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## Residential Carport

### General Information

A permit is required for the installation of a carport. Carports are structures used to offer limited protection to vehicles. They can be either free standing or attached to another building, but must meet the following requirements:

- A carport shall be permitted provided that such carport is not located in a required front, rear, or side yard setback, and fully open on two sides, one of which is the entrance side. .
- The carport, including the roof overhang, shall not be nearer than 3 feet from the side or rear property line.
- A detached carport may be located nearer than 10 feet to any dwelling building.
- Carports should be used only for the parking of no more than 2 vehicles and not for any other purpose (including storage) of any type.
- The entire area beneath the roof of the carport should be paved with concrete or asphalt within at least 2 feet of the edge of the roof.
- The driveway leading up to the carport should be paved with concrete or asphalt.
- Carports may not overhang or intrude into any type of public utility or any easement.
- The height of the lowest eave line of the carport should not exceed 10 feet or be higher than the lowest eave of the residence, whichever is lower, provided that the carport eave should not be lower than 7 feet.
- Carports should have a gutter system or drainage design that drains toward the street or the nearest drainage facility. Rainwater should not drain onto adjacent property.
- If a contractor is used, that contractor must be registered in the City of Irving.

### Plans Submittal Requirements

Using the checklist below will help speed up the review process time by supplying us with the proper documents at the time of application.

- Site Plan -- Shade or hatch in area where carport is proposed to be constructed on the property. Also show existing house and setback dimensions from property lines.  
Note: The additional square footage of the carport, along with existing house lot coverage, shall not exceed overall maximum lot coverage. Also, see note 3 in NOTE section below.
- Floor plans – Show an enlarged floor area, with dimensions and measurements, of the new carport.
- Roof Framing Plan – Show how the new roof ties into the old. (If applicable.) New roof shall not attach to brick or non-masonry veneers. Show attachment/connection details (bolts, etc.)
- Exterior Elevation – Show what each sides of the carport will look like after adding the carport. Include dimensions and measurements for overall length, heights, and widths.
- Construction Details – Include all framing, spans, spacing and wall section. Carport shall not be anchored or attached to brick or siding (non-masonry veneers).
- Foundation Plans – Show how posts or columns supporting carport will be anchored to the ground. Show footing depths, foundation slab changes, etc. (When applicable).

**NOTES:**

1. Drawings must be drawn to scale, dimensioned and of sufficient clarity, including square footage of lot, house, garage/carport, carport, storage shed, etc., and proposed carport.
2. Permit holder is responsible for requesting and completing all required inspections.
3. Carport shall not be erected in any required side, front and/or rear yard setback.
4. The additional square footage of the carport cannot exceed the maximum lot coverage requirements.
5. Carport shall not be anchored to veneer. Veneer is a facing attached to wall for the purpose of providing ornamentation, protection, or insulation, but not counted on adding strength to a wall. See 1403.1 2015 IBC.
6. Please contact Homeowner's Association for additional requirements from Deed Restrictions and Covenants.

**Fees**

A permit fee is required as per fee schedule ordinance.

**Inspections**

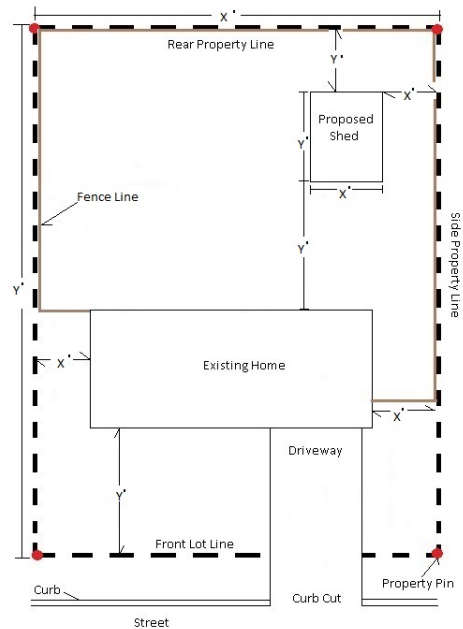
An inspection will be required upon completion of work. Once the work is complete, the contractor shall request a final inspection.

**Site Plan Example**

Please provide the following information on the site plan. Missing information can delay the review process and plans must be included in order for the application to be accepted for review.

- Indicate the scale of the plan (i.e.: 1" = 10')
- Indicate the address of the property
- Include all measurements as described by "X" and "Y" in Sample Site Plan.
- Show the square footage of each of the following:
  1. Lot dimensions
  2. Existing dwelling(s) footprint dimensions
  3. Existing Accessory structures footprint dimensions
  4. Proposed accessory building(s) footprint dimensions
- Show the location, square footage and use of the new structure(s)
- Indicate the height of the new structure(s) (Height is measured from the base of the structure to the peak of the roof).
- Show all easements of record on the property

**Sample Site Plan**



This handout is for informational purposes only and should not be relied on in place of official regulations and/or policies. The City of Irving makes no representations, guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the handout. Customers and citizens are personally responsible for complying with all local, state and federal laws pertaining to projects within the city. Copies of the City of Irving adopted codes and Zoning Ordinances can be found on the city website at <http://www.cityofirving.org> or at the City of Irving [825 W. Irving Blvd. Irving, TX 75060](http://825 W. Irving Blvd. Irving, TX 75060).



**Special Exceptions**

If a homeowner believes special circumstances prevent compliance with these requirements, the homeowner may ask for an exception from the City Council by applying for a Site Plan Zoning Case. The City Council has final authority on the requested exception. Please contact the Planning Department at (972) 721-2424 or [planning@cityofirving.org](mailto:planning@cityofirving.org) for more information.