

# CARRIAGE UNITS

## INTRODUCTION

### What are “Carriage Units”?

- Definition
- Alternate names
- History
- Examples: Fairview, Ladd’s

### Application

- Extended family members/guest
- Maids quarters
- home office, gym
- Rental/Income Unit

### Where can they be built?

- Developments with alleys
- Corner lots
- Lots with large side and rear yards

### Why are they popular?

- Achieves required minimum densities
- Increases affordable housing
- Flexibility of use
- Homebuyers can qualify for more house
- Evocative of '30's retro neighborhoods which are currently in vogue
- Apartments within single family areas offer higher quality of life

### Issues/problems

- Displaces backyard
- Can compromise privacy
- Higher densities/traffic

### Future Carriage Units

- Glen Oak Meadows



*Fairview Village: front-loaded*



*Glen Oak Meadows Site Plan*



*Irvington: under construction*



*Typical Front House Elevation*



*Ladd's Addition: the only one*



*Typical Carriage Unit Elevations*