

## Section 5.15.8.R. Carports

**General:** Residential Detached Accessory Structure

**Size Range:** Maximum ~~600~~ 400 SF, however, cannot exceed maximum lot coverage based on principal building type

**Maximum Footprint:** ~~600~~ 400 SF

**Height:** No taller than the principal structure or 18' feet, -whichever is less.

### Characteristics:

- A detached or an attached accessory structure.
- Only one carport permitted per lot.
- Placement in rear of lot or at a minimum of 20 feet behind the front plane of the principal structure.
- Must be of same general character as primary structure.
- ~~No solid walls~~ Solid walls are not permitted. No more than two (2) ~~2~~ sides may be enclosed with louvered or horizontal panels or siding.
- Columns, posts and roof material shall be consistent with residential character.
- Limited ~~electrical service~~ power is ~~permitted~~ allowed. No internal plumbing is permitted.
- ~~Placement in rear of lot or at a minimum of 20' behind the front plane of the principal structure~~
- ~~Columns, Posts and Roof material to be consistent with residential character~~ Roof must have a minimum pitch of 4:12.
- Not ~~permitted~~ allowed on commercial or mixed-use lots.
- ~~Only one allowed per lot~~
- ~~Must have a principal structure to meet requir~~

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**Characteristics:**

- A detached or an attached accessory structure.
- Only one carport permitted per lot.
- Placement in rear of lot or at a minimum of 20 feet behind the front plane of the principal structure.
- Must be of same general character as primary structure.
- Solid walls are not permitted. No more than two (2) sides may be enclosed with louvered or horizontal panels or siding.
- Columns, posts and roof material shall be consistent with residential character.
- Roof must have a minimum pitch of 4:12.
- Limited electrical service is permitted. No internal plumbing is permitted.
- Not permitted on commercial or mixed-use lots.

### Section 5.15.5.A Neighborhood Core Historic District

| <b>Neighborhood Core Building Type Requirements:</b> | <b>Front Build-to Zone</b>                              | <b>Lot Width Lot Width</b> | <b>Frontage Requirement</b> | <b>Setback (<i>from rear property line</i>)</b> | <b>Side Setback (<i>from side property lines</i>)</b> | <b>Height (<i>in stories</i>)</b> | <b>Maximum Lot Coverage</b> |
|------------------------------------------------------|---------------------------------------------------------|----------------------------|-----------------------------|-------------------------------------------------|-------------------------------------------------------|-----------------------------------|-----------------------------|
| <b>Main Street Building</b>                          | 10'-20'                                                 | 50'-100'                   | 70% - 90%                   | 25'                                             | 5'                                                    | 2-3                               | <b>80%</b>                  |
| <b>Commercial Cottage</b>                            | 10'-15'                                                 | 50'-75'                    | 40% - 70%                   | 25'                                             | 8'                                                    | 1-1.5                             | <b>80%</b>                  |
| <b>Live-Work Sideyard</b>                            | 10'-15'                                                 | 50'-65'                    | 50% - 75%                   | 25'                                             | 5'                                                    | 2-2.5                             | <b>80%</b>                  |
| <b>Duplex</b>                                        | 10'-15'                                                 | 55'-70'                    | N/A                         | 25'                                             | 5'                                                    | 2-3                               | <b>75%</b>                  |
| <b>Triplex</b>                                       | 10'-15'                                                 | 70'-100'                   |                             |                                                 |                                                       |                                   | <b>75%</b>                  |
| <b>Mansion Apartment House</b>                       | 10'-25'                                                 | 60'-80'                    | N/A                         | 25'                                             | 5'                                                    | 2-2.5                             | <b>70%</b>                  |
| <b>Civic Building</b>                                | 10'-25'                                                 | N/A                        | N/A                         | N/A                                             | 5'                                                    | 2.5                               | <b>80%</b>                  |
| <b>Carriage House</b>                                | See Sec. 5.15.8.F. for placement and other requirements |                            |                             | 5'                                              | 5'                                                    | 1-2                               |                             |
| <b>Additional Building Types</b>                     | 10'-25'                                                 | 50'-100'                   | TBD by UDO Admin.           | 25'                                             | 5'                                                    | 2-3                               | <b>80%</b>                  |

