

**Applicant requests a Special Exception under Section 2.16.050 K (Carport over a Driveway) in an R-3 (Residential) zone.**

This would permit the construction of a 17' by 18' carport that is proposed to be located to within 7 feet of the front property line.

The required cumulative front and rear yard setback total is 50 feet in the R-3 zone district.

**BACKGROUND**

The applicant is requesting a carport that will match the existing house in materials and design. The roof of the carport will rise no higher than the roof of the house. Engineering & Construction Management is reviewing the structural plans. Staff is recommending that 2-1/2 feet of curb be reconstructed on both sides of the driveway per Section 13.12.110:

13.12.110 - Flaring at intersection of roadway.

Where the driveway and the roadway pavement meet, flaring of the driveway shall be permitted to allow safe easy turning of the vehicle either into or out of the property. The radius of the flare shall be as long as practical to provide free and safe turning movements, but shall in no case be less than two and one-half feet. For the purpose of this chapter, flares may be provided either by sloping the street curb, or by providing curb returns.

**CALCULATIONS**

Permitted carport area = 311 sq. ft. (1,555 sq. ft. first floor area ÷ 5)

Requested area of carport = 306 sq. ft. (17' x 18')

Required front yard setback = 20'

Requested front yard setback = 7'

**STAFF RECOMMENDATION**

Staff recommends approval of the request for the Special Exception K with the condition that two and one-half feet (2-1/2') of curb be reconstructed on both sides of the driveway, per Section 13.12.110.

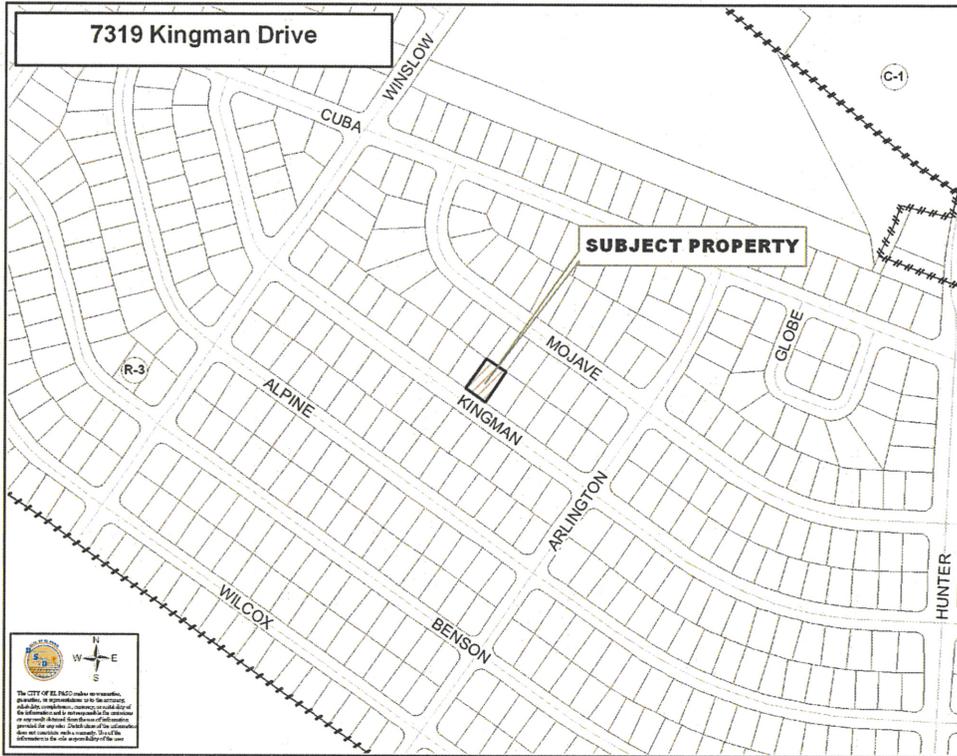
The Zoning Board of Adjustment is empowered under Section 2.16.050 K to:

Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, open on three sides, and attached to the main structure; and,
4. The area of the carport shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the carport rise above the highest point of the roof of the dwelling; and,
5. Elevation drawings of the proposed structure shall be submitted; and,
6. For a duplex, the total of all extensions granted shall not exceed one-third the average width of the site, and the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit; and,
7. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space; and,
8. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
9. The extension shall not permit the creation of an additional dwelling unit for rental purposes nor shall it constitute an extension of the living area of the dwelling.



# ZONING MAP



# NOTIFICATION MAP

