buildings situated on lots with a lot area of less than two thousand (2000) square metres may not be used for Bed and Breakfast operations; and
- d) Accessory buildings may not be used as dwelling units.