### Section 5.15.5.B Neighborhood Center Historic District

| <b>Neighborhood Center Building Type Requirements:</b> | <b>Front Build-to Zone</b>                              | <b>Lot Width</b> | <b>Frontage Requirement</b> | <b>Setback (from rear property line)</b> | <b>Side Setback (from side property lines)</b> | <b>Height (in stories)</b> | <b>Maximum Lot Coverage</b> |
|--------------------------------------------------------|---------------------------------------------------------|------------------|-----------------------------|------------------------------------------|------------------------------------------------|----------------------------|-----------------------------|
| <b>Main Street Building</b>                            | 10'-25'                                                 | 50'-80'          | 75% - 90%                   | 25'                                      | 8'                                             | 2-2.5                      | <b>80%</b>                  |
| <b>Commercial Cottage</b>                              | 10'-20'                                                 | 50'-60'          | 50% - 70%                   | 25'                                      | 8'                                             | 1-1.5                      | <b>80%</b>                  |
| <b>Live-Work Sideyard</b>                              | 5'-10'                                                  | 50'-60'          | 40% - 75%                   | 25'                                      | 8'                                             | 1.5-2.5                    | <b>80%</b>                  |
| <b>Duplex</b>                                          | 10'-15'                                                 | 55'-70'          | N/A                         | 25'                                      | 8'                                             | 1.5-2.5                    | <b>75%</b>                  |
| <b>Triplex</b>                                         | 10'-15'                                                 | 70'-100'         |                             |                                          |                                                |                            | <b>75%</b>                  |
| <b>Mansion Apartment House</b>                         | 10'-25'                                                 | 60'-80'          | N/A                         | 25'                                      | 10'                                            | 2-2.5                      | <b>70%</b>                  |
| <b>Main Street Building</b>                            | 10'-25'                                                 | 50'-80'          | 75% - 90%                   | 25'                                      | 8'                                             | 2-2.5                      | <b>65%</b>                  |
| <b>Carriage House</b>                                  | See Sec. 5.15.8.F. for placement and other requirements |                  |                             | 5'                                       | 5'                                             | 1-2                        | <b>65%</b>                  |
| <b>Cottage</b>                                         | 10'-15'                                                 | 50'-60'          | N/A                         | 25'                                      | 8'                                             | 1-1.5                      | <b>65%</b>                  |
| <b>Medium House</b>                                    | 5'-15'                                                  | 50'-60'          | N/A                         | 25'                                      | 8'                                             | 1-2                        | <b>65%</b>                  |
| <b>Village House</b>                                   | 10'-15'                                                 | 50'-60'          | N/A                         | 25'                                      | 8'                                             | 2-2.5                      | <b>65%</b>                  |
| <b>Sideyard House</b>                                  | 10'-15'                                                 | 50'-65'          | N/A                         | 25'                                      | 8'                                             | 2-2.5                      | <b>65%</b>                  |
| <b>Vernacular House</b>                                | 10'-20'                                                 | 60'-80'          | N/A                         | 25'                                      | 10'                                            | 1.5                        | <b>65%</b>                  |
| <b>Civic Building</b>                                  | 10'-25'                                                 | N/A              | N/A                         | N/A                                      | 8'                                             | 2                          | <b>80%</b>                  |
| <b>Additional Building Types</b>                       | 10'-25'                                                 | 50'-100'         | TBD by the UDO Admin        | 25'                                      | 8'                                             | 1-2.5                      | <b>80%</b>                  |

### Section 5.15.5.C Neighborhood General Historic District

| <b>Neighborhood General Building Type Requirements:</b> | <b>Front Build-to Zone</b>                               | <b>Lot Width</b> | <b>Frontage Requirement</b> | <b>Setback (from rear property line)</b> | <b>Side Setback (from side property lines)</b> | <b>Height (in stories)</b> | <b>Maximum Lot Coverage</b> |
|---------------------------------------------------------|----------------------------------------------------------|------------------|-----------------------------|------------------------------------------|------------------------------------------------|----------------------------|-----------------------------|
| <b>Carriage House</b>                                   | See Sec. 5.15.8.F. for Placement and other requirements. |                  |                             | 5'                                       | 5'                                             | 1-2                        |                             |
| <b>Live-Work Sideyard</b>                               | 10'-20'                                                  | 50'-100'         | N/A                         | 25'                                      | 10'                                            | 1-2.5                      | <b>60%</b>                  |
| <b>Commercial Cottage</b>                               | 10'-20'                                                  | 50'-100'         | N/A                         | 25'                                      | 10'                                            | 1-1.5                      | <b>60%</b>                  |
| <b>Bungalow Court</b>                                   | 10'-20'                                                  | 60'-100'         | N/A                         | 25'                                      | 15'                                            | 1-1.5                      | <b>65%</b>                  |
| <b>Cottage</b>                                          | 10'-20'                                                  | 50'-60'          | N/A                         | 25'                                      | 10'                                            | 1-1.5                      | <b>60%</b>                  |
| <b>Medium House</b>                                     | 10'-20'                                                  | 50'-60'          | N/A                         | 25'                                      | 10'                                            | 1-2                        | <b>60%</b>                  |
| <b>Village House</b>                                    | 10'-20'                                                  | 50'-65'          | N/A                         | 30'                                      | 15'                                            | 2-2.5                      | <b>60%</b>                  |
| <b>Sideyard House</b>                                   | 10'-15'                                                  | 50'-65'          | N/A                         | 30'                                      | 5'                                             | 2                          | <b>60%</b>                  |
| <b>Vernacular House</b>                                 | 10'-20'                                                  | 60'-100'         | N/A                         | 30'                                      | 15'                                            | 1.5                        | <b>60%</b>                  |
| <b>Center Hall House</b>                                | 15'-25'                                                  | 70'-100'         | N/A                         | 30'                                      | 15'                                            | 2-2.5                      | <b>60%</b>                  |
| <b>Civic Building</b>                                   | 10'-35'                                                  | N/A              | N/A                         | N/A                                      | 10'                                            | 2                          | <b>80%</b>                  |
| <b>Additional Building Types</b>                        | 10'-20'                                                  | 50'-100'         | N/A                         | 25'                                      | 10'                                            | 1-2.5                      | <b>70%</b>                  |

