



For More information regarding carports and patio covers, please contact:

Development Service Center  
Phone: (325) 676-6232 Fax: (325) 676-6242  
City Hall  
555 Walnut Street Room 100

## CARPORTS AND PATIO COVERS

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 of the Land Development Code) shall not be considered part of the main building, and shall be considered an accessory building.

### SETBACK REQUIREMENTS

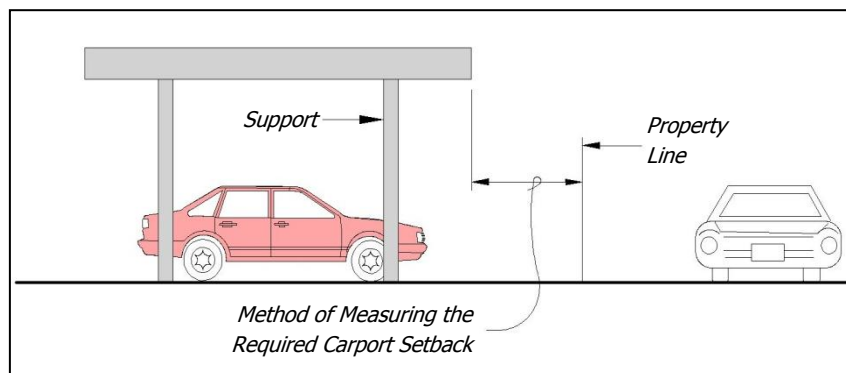
**Front.** All of the following conditions must be met for any carport or patio cover to be located within the front yard setback. These conditions are not subject to variance.

- 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.

**REAR.** The carport must be 3 feet from the rear property line if adjoining another parcel, or 1 foot if adjoining an alley.

**INTERIOR SIDE (facing an alley or another parcel)** the carport must be 3 feet from the side property line if adjoining another parcel, or 1 foot if adjoining an alley.

**EXTERIOR SIDE (facing a street)** The carport must be 5 feet from the side property line unless a platted building line requires otherwise. The property line will be determined by the width of the adjacent public-right-of-way.



*Measuring Setbacks for Carports*

**PLACEMENT ON PROPERTY:** If placed in the front, the carport or patio cover must be attached to or abut the primary structure in RS and MD zoning districts. The proposed structure may be detached in these districts if it is placed to the side or rear of the primary structure.

**HEIGHT REQUIREMENTS:** The structure must be no more than 12 feet except when built into the roofline of the primary structure and must use the same roofing materials.

**SURFACE MATERIAL:** Carports and patio covers must be located over an improved surface.

**Before applying for a Building Permit, please compile the following information:**

**1. Type of Construction:**

New construction

**OR**

Prefabricated structure  
Manufacturer:

\_\_\_\_\_

**2. Construction Materials:**

Metal

Wood

Combination

**3. Method of Construction:**

Attach to existing slab  
\*\*Other requirements apply

Sink posts  
\*\*36 inches deep

**4. Posts:**

Number of Posts: \_\_\_\_\_

Size: \_\_\_\_\_

Type:

Square

Round

**5. Relation to other structures:**

Attached

Detached

**6. Dimensions of proposed structure:**

Length: \_\_\_\_\_

Width: \_\_\_\_\_

Height: \_\_\_\_\_

**7. Dimensions between proposed structure and property lines or curbs:**

Front: \_\_\_\_\_

Side: \_\_\_\_\_

Side: \_\_\_\_\_

Rear: \_\_\_\_\_