

## **SECTION 24A CP – CARPORT OVERLAY DISTRICT**

### **24A.1 GENERAL PURPOSE AND DESCRIPTION**

- A. The Board of Commissioners of the City of Burkburnett, Texas, after public hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission, may authorize the creation of a Carport Overlay District.
- B. The Carport (CP) Overlay District is a district which accommodates the construction of carports within required building setbacks.

### **24A.2 CARPORT DISTRICT REQUIREMENTS;**

- A. Uses in the CP District shall conform to the standards and regulations of the base zoning district and the base zoning district shall be stated in the ordinance.
- B. Development requirements for each CP District shall include:
  - a. Carports may be constructed in the required front yard setback of residential lots with front entry garages, or lots without garages, but all side yard setbacks must be maintained.
  - b. Carports may be constructed in the required side yard setback of corner lots where the garage is accessed from the side street and the driveway is constructed in the side yard.
  - c. Carports may be constructed in the required rear yard setback of residential lots where the garage is accessed from the alley and the driveway is constructed in the rear yard. All side yard setbacks shall be maintained for carports constructed in the rear yard setback.
  - d. No portion of the carport will be allowed to extend past the property line of the lot onto public right-of-way.
  - e. Carports shall be constructed of all new materials and shall be open on all sides.
  - f. Carports shall never be enclosed.
  - g. Building permits are required for the construction of all carports
- C. The minimum area for a CP District shall be one block (as defined in the definitions or the property along both sides of a residential street bounded on each end by streets)
- D. All applications for a CP District shall include:
  - a. A legal description of the property or list of platted lots including lot, block, and subdivision to be included in the CP District.
  - b. A petition requesting the creation of a CP District signed by all affected property owners if possible but shall include a minimum of 75% of the property owners included in the proposed area.

**24A.3 APPROVAL PROCESS AND PROCEDURE:**

- A. The procedure for establishing a CP Overlay District shall follow the procedures for zoning amendments as set forth in Section 10 of this Ordinance.
- B. All requests for the creation of a PD Overlay District that do not obtain the signature of all affected property owners, shall be brought forward as a request to have the Planning and Zoning Commission recommend the creation of the PD Overlay District to the Board of Commissioners.
- C. All CP Districts approved in accordance with the provisions of this Ordinance in its original form, or by subsequent amendment thereto, shall be denoted using the base zoning district with a suffix of CP (e.g., R-2 CP, SF-15 CP, etc..) and shall also be referenced on the Zoning District Map.