

Front Yard Carports



Council Work Session

July 12, 2021

Mitch Hammes, Neighborhood Services Manager

How did we get here?



- January 12, 2021: Two appeals by residents of Neighborhood Services Notice & Order to Abate carports due to violation of current code heard by City Council on January 12, 2021.
- January 12, 2021: Council delayed action on the appeals and directed staff to work on an ordinance to permit carports in required front yard setbacks.
- Specific Concerns of Council at that time:
 - Identify carports as separate structures from other accessory structures;
 - Affordable hail protection for vehicles;
 - Carport must be on individual's own property and not interfere with utility or other infrastructure;
 - Must preserve sightlines (safety of pedestrians and vehicles);
 - Look for a minimalistic approach;
 - Ordinance applies across the entire City;
 - Keep it simple to understand and comply;

Community Outreach



- May 24, 2021: In-Person Constituent Meeting
 - By invitation of the owner and under the carport at 4975 Nolte Drive;
 - 22 People signed in;
 - Council Member Avila and PPRBD Representative in attendance;
 - Explained code provisions prepared by staff at that time and listened to feedback;
 - Revised several portions of the proposed code to arrive at what we have today;
- May 27, 2021: HOA/CONO emails sent
 - Feedback provided in Council packet
- May 22 – June 6, 2021 Communications Questionnaire
 - Approximatley 300 responses received
 - Varied positive, negative, neutral, and unrelated feedback received and provided to you in the Council packet
 - How likely will you be to construct?
 - Very likely 72
 - Likely 47
 - Neutral 43
 - Unlikely 16
 - Very Unlikely 111.

Definition & Permitted Zones



- **Definition:**
 - **CARPORT:** A permanent structure consisting of a roof and supported on posts with three or four open sides used as a minimal shelter for an automobile. It may be freestanding or attached to another structure on one side.
- **Permitted Zones:**
 - Carports are allowed in the front yard setback as an accessory use to a Single-family Dwelling, Detached or a Two-family Dwelling in the A, R, R-1 6000, R1-9000, R-2, R-4 and single-family PUD zone districts. The following review criteria shall apply to front yard carports, in addition to all other relevant standards of this chapter.

Provisions (a-d)



- a. The front yard carport shall comply with all applicable provisions of the Pikes Peak Regional Building Code.
- b. The front yard carport shall not exceed five hundred square feet, or the maximum allowable parking and maneuvering area pursuant to section 7.4.206.E of this Code.
- c. The front yard carport shall be set back at least five (5) feet from the near edge of the adjacent sidewalk, if any, and at least ten (10) feet from the near edge of the curb or roadway.
- d. The front yard carport shall meet the same side setbacks as the principal use.

Provisions (e-g)



- e. The front yard carport shall not have side panels or screens in the area between grade level and sixty (60) inches above grade level.
- f. The front yard carport may have one enclosed side only if the enclosed side is a shared wall with a principal or accessory structure.
- g. The front yard carport shall not interfere with sight distance requirements set forth in the City Engineering Traffic Criteria Manual.

Provisions (h-j)



h. The front yard carport shall not be:

- (1) Clad in unpainted or galvanized metal.
- (2) Made of non-durable and/or flexible materials, including but not limited to, canvas, plastic, polyester or other tent-like materials.

i. The front yard carport may exceed the eight foot (8') height limit set forth in this section, but shall comply with all other applicable height limitations.

j. Front yard carports that are exempt from building permits shall be anchored according to the manufacturer's specifications. However, if the manufacturer provides no specifications for anchoring, the carport shall be anchored to concrete piers extending at least thirty (30) inches below grade.

Provisions (k)



k. The front yard carport shall not jeopardize the health and safety of adjacent property, people, and users of the City's rights-of-way, including but not limited to, public and private utility infrastructure, public works infrastructure, pedestrians and drivers.

e. The front yard carport shall not have side panels or screens in the area between grade level and sixty (60) inches above grade level.



c. The front yard carport shall be set back at least five (5) feet from the near edge of the adjacent sidewalk, if any, and at least ten (10) feet from the near edge of the curb or roadway.



Planning Commission

(6/17/2021)



- Recommended for approval to Council as written by a 4 to 3 vote.
- Commissioner's Supporting Comments
 - *"...not a fan of carports, but I can see how they work for the community."*
 - *"I don't like them, but it isn't me that needs them."*
- Commissioner's Dissenting Comments
 - *"This ordinance is too vague...big change to neighborhood character."*
 - *"older neighborhoods where no HOA exists could be negatively impacted."*
 - *"Kids ride bikes on the sidewalks. Do you want to run over your neighbor's kid? People walk their dog, there are safety concerns."*
 - *"The ordinance that exists (currently) works and is fine."*
 - *"My concern is that the character of the neighborhood could be changed by a number of these structures that are not appropriate in terms of the streetscape."*
 - *"I think this is a big decision that can't be undone."*
 - *"It seems like a free-for-all with no architectural standards."*