

## Residential Zones

The information in this brochure applies to the following zoning districts:

- RS-S & RS-L: Residential Single Family
- RT: Residential Two-Family
- RMH: Residential Mobile Home

To find out the zoning of your property, use the interactive web map available at

<https://www.mymorden.ca/maps>

## Remember Your Permits

A development permit and a building permit are not required for accessory buildings that are less than 110 ft<sup>2</sup> (10 m<sup>2</sup>) and do not exceed 15 ft (4.5 m) in height. In all other cases, a development permit is required from the City of Morden and a building permit is required from the MSTW Planning District.

## Important Steps Before Construction Begins:

- 1 Use [clickbeforeyoudigmb.com](http://clickbeforeyoudigmb.com) to identify buried utility lines.
- 2 Contact a Land Surveyor to accurately mark your property lines.
- 3 Talk to your neighbours about what you're planning.

## City of Morden Planning and Development Office

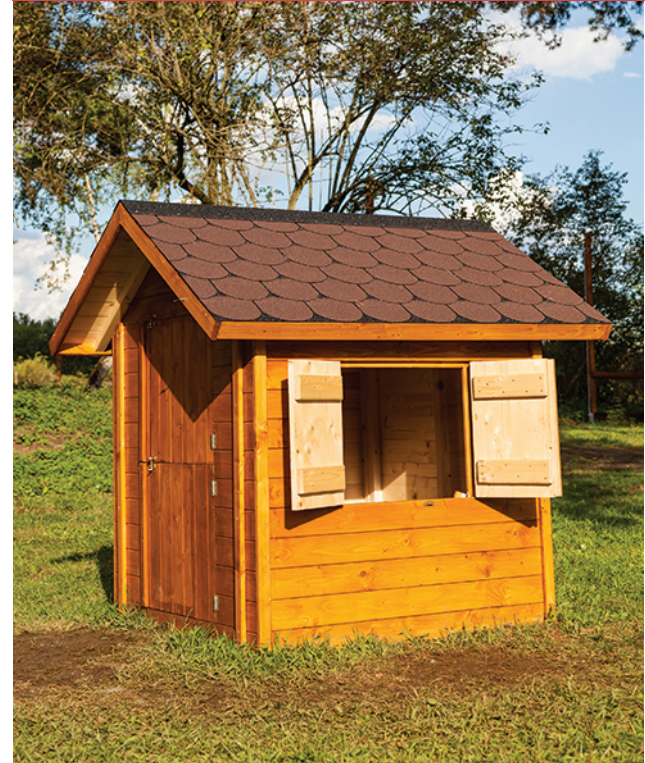
133 7th Street,  
Morden, Manitoba.

(204) 822-4434

<https://www.mymorden.ca>

Every effort has been made to ensure the information in this brochure is correct and complete. In the event of an error, Morden By-law 08-2017 governs.

# Accessory Buildings



Morden 

### Maximum Building Area

In RS-S, RS-L & RT zones, the maximum building area is 800 ft<sup>2</sup> (75 m<sup>2</sup>) for all accessory structures on the lot. If the building has no direct driveway access, the maximum area is 300 ft<sup>2</sup> (28 m<sup>2</sup>).

### Maximum Building Height

In all residential zones, the maximum building height is 4.5 m (15 ft).

### Door Sizes

Maximum door height is 3 m (10 ft). If the building has no direct driveway or aisle access, the maximum width is 2 m (7 ft).

### Maximum Lot Coverage

The total permitted building coverage including the main building and all accessory structures is shown in Table 1.

