

Proposed Changes to Zoning Regulations Regarding Carports

Due to the hailstorm that affected much of the community on June 17, 2025, there have been increased requests for carports to help protect cars from future storms. In some neighborhoods, the only feasible location for a carport is in the front yard. Our current regulations would not allow the placement of a carport in the front yard as it would violate the front yard setback. Staff propose creating a special exception with administrative approval for areas that do not have rear alley access. All areas with rear alley access would still be required to conform to the current regulations. Carports can be placed on the side of houses but would still be required to meet the standard side yard setback. In most areas of the city, this would require all carports and other accessory structures to be placed on the rear half of the lot.

Article 20: Supplemental District Regulations

SECTION 20-8 ACCESSORY USES; ADDITIONAL REQUIREMENTS IN RESIDENTIAL DISTRICTS

20-801.

- a. Detached accessory buildings shall not occupy a required yard other than a required rear yard if not located within five (5) feet of a rear property line or within three (3) feet of a side property line.
- b. Detached accessory buildings shall not be located within ten (10) feet of the primary structure and shall be located behind the front building line of the primary structure.
- c. Carports for single-family and two-family dwellings located on lots without a platted alley adjacent may project into a required front yard provided they meet the following conditions:
 1. All such carports shall be located only over a paved driveway
 2. No such carport shall be used for the storage of materials, equipment or goods, or the parking and/or storage of inoperable vehicles
 3. No such carport shall be enclosed at any time and must remain open on three (3) sides
 4. No such carport shall exceed eighteen (18) feet in width
 5. No such carport shall be permitted to extend closer than five (5) feet from the front property line and shall comply with all provisions of Section 20-401.
 6. All such carports shall be constructed of materials compatible and comparable to the primary structure and shall be attached to the principal where structurally feasible.

Alternatively, this text could be added to Section 25-502 instead, which would require the Board of Zoning Appeals to approve an exception using the same provisions as a guide. Staff feel that this would not be a necessary step due to the provision of requiring that there be no alley access. In most cases, this would apply only to Brad Meek Subdivision, the Hillside Additions along Highland Drive and areas along 1st Street and Summit Street between Birch and Kansas and again south of Madison Avenue. There are a few areas along North 6th & 7th Streets as well that would possibly be eligible to use this provision due to the old railroad alignment.

Commented [JW1]: This provision is to provide an exception to the regulations for those properties who would like protection for their vehicle but have no or limited access to their rear property. Derby used a construction cut-off date but we do not have a good cut-off date to use here. In their case, development patterns changed at a certain point.

Commented [JW2]: In areas where houses are setback 25 feet, this would allow a carport with a depth of 20 feet. This should cover most vehicles except trucks but their cabs should be protected. 20-401 discusses corner visibility

Commented [JW3]: Because these will stick out, it is necessary to have some standard of appearance so they don't look so out of place. Similar language was found in our previous regulations prior to 2014.