

What is the maximum size allowed for a carriage house?

Zoning plays a role in determining size. Zoning districts allow different maximum sizes and other criteria. See the table below.

	ZONE DISTRICT		
	NCL	NCM	NCB
Maximum total floor area* in square feet	800 (or 1,000 if including a 2-car garage)	1,000	1,000
Minimum lot size in square feet	12,000	10,000	10,000
Maximum building footprint in square feet	600	600	600
Maximum building height	24' or 1.5 stories	24' or 1.5 stories	24' or 1.5 stories
Maximum eave height along a side lot line	13'	13'	13'

*Total floor area includes the floor area of the basement (if any), ground floor plus the portion of any second story having a ceiling height of at least 7 1/2 feet.

Can lots be subdivided?

No, carriage houses may only be located on the same lot as the principal dwelling.

How much parking is required?

One off-street parking space must be provided for each bedroom in the carriage house (in addition to the required off-street parking for the principal dwelling).

Can a duplex, triplex, other multi-family unit or a second carriage house be built at the back of a lot?

A duplex, triplex or other multi-family building can **not** be built at the back of the lot. More than one carriage house can be built at the back of the lot if additional lot area is provided.

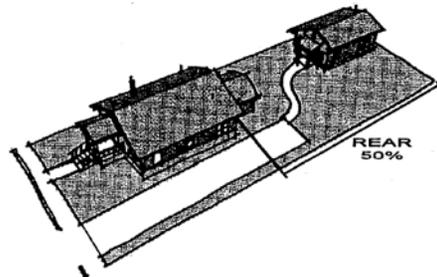
How much of the lot can a carriage house cover?

In addition to the minimum lot area requirements, the rear half of the lot is subject to floor area ratio (FAR) restrictions.

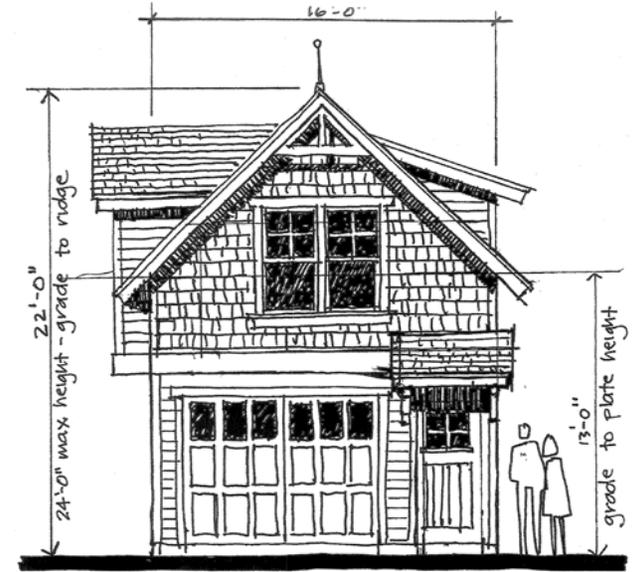
The table below shows FAR allowance by zone district.

	ZONE DISTRICT		
	NCL	NCM	NCB
Floor Area Ratio (FAR)	.25	.33	.33

FAR is the ratio of the square footage of all floor area of all buildings on a lot to the square footage of the lot itself. The combination of the primary building, carriage house and any accessory structures on a lot shall not exceed the allowable FAR *on the rear half of the lot* (see illustration below):



An illustration of calculating the rear half of a lot.



Carriage House DEVELOPMENT STANDARDS



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What is a carriage house?

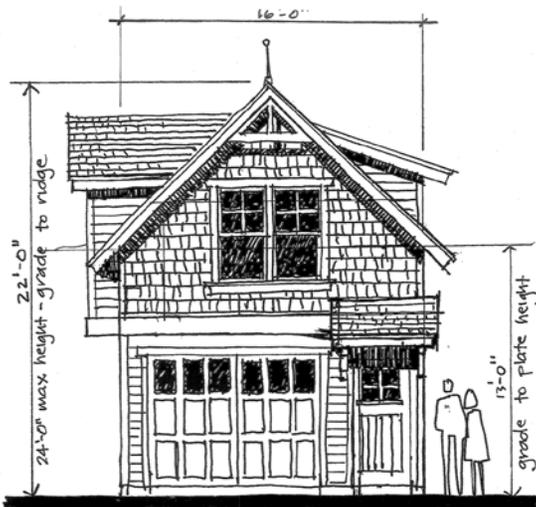
If all the below statements are true, it is a carriage house.

- A detached building
- A dwelling unit
- Located in the rear portion of an existing residential lot
- Accessed from an alley, side street or the existing driveway
- Has "habitable" space (not merely a garage or storage building)
- Includes water, sewer service and/or kitchen facilities

Where are carriage houses permitted?

The older neighborhoods on the eastside and westside of downtown, including areas zoned Neighborhood Conservation Low Density (NCL), Neighborhood Conservation Medium Density (NCM) and Neighborhood Conservation Buffer (NCB).

Example sketch of a 1-car garage with all upper floor living space



What is the review process?

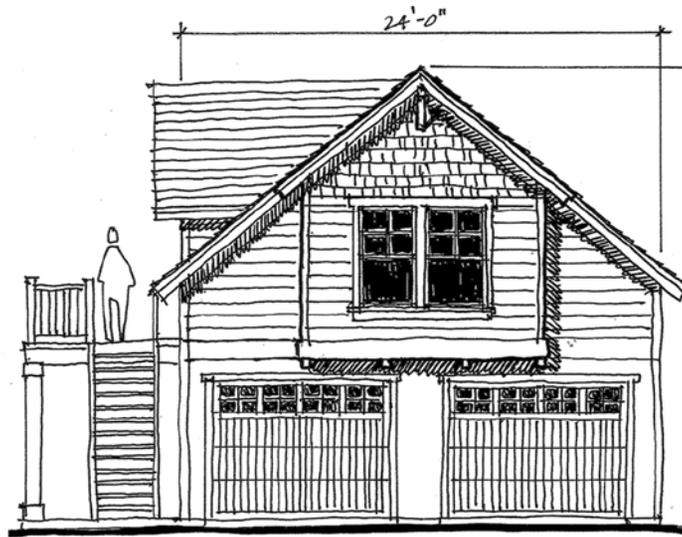
- Step 1 Conceptual Review
- Step 2 Project Development Plan Submittal
- Step 3 City Review
- Step 4 Administrative Public Hearing
- Step 5 Final Plan Review & Building Permit Review

How does a carriage house differ from an accessory building?

A carriage house is a single-family detached dwelling unit typically located behind a separate, principle building on the same lot.

An accessory building is a building detached from a principal building and customarily used with, and clearly incidental and subordinate to, the principal building on the same lot. Accessory buildings are not dwelling units. An accessory building with water and/or sewer service is considered "habitable" space.

Example sketch of a 2-car garage with all upper floor living space



Will the alley require paving?

No, alleys in the NCL, NCM and NCB zone districts providing access only for carriage houses and habitable accessory building do not need to be paved.

What other requirements apply?

- The site plan must provide a yard area at least 120 square feet in size that is 10 feet in its smallest dimension.
- To the extent reasonably feasible, major entry access stairs, decks, entry doors and major windows shall face the existing principal building or the alley.
- Site plans shall locate building to maintain natural resources including existing significant trees and shrubs when feasible.
- Water and sewer lines may be extended from the principal building on the lot to the carriage house.

Example sketch of a 1-car garage with upper and lower floor living space

