

STAFF ANALYSIS

Proposed Comprehensive Zoning Ordinance Amendments

The recommended amendments:

New text is underlined and removed wording is ~~struck through~~. An explanation of amendments is below the proposed text amendment.

Article VII. (SF-12/20, SF-10/18, SF-8.4/18, SF-8.4/16, SF-7/16, SF-7/14, SF-6.5/12, SF-5/12, SF-PH) Single-Family Residential District Regulations, Section C. Accessory Uses. 3. Carports.

e. Size: A maximum dimension of ~~24 feet x 24 feet~~ 32 feet wide and 24 feet long.

i. The Board of Adjustment may authorize an increase in dimensions where the Board finds that physical constraints are such that effective and reasonable use are hindered and does not adversely impact surrounding property.

STAFF'S REASONING:

The standard size garage door is 8 or 9 feet wide for a single car and 16-18 feet wide for a double car. Some 3-car carports are the standard 24-foot-wide, but realistically, this can be considered too narrow for today's vehicles, which are larger, to park under. Many homeowners today have at least 3 vehicles and are desiring to cover their vehicles from the outside elements with a 3-car carport. Therefore, staff believes a more realistic carport dimension for today's vehicles should be limited to 32 feet wide and 24 feet long to provide ample covering. Further, having the opportunity to increase the carport dimension when presented to the Board of Adjustment can be a viable option for the homeowner in unique situations. Therefore, staff believes the request has merit.