



# Carport Regulations Discovery

City Council Presentation  
January 24, 2017



# Discover, Discuss, Decide

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# Carport Definition

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A roofed structure with three or more open sides used for vehicle shelter and parking. A carport may either be free standing or attached to the primary building.



# Carports in the City: Wood/Metal

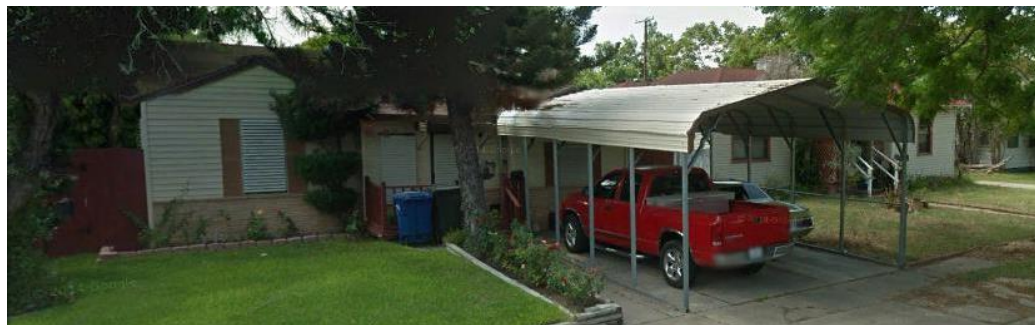
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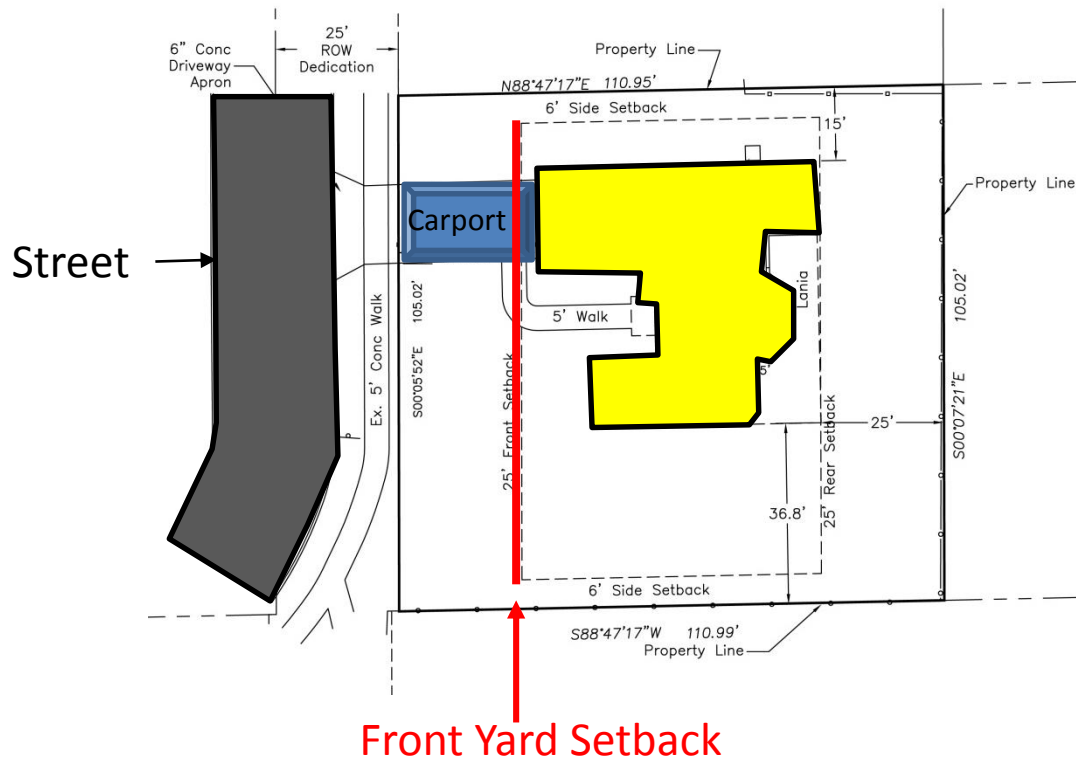
# Carports in the City: Metal

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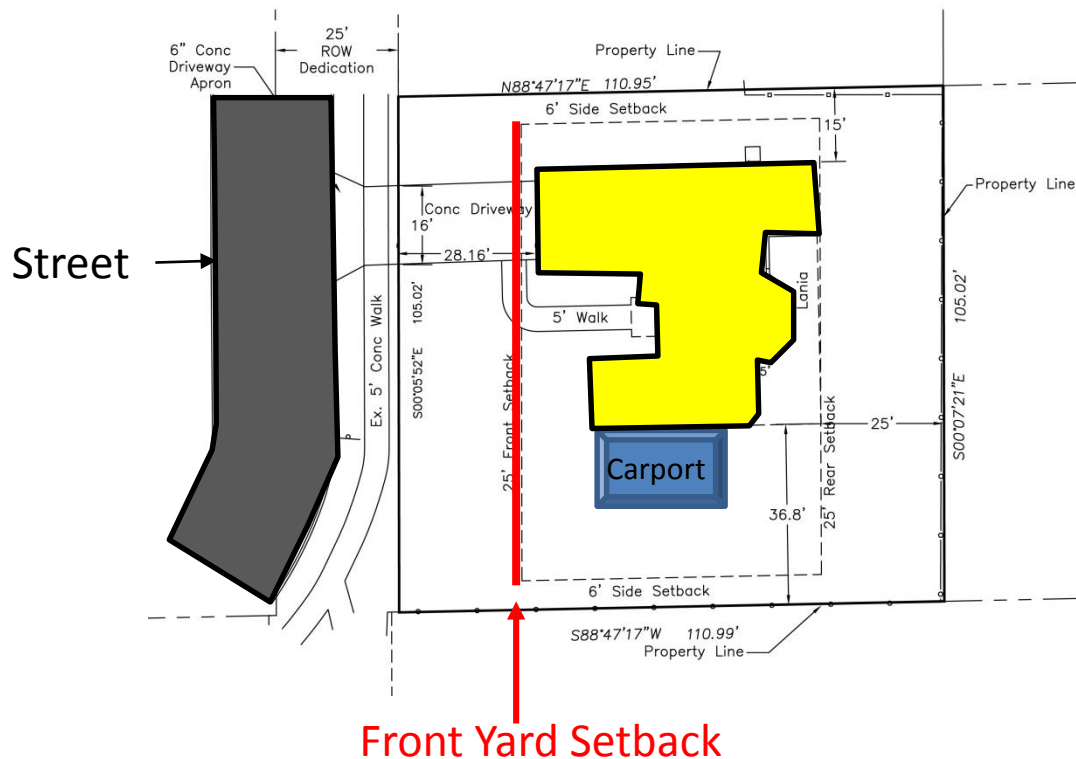


