



Designing Your Perfect Carriage Home

Unlock the full potential of your property with this free guide!

Inside, you'll discover: Inspiring possibilities for your future carriage home, key differences between single-storey and 1.5-storey layouts, and smart floor plans designed to maximize smaller footprints.

See what's possible, spark ideas for your own project, and take the first step toward creating a carriage home that fits your vision. Contact us today to start bringing your plans to life!



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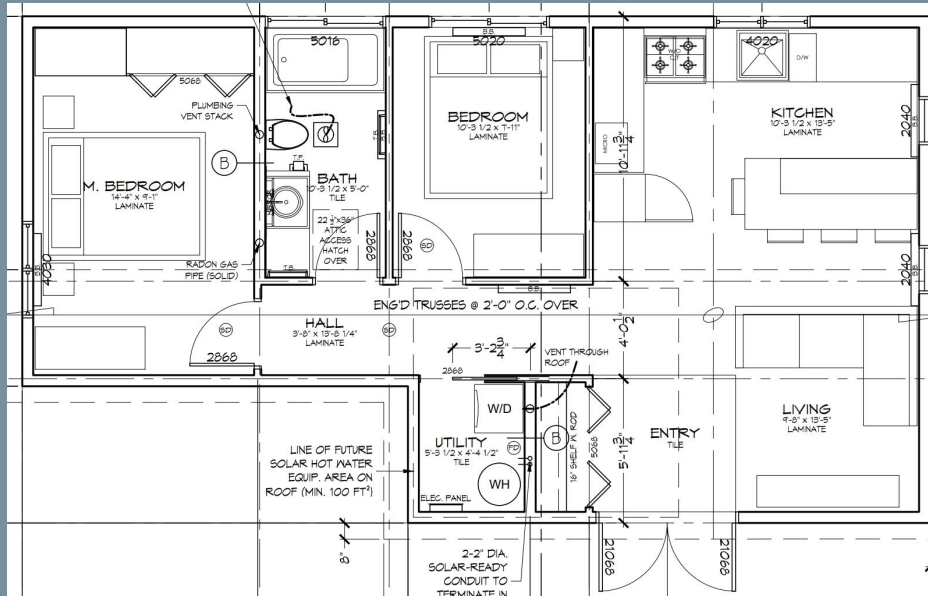
Carriage house building bylaws





House #1: 1 storey 700 sqft

This carriage house is 2 bedrooms and 1 bathroom. It is 700 sqft. Perfect for a smaller yard. City lot dimensions 48ftx120ft

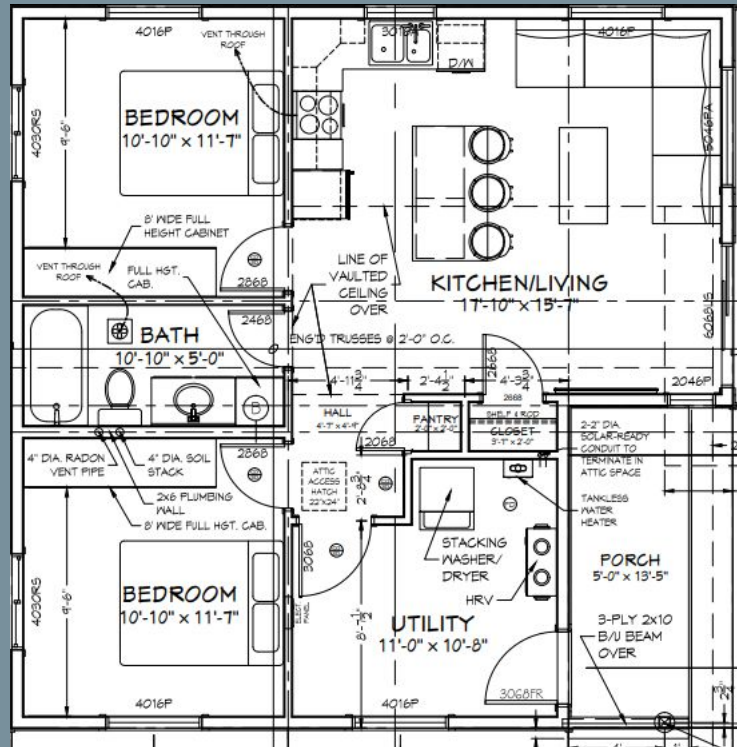


The ideal carriage house SIZE has two bedrooms and 2 bathrooms. If your property allows the maximum size of 90 square meters (968 sqft) this floor plan is easily obtained. If your property is restricted to a smaller building footprint than a 2 bedroom 1 bathroom carriage house can still be built with about 500 Square feet.



