

Bulletin: Carriage House Requirements



Bulletin # 14-01

Updated: April 27, 2020

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 only permitted on urban area properties that are zoned:

- RU6 – Two Dwelling Housing; or
- RU1c – Large Lot Housing with Carriage House
- RU2c – Medium Lot Housing with Carriage House

A carriage house is only permitted on rural area properties that are zoned:

- RR1c - Rural Residential 1 with Carriage House
- RR2c - Rural Residential 2 with Carriage House
- RR3c – Rural Residential 3 with Carriage House

A rezoning application for a carriage house should be consistent with City policies, including having sanitary services, and being within the Permanent Growth Boundary.

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.

2. In addition to a single family dwelling, a legal parcel (i.e. a single real estate entity) may either have one secondary suite or one carriage house, but not both. This depends on the zoning of the parcel (cannot be varied).

3. Application fees that are typically applicable are:

Development Category	Application Fee	Fee Due
Zoning Amendments to:	Review City of Kelowna Development Fees Application Bylaw	With Zoning Application
“C” for Carriage House		
Bylaw Enforcement – Add “C” for Carriage House		
Development Cost Charges	\$2,500	Prior to Building Permit Issuance
Other Fees may Apply (e.g. water/sewer upgrades)	Varies	Varies

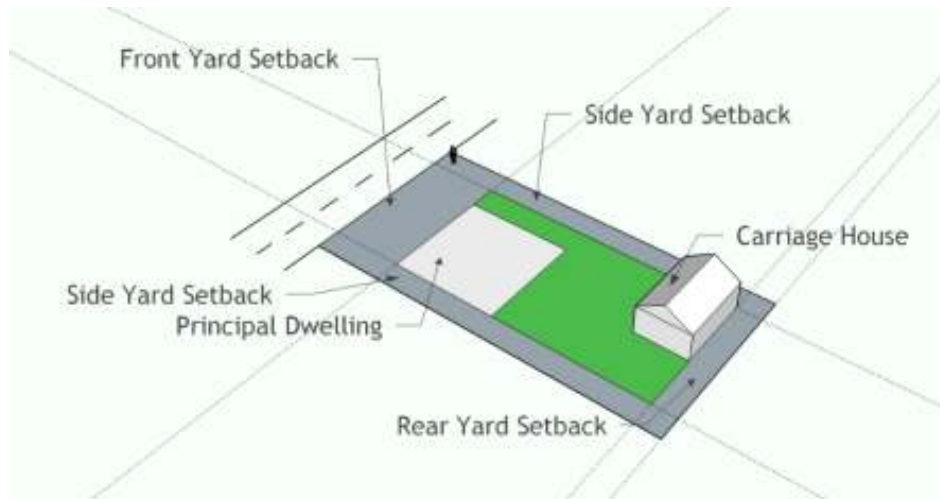
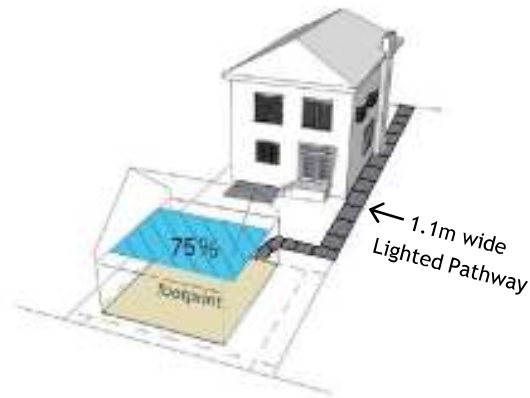
Community Planning

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

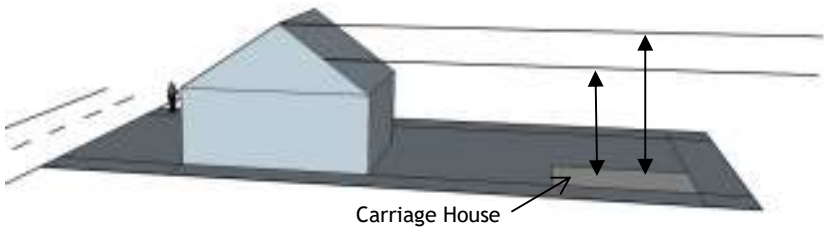
Building & Permitting

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4. All carriage houses (including single storey carriage houses) shall not exceed 75% of the habitable floor area of the principal dwelling unit, excluding the garage or carport area.
5. Three off-street parking stalls must be provided on site for the dwelling units.
6. The upper storey floor area of any carriage house is limited to 75% of the carriage house footprint (this includes any attached garages but not a carport).
7. A hard-surfaced lighted pathway at least 1.1 m wide is required from the streetfront 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.
8. In total, a minimum of 60 m² of private open space shall be provided. The private open space is recommended to be defined and to be screened through the use of landscaping including but not limited to: plantings, architectural elements such as a trellis, low fences or planters, and changes in grade or elevation.
9. Carriage houses are not permitted on lots less than 1 hectare in size unless a connection to the community sanitary sewer exists.
10. Walkout basement exemptions do not apply to carriage houses or accessory buildings



Carriage House Zone Dependent Rules

Criteria	Rural Zones		Urban Zones
	RR1c	RR2c RR3c	RU1c, RU2c & RU6
Siting Regulations			
Max Height ¹	6.0 m	4.8 m	4.8 m
Front Yard	12.0 m		9.0 m
Min Side Yard	1.5m		1.5 m
Min Flanking Side Yard	4.5m		4.5 m
Min Rear Yard	With a Lane	0.9 m	
	Without Lane	RR1c & RR2c 3.0 m	RR3c 1.5 m
Min Distance from Principal Building	3.0m		3.0 m
Greater than One Storey			
Max Net Floor Area of Carriage House	90 m ²		90 m ²
Max Combined Area (e.g. footprint size) of all Accessory Buildings / Structures & Carriage House	n/a		90 m ²
Max Combined Lot Coverage of all Accessory Buildings / Structures & Carriage House	14%		14%
Single Storey Incentives²			
Max Net Floor Area of Carriage House	100 m ²		100 m ²
Max Combined Area (e.g. footprint size) of all Accessory Buildings / Structures & Carriage House	n/a		130 m ²
Max Area (e.g. footprint size) of all Accessory Buildings / Structures	50 m ²		50 m ²
Max Combined Lot Coverage of all Accessory Buildings / Structures & Carriage House	20%		20%
<p>¹ Height to the midpoint of roof and the peak of roof cannot be taller than the height of the Principal Building.</p>  <p>Maximum Height of Carriage House relative to Principal Dwelling</p>			
<p>² The incentives apply when the height of all the accessory buildings / structure and carriage house are limited to one storey.</p>			

Dormer Rules

1. A dormer is a structural element of a building that projects from the plane of a sloping roof surface. The following setbacks apply:
 - a) The dormer's cheek wall must be setback horizontally a minimum 0.9 m from a vertical wall under a sloping roof; and
 - b) The dormer's face wall must be setback horizontally a minimum 0.6 m from the outer edge of the eaves.

