

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT STOCKTON BY INCORPORATING (9) CARPORTS TO SPECIAL FRONT YARD REGULATIONS IN APPENDIX B. ZONING*, SECTION 8. AREA REGULATIONS., SUBSECTION 4. FRONT YARD; AND REPEALING ALL OTHER ORDINANCES OR PORTIONS THEREOF IN CONFLICT, A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that the charges set forth would be in the best interest of the citizens of the City of Fort Stockton.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT STOCKTON, TEXAS:

**APENDIX B. ZONING *
SECTION 8. AREA REGULATIONS.
SUBSECTION 4. FRONT YARD**

Secs. 1-7****

Subsections 1. Area – 4. Front Yard(a) ***

b. Special Front Yard Regulations:

(1) – (8) ****

(9) Carports.

Carport means a roofed structure used for vehicle storage only which is not permanently enclosed on at least three (3) sides and which is constructed over a parking space accessible by a driveway to a public street or alley.

- (a) The use of a structure as a carport, as defined in the carport definition, shall be a permissible use within the "RES" residential district.
- (b) Prior to approval of a building permit for a residential carport, the **legibly completed Building Permit Application, Construction Plans and Warranty Deed** shall first be submitted to the Planning & Zoning Commission for review and subsequent approval by the Fort Stockton City Council. Upon approval of the proposed project, applicable project fees owed the City shall first be paid before the building permit can be issued to the property owner or the contractor for commencement of the structure.
- (c) If a carport is constructed within the front yard or if any portion of the carport structure encroaches beyond the front building line of the primary residential structure, no portion of the carport structure may be constructed or may exist within five feet (5') from the property line unless the roof of the carport structure has a gutter diverting rainfall runoff to the sides of the structure and onto the surface of the host property.
- (d) If no portion of the carport structure encroaches beyond the front building line of the primary residential structure and exists entirely within the side or rear yard of the lot, the structure may be built within three feet (3') of the side or ten feet (10') of the rear yard property line, provided that the carport structure has a gutter diverting rainfall runoff to the sides of the structure and onto the surface of the host property.
- (e) A carport shall be constructed of the same type of material as the house and be connected to the house with the same roof line. The carport cannot be a freestanding structure. The front and at least two sides of the carport structure shall not be enclosed. No storage of any type other than vehicular storage is permitted within a carport structure. The carport surface and driveway must be concrete
- (f) Carports may be constructed in both front and rear driveway areas.

Subsections 5.Side Yard –6.(c) Rear Yard ***

Sec. 9 - Sec. 25 ****

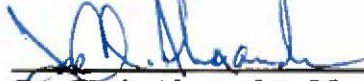
If any provisions, section, exception, subsection, paragraph, sentence, clause or phrase of this ordinance or the application of same to any person or set of circumstances, shall for any reason be held unconstitutional, void or invalid, such invalidity shall not affect the validity of the remaining provisions of this ordinance or their application to other persons or sets of circumstances and to this end all provisions of this ordinance are declared to be severable.

All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided however, that such repeal shall be only to the extent of such

This ordinance shall become effective after its approval and adoption upon first and final reading and its publication pursuant to law.

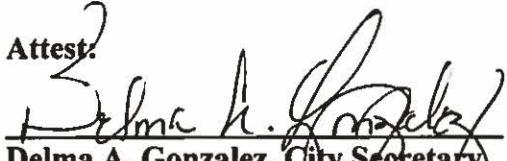
APPROVED AND ADOPTED on this 11th day of October, 2016.

CITY OF FORT STOCKTON




Joe Chris Alexander, Mayor


Raul B. Rodriguez, City Manager

Attest:

Delma A. Gonzalez, City Secretary

Approved As To Form & Legality:


Frank Lacy, City Attorney

***** Denotes that the current information in the City of Fort Stockton's Code of Ordinances remains the same.**