



CARPORTS AND PATIO COVERS

(a) General. Carports that are not connected to the main building, or are connected to the main building only by a breezeway (see definition in Chapter 5) shall not be considered part of the main building, and shall be considered an accessory building.

(b) Setbacks. Carports shall therefore adhere to all requirements of this Section 2.5.4.2 [Section 2.4.4.1], except that front, rear, and side yard setbacks shall meet the following:

(1) Exterior Side. A minimum of five feet (5').

(2) Rear and Interior Side. A minimum of three feet (3') unless adjacent to an alley, then one foot (1').

(3) Front. All of the following conditions must be met for any carport or patio cover to be located within the front yard setback. These conditions are not subject to variance.

a. A Special Exception (SE) must be approved unless the following conditions are met.

1. Other carports/patio covers within the front yard setback must be located on either block face of the same street.

2. The carport or patio cover shall be similar in color and materials to the principal structure; no canvas or other non-rigid material is permitted.

3. Determination of compliance with these criteria shall be made by the Planning Director, or designee. An applicant may appeal an unfavorable determination by seeking a Special Exception.

b. The carport or patio cover must be a minimum of five feet (5') from the front property line.

c. The Board of Adjustment, in approving the SE, shall make a determination that the proposed carport or patio cover is not detrimental to the visual environment or character of the area.

- d. The carport or patio cover must be attached to or abut the primary structure in all RS and MD zoning districts.
 - e. Support posts may not exceed two feet (2') in width or diameter.
 - f. The carport or patio cover must be located over/on an improved surface.
- (c) Carport Setback Measurement. Carports shall be measured from the part of the carport (usually the roof) that is closest to the street or alley (see Figure 2-1).

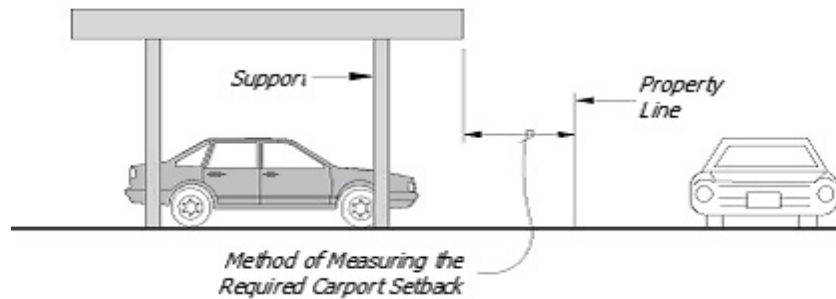


Figure 2-1: Measuring Setbacks for Carports

- (d) Maximum Height. Twelve feet (12'), except:
- (1) When built into the roofline and with the same roofing materials as the primary structure, in which case the height may not exceed the height of the primary structure.
 - (2) When detached and built with a pitched roof utilizing similar materials and colors to the principal structure and where the height between the grade and the first horizontal element of the roof structure does not exceed 12 feet in height.
- (e) Size. Carports/patio covers shall count in the maximum square footage for accessory buildings when detached. Attached carports/patio covers shall not count toward maximum accessory building square footage.

(Ord. No. 8-2010, pt. 1 (Exh. A), 4-22-10; Ord. No. 55-2012, pt. 1(Exh. A), 11-1-12)

- **FOUNDATION**

- Columns in 3' deep 'post hole' piers
- Columns on 2'x2'x2' spread footings, a minimum of 10" into bearing soil
- Continuous perimeter beam, a minimum of 8" wide and 20" deep; a minimum of 6" into bearing soil, with 4 bars of 1/2" rebar in beam - 2 top, 2 bottom
- Call for a foundation/pier inspection before concrete is poured

- **SPAN**

Over 24' clear span requires Engineered foundation and structure

- **COLUMNS**

Columns may be steel, treated lumber, redwood, cedar, or a wood of natural resistance to decay.

- **FRAMING**

Shall adhere to the guidelines set forth within the current adopted edition of the International Residential Code.

SIZE

Check Zoning for maximum size and height limitations

***This handout is meant as a guide only, other requirements may be necessary.**