



Unified Development Code Amendment Allowing Carports in the Front Yard Setback

City Council Presentation
May 30, 2017



Carports - Background

For many years, there has been a requirement of a 20 ft. to 25 ft. Front Yard requirements on most typical residential lots. The Front Yard criteria prohibits any structure to encroach in or into the Front Yard area.

Most typical residential homes are built at the edge of the Front Yard and typical homes have garages and garage door facing the front of the home. Thus, most carports are placed in the front yard.

Because of this typical home design and because of the Front Yard requirements, most carports cannot be built in the front yard.



Carports - Background

Recently, several citizens have come forward requesting permits to build carports in the Front Yard. Unfortunately, a permit cannot be issued due to the Front Yard requirements.

Development Services recognizes that carports are a needed option for many homeowners in the community and would like to allow the use of carports in the Front Yard setback based on the proposed criteria which includes life and safety.



Recommendations:

Existing Carports:

- Remove the Zoning Requirement
- Require WPI-2 Certification for State Windstorm Requirements
- Basic Site Plan and at least 4 Photographs of existing carport showing location on property.
- \$50 – One Time Registration Fee



Recommendations:

New Carports:

- Board of Adjustment Review
- Half-fee for Board of Adjustment - \$318
- Standard Building Permit – Fee based on cost, size, etc.
- Standard Windstorm Certification Process