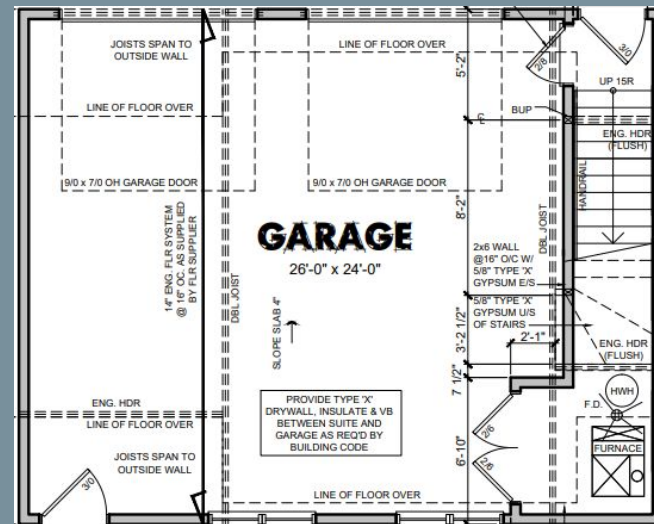
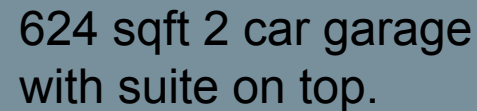
House #2: 1 storey 830 sq ft carriage house

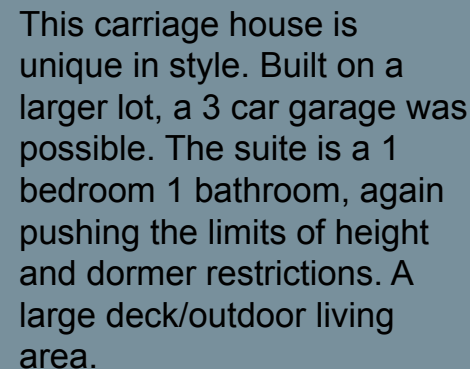
This 2 bedroom 1 bathroom carriage house boasts a spacious layout with an extra large mechanical room for valuable storage. A private covered patio and private parking.





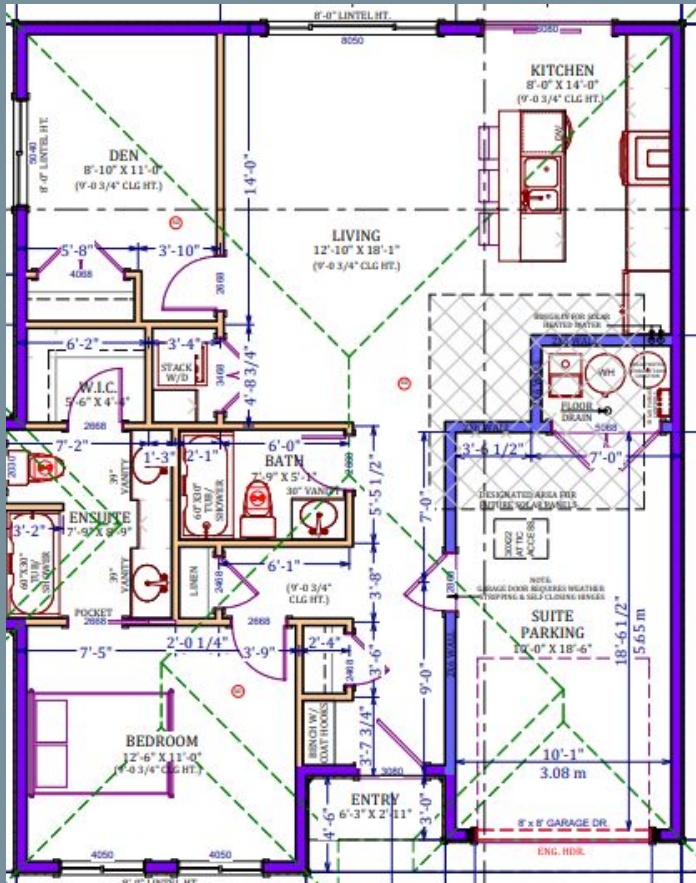
This 1 bedroom 1 bathroom carriage house has a garage on the bottom. This carriage house pushed all the limits with height restriction, dormer restriction, and square footage. Working with a qualified designer is important to maximize square footage with a carriage house.







