

# The Carriage Home

The carriage home is a unique approach to flexible living in Red Deer with a secondary dwelling unit above a rear-detached garage. With a courtyard separating the principal and secondary residences, the carriage home provides space for family and guests, or acts as a rental space.

As a stand-alone unit that includes off-street parking, the carriage home is an attractive rental option for the flexible resident. It can accommodate a variety of users and uses. Timberlands' rear lanes have been enhanced with additional servicing to support the additional residences and to provide clean rear access.



## Key features include:

- Rental income for the homeowner
- Maintenance-free lifestyle for the renter
- Flexibility for temporary residents (such as college students, snowbirding seniors)
- Opportune for downsizing
- Extra space for the homeowner's hobbies (such as an art studio or workshop)

## Frequently Asked Questions:

1. Can I have a rear-detached garage without the carriage home on top?

Yes, you can choose to build a rear-detached garage without a carriage home.

2. Can I operate a business out of the carriage home?

The Land Use Bylaw dictates allowable uses. For more information please visit [www.reddeer.ca](http://www.reddeer.ca) and review bylaw: 3357/2006.

3. How much does it cost to build a carriage home?

The cost of building a carriage home varies greatly depending on how it is designed and built. Carriage homes are an investment opportunity, due to the potential to generate rental income. The enhanced infrastructure of Timberlands' rear lanes allow for the construction of these homes immediately or in the future.

4. Where in Red Deer can I build a carriage home?

Currently, the only community offering the R1-C (carriage home) land use district is Timberlands North.

## Carriage Home Lot Design

Floor plans and landscape layouts can vary, as can the relationship between the principal house and the carriage home. Generally, the net area of the carriage home is driven by the architectural style, as well as the interior and exterior aesthetics.

The principal house faces the street with an appealing front porch and yard. The carriage home faces the rear lane, creating a separate private access for its resident. Nestled between the two buildings, courtyards can be designed to accommodate shared or semi-private spaces.

### Key Features Include:

- Access to carriage homes through enclosed or exterior stairwells
- Principal residence can forgo a garage, providing alternative layout options for the main house by utilizing the garage space under the carriage home
- Single and double car floor plan options for the main and carriage home

### Primary House Composition

- Floor area minimum is lot frontage by 6.0 m.
- Site coverage maximum is 60%.
- Maximum height is 2 1/2 storeys, to a maximum of 12 m.
- Front yard setback minimum is 6 m for front attached garage; min 3 m to max 4 1/2 m setback for dwelling unit.
- Lot depth minimum is 32 m.

### Carriage House Composition

- Floor area maximum is 40% - 45% of primary dwelling unit.
- Maximum height is 2 storeys, to a maximum height of 10.0 m.
- Minimum separation space from primary dwelling is 4.0 m.
- Minimum side yard is 1.5 m, however on corner lots the side yard abutting the street minimum is 3.0 m.
- Minimum rear yard is 2.0 m.
- One parking space will be mandatory per carriage house.



Example layout plan on 50' wide lot