

Carport Regulations

Unified Development Code text amendment
to create regulations for carports

Background

Why do we need carport regulations?

Carports are currently considered and reviewed as an accessory structure per the Unified Development Code (UDC). This means they must meet the requirements of UDC section 5.7.1 and must meet accessory building setbacks based on lot type. Currently, citizens are only permitted two accessory buildings on their property and there are size restrictions. Accessory buildings are also not permitted to be in front of the principal building (the house). Other than meeting these requirements, there are no other regulations or a definition within the UDC.

Every year there are calls from citizens asking if they are able to place a carport on their property. If they meet the accessory building requirements then they would be able to submit a building permit. Lately, there have been more and more carports that are being put up illegally and are not meeting the accessory building code requirements. Building permits are not being pulled for these carports as well. These then become zoning violations and must be removed or relief must be sought, generally a variance through the Board of Adjustment.

Our Department understands that citizens want to protect their vehicles from the Wyoming weather. The way carports are currently reviewed does make it difficult for properties to install a carport in most cases.

What is generally seen throughout the City?



Goals

- Make carports separate from our accessory building code.
- Create setback regulations.
- Design Standards when placed in the front yard.

Proposed Definition

Carport. A structure used to offer limited protection to vehicles, primarily cars, from the elements. The structure can either be free standing or attached to another building. A carport most commonly has no walls but may be enclosed on no more than two sides. A carport shall not be considered an accessory building.

Proposed Regulations

Option 1

5.8.9 Carports

- a. Carports for detached dwellings, semi-attached dwellings, and attached dwellings shall meet the following standards:
 1. No more than one shall be allowed on the property.
 2. Shall be no larger than 500 square feet.
 3. Shall be no taller than 15' and shall not exceed the height of the principal building, whichever is more restrictive.
 4. Shall be located on a paved surface or concrete slab.
 5. If located within the front yard or street side yard, the following additional standards shall be required:
 - i. The carport design shall be consistent with the design of the existing dwelling, including the use of matching trim and roof materials and colors. Carports shall be incorporated into the architecture of the dwelling with compatible roof pitches, surrounds for the support posts, and enclosed gables. Building permit applications for carports shall include detailed elevation drawings and other illustrations showing how the carport is consistent with the design of the principal building.
 - ii. The carport shall be setback at least 5' from the front property line.
 - iii. The carport, shall be setback at least 3' from the side (non-street side) property line.
 - iv. The carport shall be setback at least 10' from the side property line adjacent to a street.
 6. Carports located within the side (non-street side) or rear yard shall meet the following requirements.
 - i. The carport shall be setback at least 3' from the side property line.
 - ii. The carport shall be setback at least 3' feet from the rear property line.
- b. Carports for multi-family developments shall meet the following requirements.
 1. The carport design shall be consistent with the design of the multi-family building, including the use of matching trim and roof materials and colors. Carports shall be incorporated into the architecture of the dwelling with compatible roof pitches, surrounds for the support posts, and enclosed gables.
 2. The carport shall meet applicable zone district accessory building setbacks for the development.
- c. Carports for all other uses shall conform to the design standards of their zone district.
- d. Exceptions to carport quantity, size, and materials may be approved by conditional use approval pursuant to UDC 2.2.4.

Option 2

5.8.9 Carports

- a. Carports for detached dwellings, semi-attached dwellings, and attached dwellings shall meet the following standards:
 1. No more than one shall be allowed on the property.
 2. Shall be no larger than 500 square feet.
 3. Shall be no taller than 15' and shall not exceed the height of the principal building, whichever is more restrictive.
 4. Shall be located on a paved surface or concrete slab.
 5. Carports are prohibited within the front yard.
 6. If located within the street side yard, the following additional standards shall be required:
 - i. The carport design shall be consistent with the design of the existing dwelling, including the use of matching trim and roof materials and colors. Carports shall be incorporated into the architecture of the dwelling with compatible roof pitches, surrounds for the support posts, and enclosed gables. Building permit applications for carports shall include detailed elevation drawings and other illustrations showing how the carport is consistent with the design of the principal building.
 - ii. The carport shall be setback at least 10' from the side property line adjacent to a street.
 7. Carports located within the side (non-street side) or rear yard shall meet the following requirements.
 - i. The carport shall be setback at least 3' from the side property line.
 - ii. The carport shall be setback at least 3' feet from the rear property line.
- b. Carports for multi-family developments shall meet the following requirements.
 1. The carport design shall be consistent with the design of the multi-family building, including the use of matching trim and roof materials and colors. Carports shall be incorporated into the architecture of the dwelling with compatible roof pitches, surrounds for the support posts, and enclosed gables.
 2. The carport shall meet applicable zone district accessory building setbacks for the development.
- c. Carports for all other uses shall conform to the design standards of their zone district.
- d. Exceptions to carport quantity, size, and materials may be approved by conditional use approval pursuant to UDC 2.2.4.

Feedback or Questions

If you would like to provide feedback, please fill out a survey at the following link:

<https://forms.office.com/g/VgHbYStYz>

If you have any questions, please feel free to email Connor White at cwhite@cheyennecity.org