



ZONING BOARD OF ADJUSTMENT
CARPORT SPECIAL EXCEPTION
TECHNICAL CHECK LIST

When the following 11 conditions are met, the Zoning Board of Adjustment (ZBA) may consider a Special Exception to permit carports in the required front yard setback when no other feasible option exists:

Yes No

- Is the property zoned "R", "R1", "R2", or "D"?
- Was the principal structure originally constructed before January 31, 1984?
- Is the carport structurally integrated with the roof of the principal structure or less than 18 inches from the principal structure?
- Are the supports for the carport painted a color to match or replicate the color of the trim areas of the principal structure?
- Does the carport have a pitched roof that is either a closed gable or hip design that matches the existing pitch of the principal structure and utilizes shingles that substantially match the color of the shingles used on the principal structure?

NOTE: In order to avoid creating an undue hardship, the ZBA shall have the authority to waive the pitched roof requirement for carport structures that existed prior to the adoption of Ordinance No. 04-113 (12/20/04) provided that the carport structures were previously issued a building permit or have been constructed in a manner that would enable the property owner to obtain a building permit once the special exception has been granted. In such a waiver, the Board shall consider all other required standards and conditions to ensure that the pre-existing carport structure otherwise meets the spirit and intent of the ordinance.

- Is the carport no greater than 20 feet in length by 20 feet in width for lots with principal structures originally designed with two-car garages or no greater than ten feet in width for lots with principal structures originally designed with a single-car garage?
- Is the carport structure the same distance to the side lot line as the principal structure, or five feet, whichever is the greater distance?
- Is the carport eight feet or less in height at its shortest wall? (All heights shall be measured from the highest ground elevation at the wall of the carport.)
- Are all sides of the carport that are within the required front yard open and unobstructed, except for support columns?
- Do the columns obstruct less than 15 percent of the area of any side?
- Does the carport cover an appropriate all-weather driveway surface (concrete or asphalt) designed for vehicle storage?

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This special exception is contingent on the entire area under a carport only being used to park operable and properly licensed vehicles (i.e. cars, pickup trucks, vans, sport utility vehicles, boats, campers, etc.) which are customarily incidental to the residential use of the property. No storage of household belongings or other non-vehicle items will be allowed.

In addition to the above, the Zoning Board of Adjustment shall consider the following factors:

- a. The existence, location and design of other carports in the immediate vicinity of the request;
- b. Any possible sight obstruction to motorists on or entering the abutting neighborhood;
- c. The visual impact of the proposed carport on the streetscape of the neighborhood;
- d. The compatibility of the carport with the architectural style of the dwelling and the predominant architectural style of the neighborhood; and
- e. Any recorded and active covenants and restrictions that apply to the subject property and/or surrounding neighborhood, i.e. deed restrictions.