House #5: 1 storey 968 sq ft carriage house - 1 car



This carriage house is on the larger side pushing the maximum square footage limits. No height restrictions to worry about so a 9ft ceiling is easily attained.

A nicely laid out 2 bedroom 2 bathroom carriage house with an attached 1 car garage. A well laid out carriage house makes all the difference when renting or selling a property.

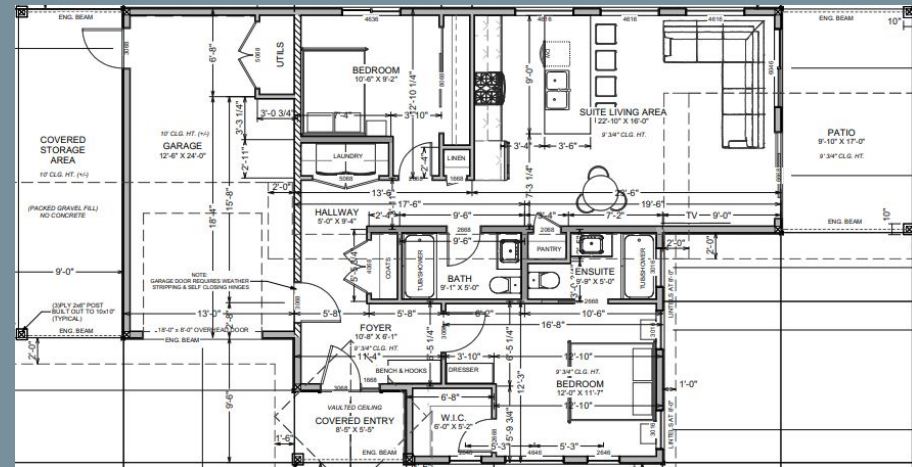




House #6: 1 storey 968 sq ft carriage house - 1 car



This modern 2-bedroom, 2-bathroom carriage house features a 1-car garage, carport, and outdoor seating area. The attractive design is accentuated by distinctive roof lines, making it a desirable home. Inside, the well-thought-out floor plan includes an ensuite master bedroom, while over-height ceilings create a spacious feel.





Carriage house building bylaws






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Section 11 - Single & Two Dwelling Zones | City of Kelowna

Section 11.5 Development Regulations

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m = metres / m² = square metres

Criteria		Zones				
		RU1 ¹	RU2 ¹	RU3 ¹	RU4 ¹	RUS ¹
Regulations that apply to all Buildings, Structures, and Uses						
Max. Site Coverage of all Buildings		40%	40%	40%	40%	40%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces		70%	70%	70%	70%	70% ⁶
Lane Regulations		If a lot is fronting onto a lane then vehicular access is only permitted from the lane.				
Regulations that apply to all Principal Dwellings, Principal Use Buildings, and Principal Use Structures						
Max. Height		10.0 m	10.0 m	10.0 m	10.0 m	10.0 m
Max. Height for Buildings with Walkout Basements	Facing Front or Flanking Yard	8.6 m	8.6 m	8.6 m	8.6 m	8.6 m
	Rear Building Elevation	12.5 m	12.5 m	12.5 m	12.5 m	12.5 m
Max. Gross Floor Area of a Third (3 rd) Storey relative to the Second (2 nd) Storey (this does not apply to Dwellings with Walkout Basements)		70%  See example diagram Figure 5.11	70%  See example diagram Figure 5.11	70%  See example diagram Figure 5.11	70%  See example diagram Figure 5.11	70%  See example diagram Figure 5.11
Min. Front Yard and Flanking Yard Setback		4.5 m ⁷	4.5 m ⁷	3.0 m	4.5 m ⁷	4.5 m ⁵
Min. Front Yard and Flanking Yard Setback for any attached garage or carport		6.0 m ²	6.0 m ²	n/a	6.0 m ²	6.0 m ⁵
Min. Side Yard Setback		2.1 m	1.5 m	1.2 m	2.1 m ³	3.0 m ^{3,5}
Min. Rear Yard Setback		7.5 m	6.0 m	6.0 m	7.5 m	6.0 m ⁵
Min. Rear Yard Setback on Wide Lots		4.5 m	4.5 m	4.5 m	4.5 m	n/a
Min. Setback between Principal Buildings		n/a	n/a	n/a	2.5 m	2.5 m
Regulations that apply to Carriage Houses, Accessory Buildings or Structures, and Secondary Suites						
Max. Height for Carriage Houses		5.7 m ^{8,9}	5.7 m ^{8,9}	5.7 m ^{8,9}	5.7 m ^{8,9}	n/a

