

Ordinance 1 amending the Unified Development Code by revising subsection 1.11.1 “Defined Terms”, subsection 4.2.5.B “Types of Yards”, and subsection 5.3.2 “Specific Accessory Uses and Structures”; providing for severance; providing for penalties; and providing for publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding this amendment of the City’s Unified Development Code (“UDC”);

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 6, 2016, during a meeting of the Planning Commission, and on Tuesday, April 26, 2016, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment to the UDC would best serve the public’s health, necessity, convenience, and the general welfare of the City and its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Carports: UDC Article 1 “General Provisions” subsection 1.11.1 “Defined Terms”, Article 4 “Base Zoning Districts”, subsection 4.2.5.B “Types of Yards”; Article 5 “Use Regulations”, subsection 5.3.2 “Specific Accessory Uses and Standards” for carports are amended by revising the text to read as follows:

Article 1. General Provisions

1.11 Definitions

1.11.1 Defined Terms

Carport: 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.

Article 4. Base Zoning Districts

4.2 Measurements

4.2.5.B Types of Yards

4. Private garages and carports detached or attached to the main building, which are entered from the street or alley, shall maintain a minimum setback of 20 feet ~~in front of the garage or carport from such street from the property line.~~ (Refer to subsection 5.3.2.H for carport standards through Special Use Exception process)

Article 5 General

5.3 Accessory Uses and Structures

5.3.2 Specific Accessory Uses and Standards

H. The Carports

Guiding Principals

Carports may be permitted in front yards of any zoning district that allow **SINGLE-FAMILY RESIDENTIAL** uses through the Special Use Exception (SUE subsection 3.12) process.

- a. Carports shall keep with the existence, location, and design of other carports in the immediate vicinity of the requested carport.
- b. Carports shall not cause sight obstructions to motorists on or entering the abutting neighborhood.
- c. Carports shall not cause a negative visual impact on the streetscape of the neighborhood.
- d. Carports shall be compatible with the architectural style of the dwelling and the predominant architectural style of the neighborhood.

Design Compatibility

1. Except where exempted by ZBA, all carports shall be designed to be aesthetically compatible with the principal structure. Compatibility shall be measured in terms of building materials, building orientation, building placement, and building mass.
2. Applicants for carports not exempted in accordance with this subsection who request exceptions from the design compatibility requirements shall demonstrate screening methods or design features that will be used to minimize any potential adverse effects on neighboring properties.
3. All carports and garages shall be designed as an integral part of the architecture of the project. Garages and carports shall be constructed with compatible architectural treatments that match the main buildings (e.g., roof pitch, gable type and orientation, roof materials). Support columns for carports shall include a compatible masonry base.

Standards

Any carport that is permitted to occupy a portion of the required front yard shall comply with the following restrictions:

- a. Except for the roof, carports shall be painted to match or replicate the color of the trim areas of the principal structure.
- b. Carports shall have a roof that matches the existing principal structure and that utilizes shingles that substantially match the color of the shingles used on the principal structure.
- c. Carports shall have dimensions no greater than 20 feet in length by 20 feet in width.

- d. No portion of a carport structure shall be five feet from the side lot line.
- e. The minimum height of a support structure for the carport shall be eight feet. The overall height of the carport shall not exceed the height of the primary structure.
- f. All sides of a carport that are within the required front yard shall be open and unobstructed, except for support columns, which in total shall not obstruct more than 15 percent of the area of any side.
- g. The entire area under a carport shall only be used to park operable and properly licensed vehicles (i.e., cars, pickup trucks, vans, sport utility vehicles, boats, campers, etc.) that are customarily incidental to the residential use of the property. No storage of household belongings or other non-vehicle items are allowed.
- h. Carports shall only be permitted when covering an appropriate all-weather driveway surface (i.e. concrete or asphalt) designed for vehicle storage.

SECTION 2. If for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it may not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance be given full force and effect for its purpose.

SECTION 3. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1, and Article 10 of the UDC.

SECTION 4. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

The foregoing ordinance was read for the first time and passed to its second reading on this the day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor