

*Excerpted from Chapter 3 of the Unified Development Code-Performance Standards for Selected Uses, Section 3.1 Accessory Structures:*

3.1.12 *Carpports.* Carpports on properties zoned R-40, R-15, R-10, R-7.5, R-6, R-ZLa, R-3.5, R-SFA, R-2.5, R-XF, or any site plan zoning or development plan for R-40, R-15, R-10, R-7.5, R-6, R-ZLa, R-3.5, R-SFA, R-2.5, or R-XF uses shall meet the following requirements. For purposes of this section, carport shall mean a structure used to offer limited protection to vehicles, primarily cars, from the elements. The structure can either be free standing or attached to another building, and typically, but not necessarily, does not permit a vehicle to pass through it. A carport most commonly has no walls, but may be attached to the wall of an adjacent dwelling.

a) Carpports that do not encroach into required front, rear, and side yard setbacks shall meet the following requirements:

- 1) The carport design shall be consistent with the design of the existing dwelling, including the use of matching trim and roof materials and colors. Carpports attached to the front or side of the existing dwelling shall be incorporated into the architecture of the dwelling with compatible roof pitches, surrounds for the support posts, and enclosed gables. Building permit applications for carports shall include detailed elevation drawings and other illustrations showing how the carport is consistent with the design of the existing dwelling.
- 2) The carport, including carport roof overhang, shall be no nearer than three (3) feet from the side or rear property line;
- 3) A detached carport may be located nearer than ten (10) feet to any dwelling building;
- 4) The carport shall be used solely for the parking of not more than two (2) vehicles, and not for any other purpose including storage of any type;
- 5) The entire area beneath the roof of the carport shall be paved with concrete or asphalt within at least two (2) feet of the edge of the roof;
- 6) The driveway leading to the carport shall be paved with concrete or asphalt;
- 7) The carport may not overhang or intrude into any type of public utility or drainage easement;
- 8) The height of the lowest eave line of the carport shall not exceed ten (10) feet or be higher than the lowest eave of the residence, whichever is lower, provided that the carport eave shall not be lower than seven (7) feet.
- 9) Carpports shall have a gutter system or drainage design that drains toward the street or the nearest drainage facility. Rainwater shall not drain onto adjacent property.

b) Carpports that are proposed to be constructed to encroach into any required front, side or rear building setback, or that would require an exception to the design requirements set forth in subsection (a), may be permitted upon such carport being approved as an S-P-2 (generalized) site plan district under section 2.7.4 of this ordinance. In addition to the requirements of section 2.7.4, the site plan shall include detailed elevation drawings of the proposed carport including building materials, roofing materials, support materials, and illustrations showing how the carport will be consistent with the design of the existing dwelling.

c) Carports that are constructed after October 16, 2008, without a building permit or zoning approval, if applicable, shall be required to be demolished prior to applying for a zoning change to authorize the carport. If a property owner does not wish to demolish a carport constructed without zoning authorization, the property owner may request a waiver of the demolition requirement and approval to retain the carport through the generalized site plan (S-P-2) zoning process along with an additional fee of one hundred dollars (\$100.00) in addition to the required zoning application fee.