Zoning District	Max. Lot Coverage
RS-S	45%
RS-L	40%
RT	50%
RMH	50%

**Table 1.** Maximum lot coverage by zoning district

### Further Reading

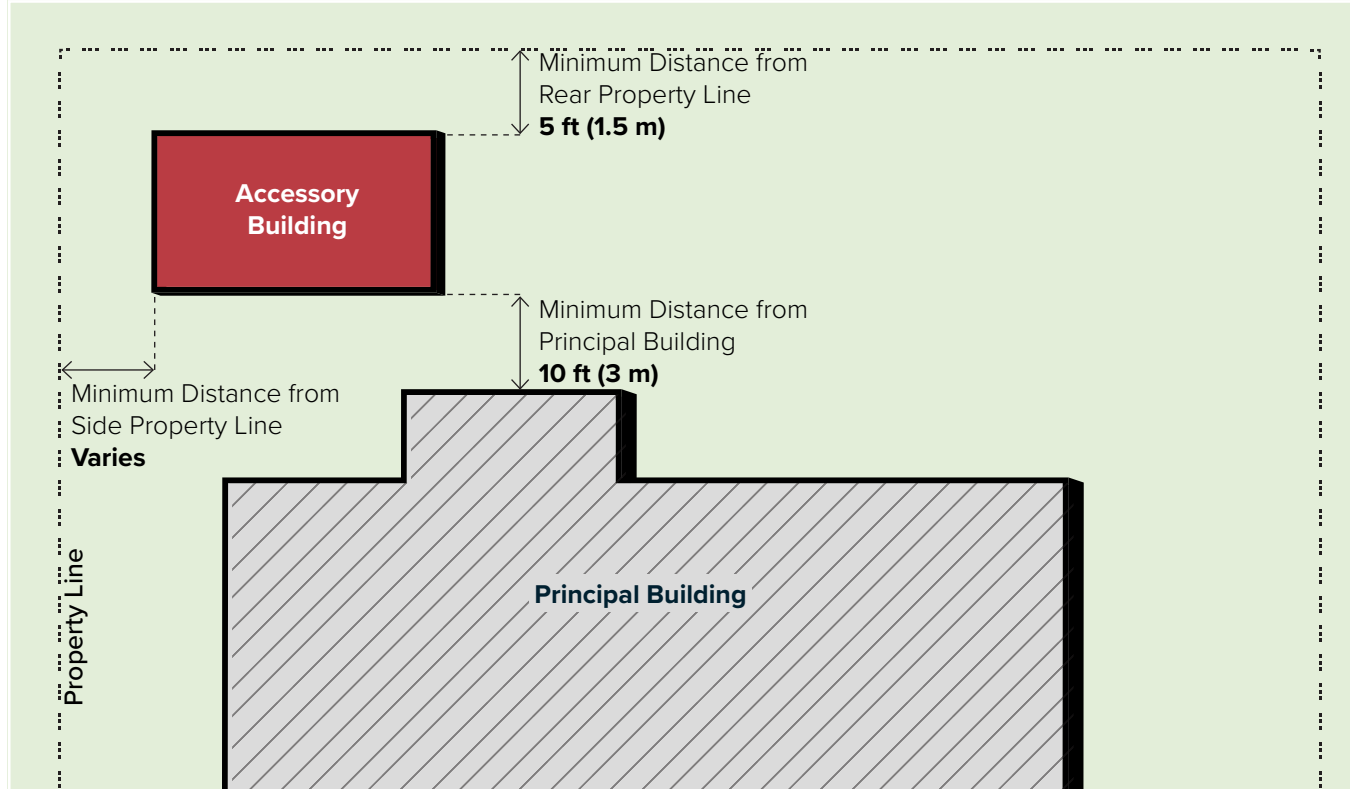
For information about accessory buildings used for home occupations or garden suites, consult Morden By-Law 08-2017.

### Minimum Side and Rear Yards

For an accessory building located behind the principal building, the minimum side yard varies, depending on the length of the wall, parallelling the side property line and the property's zoning district (Table 2).

In all residential districts, for an accessory building located behind the principal building, the **minimum rear yard** required is 1.5 m (5 ft).

Accessory buildings should not be located within a dedicated easement or right-of-way.



**Figure 1.** Diagram of yard requirements

Zoning District	Length of Wall Paralleling Side Property Line	
	24 ft (7.3 m) or less	More than 24 ft (7.3 m)
RS-S, RS-L & RT	2 ft (0.6 m) Side Yard	3 ft (1 m) Side Yard
RMH	2 ft (0.6 m) Side Yard	

**Table 2.** Side yard requirements by zoning district and wall length