

Bulletin: Carriage House Requirements



Bulletin # 14-01

Updated: Aug 23, 2022

Created: Sept. 10, 2014

This bulletin is for informational purposes only. Please be sure to consult the relevant City of Kelowna Bylaw.

Rules that Apply to All Carriage Houses

1. A carriage house is permitted in the following scenarios:
 - a) Property is located within the Core Area as identified on [Map 3.1](#) in the Kelowna 2040 Official Community Plan (OCP).
 - b) Suburban, rural, and agricultural (A2) properties located outside the Core Area that:
 - have a subzone "c" Carriage House designation; or
 - are zoned RU4 – Two Dwelling Housing; and
 - are connected to community sanitary sewer and community water or are at least 10,000 m² in lot area.
 - c) Agricultural (A1) properties that meet the following criteria:
 - only one of these secondary uses shall be permitted at any one time: bed & breakfast, secondary suite, or carriage house; and
 - have a minimum lot area of 20,000 m²; and
 - existing home is under 500 m²; and
 - a [Farm Residential Footprint Covenant](#) is registered on title.
 - Mobile homes may be used as carriage houses in the A1 zone.

To find the zoning on your property, please visit our [Public Map Viewer](#). A [rezoning application](#) for a carriage house (outside the Core Area) should be consistent with City policies; including having sanitary services, being within the Permanent Growth Boundary, and meeting minimum lot size requirements.

To learn more about the [Zoning Bylaw](#) land use regulations and the application process, visit the City of Kelowna's website (kelowna.ca) or contact the Community Planning Department at 250-469-8626, planninginfo@kelowna.ca.

2. Depending on the zoning of the parcel, a single family dwelling may only have one secondary suite or one carriage house, but not both.
3. Off-street parking stalls ([Zoning Bylaw Table 8.3](#)) must be provided on site for the dwelling units. One stall is required for a carriage house, and two stalls are required for a single family dwelling. Only one driveway access to the property is permitted and the maximum driveway width is 6.0 m.
4. If a property is less than 1 hectare in size, a connection to the community sanitary sewer is required.

Community Planning

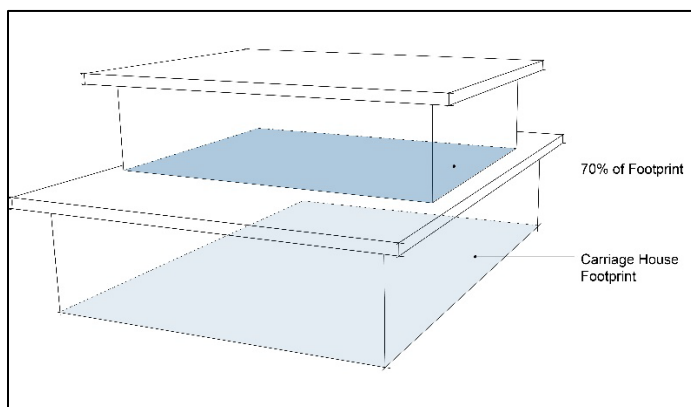
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250-469-8626
FAX 250-862-3320
planninginfo@kelowna.ca

Building & Permitting

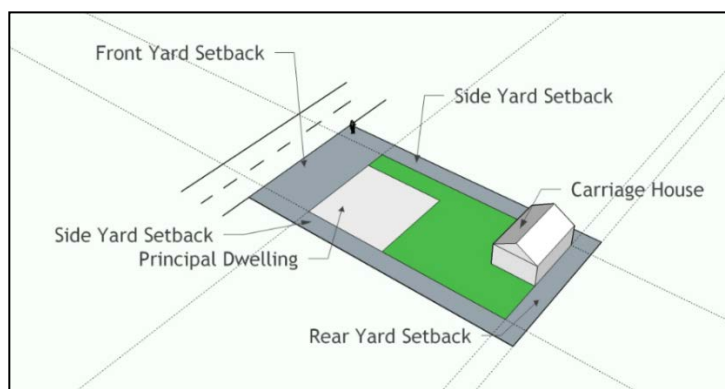
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250-469-8960
FAX 250-862-3314
developmentsservicesinfo@kelowna.ca

5. Walkout basement exemptions do not apply to carriage houses or accessory buildings.
6. A Carriage House may not be stratified.
7. The upper storey floor area of any carriage house is limited to 70% of the carriage house footprint (this includes any attached garages but not a carport).
8. A hard-surfaced lit pathway at least 1.1 m wide is required from the front street to the entrance of the carriage house. This path must be kept clear of debris and snow, and gates must operate without keys or special knowledge.

Second Story Footprint Diagram:



Setback Diagram:



9. Application fees that are typically applicable are:

Development Category	Fee	Fee Due
Rezoning to "c" for Carriage House	Ranges from \$1,000 to \$2,200 Refer to: Development Application Fee Bylaw	With Zoning Application
Development Cost Charges	Ranges from \$22,000 to \$29,000 Refer to: Development Cost Charges Bylaw	Prior to Building Permit Issuance
Other Fees may Apply (e.g. water/sewer upgrades)	Varies by Property Contact planninginfo@kelowna.ca	Varies by Application Type

Carriage House Zone Dependent Rules

Criteria / Zone	RU1 RU1c	RU2 RU2c	RU4	A2c & RR1c	RR2c	A1 min lot size 20,000 m ²
Max. Height for Carriage Houses	5.4 m	5.4 m	5.4 m	5.4 m	5.4 m	5.4 m
Min. Front Yard Setback	9.0 m	9.0 m	9.0 m	12.0 m	12.0 m	6.0 m
Min. Front Yard Setback for Double Fronting Lots	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	n/a
Min. Flanking Yard Setback	4.5 m	4.5 m	4.5 m	6.0 m	6.0 m	6.0 m
Min. Side Yard Setback	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	3.0 m
Min. Rear Yard Setback (<i>no lane</i>)	1.5 m	1.5 m	1.5 m	3.0 m	1.5 m	10.0 m
Min. Rear Yard Setback (<i>with lane</i>)	0.9 m	0.9 m	0.9 m	3.0 m	0.9 m	10.0 m
Max. Net Floor Area for Single Storey	100 m ²	100 m ²	100 m ²	100 m ²	100 m ²	90 m ²
Max. Net Floor Area for Two Storey	90 m ²	90 m ²	90 m ²	90 m ²	90 m ²	90 m ²
Max. Building Footprint for Single Storey	100 m ²	100 m ²	100 m ²	100 m ²	100 m ²	90 m ²
Max. Building Footprint for Two Storey	90 m ²	90 m ²	90 m ²	90 m ²	90 m ²	90 m ²
Max. Upper Storey Gross Floor Area for Two Storey	70% of the carriage house footprint area	70% of the carriage house footprint area	70% of the carriage house footprint area	70% of the carriage house footprint area	70% of the carriage house footprint area	n/a

Dormer Rules

All dormers must follow the following:

- the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from a vertical wall under a sloping roof.
- the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from the outer edge of the eaves.
- the dormer's face wall must be setback horizontally a minimum of 0.60 metres from the outer edge of the eaves.
- the dormer's maximum width is 50% of the width of the roof on which the dormer is located.

