

Attachment A

PROPOSED TEXT AMENDMENT TO THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS – CARPORTS

Deleted text is shown in ~~striketrough~~ and new text is shown in underline format.

ARTICLE 2: DEFINITIONS

§ 2.2. Terms Defined.

...

CARPORT. A permanently constructed private garage, designed or used for parking of personal passenger vehicles by the occupants of the main building, either freestanding or attached to the principal building and not completely enclosed by walls and doors, consisting of a fixed roof and supporting members such as columns or beams.

....

GARAGE, PRIVATE. ~~An~~ A fully enclosed accessory structure designed or used for inside parking of self-propelled private passenger vehicles and personal storage by the occupants of the main building. When attached to main structure, a private garage is part of the principal structure, but is considered an accessory use. When detached from the principal structure, a private garage is considered an accessory building and an accessory use.

...

§ 4.23. Supplemental Setback Regulations for Allowable Encroachments in Front, Side and Rear Yards.

...

B. Allowable encroachments in front, side and rear yards:

1. Accessory buildings (all districts).

~~All Accessory Buildings which are not a part of the main building may be constructed in a rear yard, except if the accessory building is listed below, those provisions will apply, provided such accessory building:~~

As defined in Article 2, accessory buildings that are not attached to the principal structure may be constructed within the rear yard, unless otherwise specified below. For accessory buildings specifically identified in this section, the standards applicable to those uses shall apply. For all other accessory buildings, the following standards shall govern:

...

4. Carports. Carports may encroach in the front, side, and rear yard, provided they comply with the following regulations:

- a. ~~Location. No more than one carport is permitted on any single yard for single family homes.~~

Attachment A

~~b. Maximum Dimensions. Carports shall be used for shading and weather protection of not more than two automobiles, shall not exceed the roof line of the existing structure, and shall be pursuant to the following the maximum dimensions:~~

~~1. Side by side: 21 ft. wide by 19 ft. long.~~

~~2. Tandem: 10.5 ft. wide by 40 ft. long.~~

~~3. Carports may exceed the maximum dimensions as set forth above, provided the placement and design of the carport integrates aesthetically and proportionately with the architecture of the existing structure as determined by the City Manager or his or her designee.~~

~~c. Design. The design of the carport shall be compatible in scale and character with the existing structure.~~

~~d. Construction. Carports may be supported by no more than eight metal poles not exceeding four inches in diameter.~~

~~e. Material. When located in the front yard, the covering of a carport shall only be constructed of cloth, canvas, or similar lightweight material as approved by the Fire Department. When facing an alley or interior side yard or rear yard that is visible from the street, any construction material that is compatible with the construction of the principal building is permitted.~~

a. Location: A maximum of one (1) carport is permitted in either the front yard or the side yard adjacent to a street lot line. One (1) additional carport may be permitted in the rear yard.

b. Minimum Setbacks:

i. Front (Single Family Districts):

1. 20 feet when attached to the main structure and fully open on at least three (3) sides; or,

2. 25 feet when detached from the main structure and / or not fully open on three (3) sides.

ii. Front (Multiple Family Districts):

1. 15 feet when attached to the main structure and fully open on at least three (3) sides; or,

2. 20 feet when detached from the main structure and / or not fully open on three (3) sides.

iii. Side/Interior – All Districts:

1. Same as the main structure when located between the front lot line and the main structure, or,

2. 3 feet when a fully open structure on all sides and located in the side or rear yard.

iv. Side/Street – All Districts: Same as the main structure.

Attachment A

- v. Rear - -- All Districts: 3 feet.
- c. Maximum Height: 15 feet, or not to exceed the roofline of the main structure, whichever is less.
- d. Maximum Size:
 - i. Single Carport: 10.5 ft. wide by 22 ft. long.
 - ii. Double Carport (side-by-side): 21.0 ft. wide by 22 ft. long.
 - iii. Tandem carports may be up to 10.5 ft. wide by 40 ft. long, when located in the side or rear yard.
 - iv. Carports may exceed the maximum dimensions as set forth above, provided the placement and design of the carport integrates aesthetically and proportionately with the architecture of the existing structure as determined by the Director of Development Services or their designee. Such carports shall be reviewed as part of an Administrative Site Plan.
- e. Design and Materials:
 - i. Carports shall be compatible with the main structure, with architectural features incorporated into the design.
 - ii. Roof pitch shall compliment the main structure.
 - iii. The height of carport fascia shall align with the height of the fascia on the main structure, in the absence of discernable fascia on the main structure the carport fascia shall be no less than 4 inches tall.
 - iv. Materials, finishes and colors shall complement the architecture of the main structure.
 - v. Cloth, canvas and other similar materials are not permitted between the main building and the front lot line, unless approved through the administrative variance procedure. When used, cloth or canvas shall be of durable quality sufficient to avoid excessive wear and degradation, and shall be maintained in good condition, free from tears, holes, fading or peeling.
 - vi. Carports shall be constructed to meet all Florida Building Code standards.
 - vii. Posts or columns shall be a minimum of four (4) inches square or in diameter.
- f. Conversion to Habitable Space or Private Garage:
 - i. Carports that encroach within the required front yard building setback for the main structure shall not be enclosed or converted to habitable space or private garage.
 - ii. Carports shall only be converted to habitable space or private garage in conformance with Florida Building Code requirements.
 - iii. Carports shall only be converted to habitable space if sufficient off street parking is provided for the property.

Attachment A

- g. An Administrative variance may only be granted for setback deviations, no closer than 18 inches to the front property line, subject to the procedures in Section 5.4, in addition to (1) a finding that the strict application of these regulations are unreasonable due to unusual property characteristics such as size, shape, situation, or existing setbacks and (2) that the proposed carport will not create an unfavorable design condition.