

# CARRIAGE HOUSES



DEPARTMENT OF  
COMMUNITY PLANNING  
AND BUILDING



**Accessory carriage house means**  
*a dwelling unit which is  
contained in a building  
separate from a single family  
dwelling on the same lot and  
which is intended as a fixed  
place of accommodation and  
home life and excludes any  
tourist accommodation*

*- Zoning and Development  
Bylaw, 1994, No. 2000*

## CARRIAGE HOUSE BENEFITS

- Provides additional affordable housing
- Increases infill development, which helps to keep natural areas outside the city from being developed for more low-density housing
- Supplies property owners with additional income from rent collection
- Increases the rental housing supply within the city
- Helps to diversify the housing stock
- Appeals to a broad range of individuals and families

## ZONING

Carriage homes are permitted in the following zones as an accessory use to a single family home:

- Single Family Residential RS-1
- High Density Residential and Care RSC-3
- Residential High Density RHD-4
- Small Lot Residential SLR-1
- Neighbourhood Commercial NC-1

## CAN I RENT OUT MY CARRIAGE HOUSE AS A VACATION RENTAL?

No. The City permits carriage houses only as long-term rental accommodations to increase the supply of affordable, rental housing; they are not to be used for short term vacation rentals, such as a bed and breakfast or other tourist accommodation.

## OTHER LIMITATIONS

- Each lot within the designated zones (see above) is permitted one single family home with either an accessory carriage house or a secondary suite, but not both
- A building permit and new home registration is required before construction

- Maximum gross floor area of all accessory buildings, including carriage house, is not to exceed 90 sq m (~960 sq ft) (a detached garage or garage within the carriage house is not considered part of the gross floor area)
- Maximum height is 7.5 m. Where a carriage house is within 6 m of the rear lot line, the maximum height shall not exceed 4.6 m until farther away than 6 m, then may increase to 7.5 m high
- Maximum floor area ratio for the entire lot is 0.50
- One additional on-site parking space must be provided
- Building setbacks from interior side and rear lot lines is 3 m; the carriage house must also be at least 3 m away from the main residence
- Rental of the carriage house as a source of income requires a business licence
- Property owners must pay two utility, garbage and recycling fees

### Photo Captions

Cover photo: Sphilbrick ([https://commons.wikimedia.org/wiki/File:SHS\\_Carriage\\_House.JPG](https://commons.wikimedia.org/wiki/File:SHS_Carriage_House.JPG)), „SHS Carriage House“, <https://creativecommons.org/licenses/by-sa/3.0/legalcode>

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