

ACCESSORY (CARRIAGE) HOUSING DESIGN GUIDELINES

Exterior Design

1. Where there is an existing house on the property, the exterior design and treatment of the carriage house should complement the architectural design and materials of the existing house. Acceptable exterior siding materials include narrow lap siding, stucco, or brick. Exceptions to this exterior treatment guideline may be made where the exterior treatment of the carriage house will be of superior quality to that of the main building.
2. Where there is an existing house on the property, the color scheme of the carriage house shall match or complement that of the main building.
3. Where there is an existing house on the property, window styles on the carriage house shall complement those of the main building.
4. Where the carriage house is the only building or the main building on the property, the exterior treatment shall be either narrow lap siding, stucco, or brick. The design of the carriage house shall fit the historical period in which the majority of residential structures in the neighborhood were built (approximately 1880 to 1930). Architectural styles are diverse but do not include styles developed after the 1940's.
5. The height of the carriage house shall not exceed three stories including the garage level and two habitable floors above the garage.
6. The primary stair(s) accessing unit(s) above the garage area shall be in the interior of the building.
7. In situations where the carriage house is built on the property line, no windows shall be permitted on the side of the carriage house that is on the property line except in instances where the property line adjoins a street or an alley.

Placement and siting

1. Automobile access to the carriage house must be on the owner's property or via a permanent easement. Where the property has alley access, automobile access to the carriage house shall be off the alley. An exception may be made for corner properties, provided it is approved by the city.
2. In placing the carriage house on the property, efforts shall be made to maximize remaining green space and to make that green space usable.
3. In placing of the carriage house on the property, efforts shall be made to minimize negative impact on the sunlight rights of adjoining properties.
4. Adequate maneuvering room shall be provided for cars to access parking.
5. Adequate space shall be provided for storage or placement of garbage and recycling containers and for their pick up.

6. In situations where automobile access to the carriage house is not off the street via a driveway, a three-foot wide walk shall be provided from the street to the carriage house.

Parking

1. The construction of the carriage house shall not reduce the number of existing off street parking.

Interior

1. The size of the garage shall be adequate to accommodate a full size vehicle.
2. A separate exterior door must be provided to access the living unit. The primary access door to the living unit may not pass through the garage space.

General

1. All code requirements for new construction must be met.