### Section 5.15.5.D Neighborhood Conservation Historic District

| <b>Neighborhood Conservation Building Type Requirements:</b> | <b>Front Build-to Zone</b>                              | <b>Lot Width</b> | <b>Frontage Requirement</b> | <b>Setback (from rear property line)</b> | <b>Side Setback (from side property lines)</b> | <b>Height (in stories)</b> | <b>Maximum Lot Coverage</b> |
|--------------------------------------------------------------|---------------------------------------------------------|------------------|-----------------------------|------------------------------------------|------------------------------------------------|----------------------------|-----------------------------|
| <b>Carriage House</b>                                        | See. Sec. 5.15.8.F for placement and other requirements |                  |                             | 5'                                       | 5'                                             | 1-2                        |                             |
| <b>Cottage</b>                                               | 10'-20'                                                 | 50'-60'          | N/A                         | 30'                                      | 10'                                            | 1-1.5                      | <b>60%</b>                  |
| <b>Medium House</b>                                          | 10'-20'                                                 | 50'-70'          | N/A                         | 30'                                      | 10'                                            | 1-2                        | <b>60%</b>                  |
| <b>Village House</b>                                         | 10'-20'                                                 | 50'-70'          | N/A                         | 30'                                      | 10'                                            | 2-2.5                      | <b>60%</b>                  |
| <b>Vernacular House</b>                                      | 15'-25'                                                 | 60'-100'         | N/A                         | 30'                                      | 10'                                            | 1.5                        | <b>60%</b>                  |
| <b>Center Hall House</b>                                     | 20'-35'                                                 | 80'-100'         | N/A                         | 30'                                      | 15'                                            | 2-2.5                      | <b>60%</b>                  |
| <b>Civic Building</b>                                        | 15'-40'                                                 | N/A              | N/A                         | N/A                                      | 10'                                            | 1.5                        | <b>80%</b>                  |
| <b>Additional Building Types</b>                             | 10'-35'                                                 | 50'-100'         | N/A                         | 30'                                      | 10'                                            | 1 - 2.5                    | <b>70%</b>                  |

### Section 5.15.5.E Riverfront Edge Historic District

| <b>Riverfront Edge Building Type Requirements:</b> | <b>Riverfront Build-to Zone</b>                                       | <b>Lot Width</b> | <b>Frontage Requirement</b> | <b>Setback (from rear property line)</b> | <b>Side Setback (from side property lines)</b> | <b>Height (in stories)</b> | <b>Maximum Lot Coverage</b> |
|----------------------------------------------------|-----------------------------------------------------------------------|------------------|-----------------------------|------------------------------------------|------------------------------------------------|----------------------------|-----------------------------|
| <b>Carriage House</b>                              | See Sec. 5.15.8.F. for placement and other requirements               | N/A              | N/A                         | 5'                                       | 10                                             | 1-2                        |                             |
| <b>Cottage</b>                                     | ≥150' Perpendicular to, and in a horizontal plane from, the OCRM line | ≥60'             | N/A                         | 20'                                      | 10'                                            | 1-1.5                      | <b>50%</b>                  |
| <b>Vernacular House</b>                            | ≥150' Perpendicular to, and in a horizontal plane from, the OCRM line | ≥75'             | N/A                         | 20'                                      | 20'                                            | 1.5                        | <b>50%</b>                  |
| <b>Center Hall House</b>                           | ≥150' Perpendicular to, and in a horizontal plane from, the OCRM line | ≥75'             | N/A                         | 20'                                      | 20'                                            | 2-2.5                      | <b>50%</b>                  |
| <b>River House</b>                                 | ≥150' Perpendicular to, and in a horizontal plane from, the OCRM line | ≥75'             | N/A                         | 20'                                      | 20'                                            | 1.5-2                      | <b>50%</b>                  |
| <b>Civic Building</b>                              | 15'-50'                                                               | ≥60'             | N/A                         | N/A                                      | 15'                                            | 1.5                        | <b>80%</b>                  |
| <b>Additional Building Types</b>                   | ≥150' Perpendicular to, and in a horizontal plane from, the OCRM line | ≥60'             | N/A                         | 20'                                      | 20'                                            | 1-2.5                      | <b>50%</b>                  |