Max. Height for Accessory Buildings or Structures	4.8 m	4.8 m	4.8 m	4.8 m	4.8 m
Min. Front Yard Setback	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m ⁵
Min. Front Yard Setback for Double Fronting Lots	6.0 m ²	6.0 m ²	n/a	6.0 m ²	n/a
Min. Flanking Yard Setback	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m ⁵
Min. Side Yard Setback	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m ⁵
Min. Rear Yard setback	1.5 m ⁴	1.5 m ⁴	1.5 m ⁴	1.5 m ⁴	1.5 m ⁵
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m ²	100 m ²	n/a	100 m ²	n/a
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m ²	90 m ²	n/a	90 m ²	n/a
Max. Building Footprint per Accessory Building or Structure	90 m ²	90 m ²	90 m ²	90 m ²	90 m ²
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area See example diagram Figure 5.9	70% of the carriage house footprint area See example diagram Figure 5.9	n/a	70% of the carriage house footprint area See example diagram Figure 5.9	n/a
Max. Net Floor Area for Secondary Suites	90 m ²	90 m ²	90 m ²	90 m ²	90 m ²
Lit pathway requirement for Carriage Houses and Secondary Suites	A lighted pathway is required from the entrance of the carriage house and/or the secondary suite to the on-site parking space(s) and to the fronting street.				

FOOTNOTES (Section 11.5):

- ¹ Site coverage, height, and setback regulations also apply to bareland strata lots.
- ² Setback shall be measured from edge of sidewalk closest to lot line. In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the lot line is 3.0 m.
- ³ Side yard setbacks are not required for semi-detached on a lot line that has a party wall.
- ⁴ When the rear yard is abutting a lane, the minimum rear yard setback is 0.9 m.
- ⁵ The front, flanking, side, rear yard setback shall apply to the exterior lot lines of the site and not to the interior separations between single detached housing units and / or accessory structures within a building strata.
- ⁶ Private roadways that access more than two dwelling units excluded from the calculation of maximum site coverage of all buildings, structures, and impermeable surfaces.

It's always important to do your own research and hire a qualified professional. The city of kelowna website always has the most up to date bylaws. Check out this website for more information.
<https://www.kelowna.ca/homes-build-ing/zoning-land-use/zoning-bylaw>

- ⁷ The front yard and flanking yard setbacks can be reduced to 3.0 m for lots within a S-RES - Suburban Residential or a S-MU - Suburban Multiple Unit future land use designation identified in the OCP.
- ⁸ For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.
- ⁹ Carriage houses are limited to a single storey when the lot is located within the Suburban Residential (S-RES) future land use designations as outlined within the OCP.

Section 11.6 - Site Specific Regulations

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Uses and regulations apply on a site-specific basis as follows:

Legal Description	Civic Address	Regulation
1. Lot B District Lot 136 ODDY Plan 30919	2473 Ethel Street	<p>Notwithstanding, Section 5.3 General Definitions, & Table 8.3.1 Other Residential Parking, the following uses and regulations are permitted:</p> <ul style="list-style-type: none">Boarding and Lodging Houses can operate within an accessory building in addition to the Single Detached Housing; andThe minimum parking is two parking spaces for the Boarding and Lodging use for the site; andThe maximum of 14 residents on the subject property.