# Typical Property layout (not acceptable)



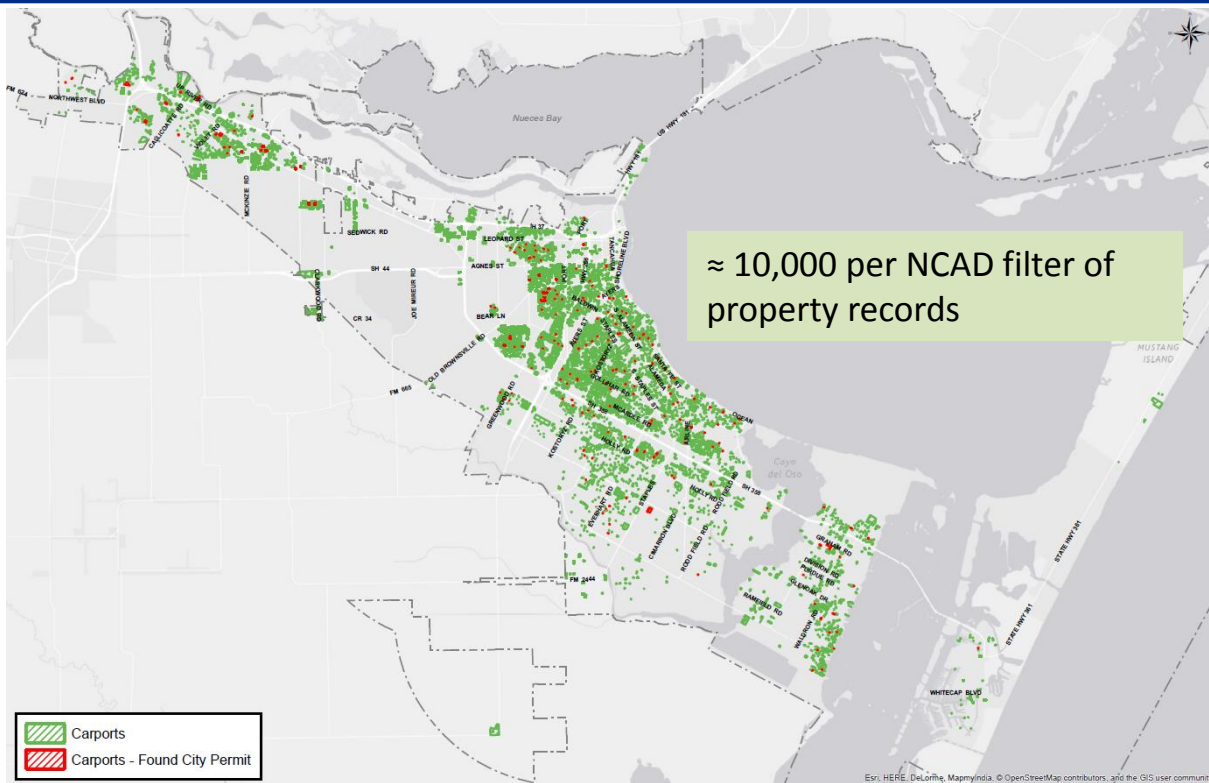


# Typical Property layout (acceptable)





# Carports in City





# Why are we Here ?

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- Current zoning setback would not allow the typical carport locations
  - Large number of existing carports are in place with out permits and would not be allowed in most locations
  - There is a need for carports
  - Propose a change in the ordinance that allow carport through a predictable and specific process and criteria
  - Propose a “grandfather” method that would allow existing owners to keep their carports that meet safety criteria
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# Issues:

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- Location on the property, structures are prohibited from being located within the front yard building setback or over easements.
- Setback are in place to have a consistent look to the neighborhood.
- Most typical carports do not meet windstorm criteria.
- This is a critical safety issue. In recent high winds, we have had several reports of carports flying around and causing damage.



# Issues: Safety

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# Permitting:

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- Approximately 250 permits have been issued since 1995 for carport structures (2.5% of the 10,000).



# Discussing points: New Carports

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- Zoning Board of Adjustment: Variance request, is extremely difficult to show that there is a hardship.
- Zoning Board of Adjustment: Establish a Special Use Exemption process within the UDC. The findings to grant a SUE are not as stringent.  
(Planning Commission Recommended)
- Modify UDC to allow carports within the front yard setback.



# Discussion Points: Existing Carports

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- Existing non-conforming - Existing Owners could have a grace period of one to two years to come in and register/document their existing carports.
  - Pictures, drawings, etc. of existing location, size, etc.
  - Windstorm Certification from windstorm engineer



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# Questions ?