

RESIDENTIAL CARPORT PERMIT REQUIREMENTS

CITY OF PLANO BUILDING INSPECTION DEPARTMENT

DRAWINGS SUBMITTAL: Two (2) copies of complete set of drawings are required for plan review. Drawings must be submitted along with a completed permit application form.

NECESSARY DRAWINGS: The following is a general outline of drawings necessary for plan review (Building Inspection may request additional information if necessary).

1. Site plan must include the building location (scale: 1" = 20'-0").
2. Floor plans.
3. Exterior elevations.
4. Construction details & materials to be used.

FEE: Refer to the fee schedule for applicable fees.

NOTE:

1. In single-family and two-family developments, a carport shall shelter not more than three vehicles and shall not exceed twenty-four feet in its longest dimension.
2. Carport is defined as a structure that is open on a minimum of three sides designed or used to shelter vehicles.
3. Required inspection checklist will be supplied with building permit package.
4. Drawings must be drawn to scale, dimensioned and of sufficient clarity, including square footage of lot, house, garage/carport, patio cover, storage shed, etc., proposed carport.
5. Permit holder is responsible for requesting and completing all required inspections.
6. See next page for zoning ordinance requirements (Section 9 & 13.900) and lot coverage requirements below:
7. Please contact Homeowner's Association for additional requirements from Deed Restrictions and Covenants.

***Lot Coverage Zoning Requirement Table:**

ZONE	PH	SF-A	SFR-6, SFR-7 SFR-9, 2F	SF-20
Maximum Coverage	60% total area for house, garage/carport and all accessory buildings	65% total area for house, garage/carport and all accessory buildings	45% total area for house, garage/carport and all accessory buildings	25% total area for house
Garage and accessory buildings				10% Garage and all accessory buildings

NOTE

Certain Planned Developments (PD) have different requirements than stated above. When checking zoning requirements, please ensure that you verify if a PD is listed for your location to determine if any additional zoning requirements listed in the PD exist that may override the requirements listed above (i.e. SF-6 / PD-154 - Lot Coverage = 55% for house, garage/carport and all accessory buildings)

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CITY OF PLANO

ZONING ORDINANCE, SECTION 13.900

13.900 ACCESSORY BUILDING REGULATIONS

.1 General

A. Use of Accessory Building

In a residential zoning district, an accessory building may not be used for commercial purposes and may not be rented.

B. Height and Yard Requirements

- i. Where the accessory building is attached to a main building, it shall be subject to, and must conform to, all regulations applicable to the main building except as provided within this section.
- ii. Accessory buildings shall not be erected in any required front yard.
- iii. Carports and detached accessory buildings, except garages, shall not be located closer than three feet to any side or rear lot line. (Interpretation: overhang to property line)
- iv. Detached accessory buildings enclosed on three or more sides shall not be located closer than ten feet to the main building. (Interpretation: measured from wall to wall or structural support, overhang excluded)
- v. Garages entered from an alley shall be set back from the lot line adjacent to the alley a minimum of 20 feet.
- vi. Accessory buildings may not be placed in the required side yard setback if the side yard lot line abuts a street.
- vii. In no instance shall an accessory building be located within an easement or right-of-way.
- viii. Detached accessory buildings located in a required rear or side yard shall not exceed ten feet in height. If the detached accessory building is located less than ten feet from the rear or side lot line, a six foot solid fence or wall shall be built on the rear or side lot line to screen the building. No screening shall be required at the point of entry for a carport. (Interpretation: overhang to property line)

.3 Carport

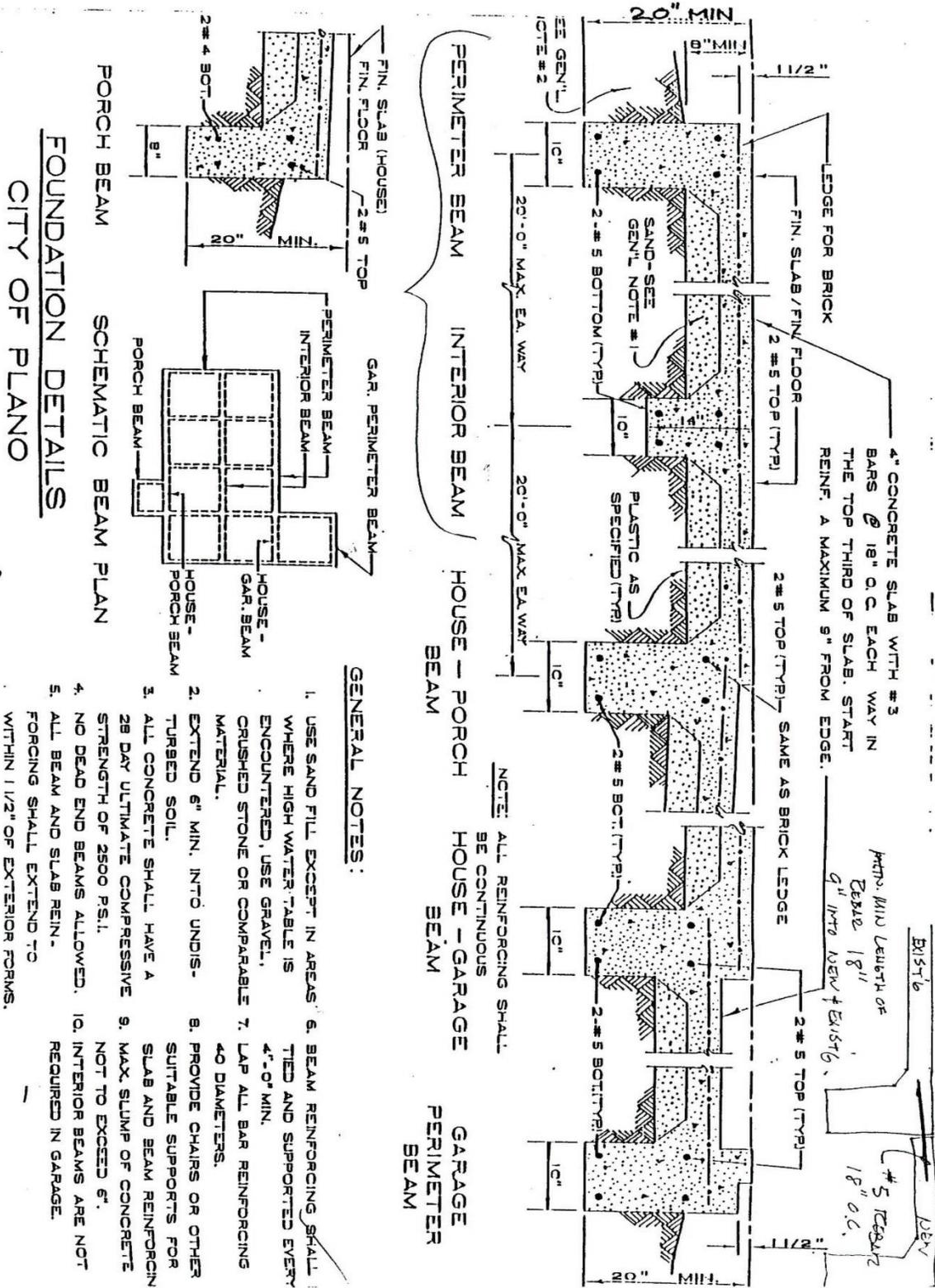
(ZC 2004-22; Ordinance No. 2004-6-31)

- A. In single-family and two-family developments, a carport shall shelter not more than 3 vehicles and shall not exceed 24 feet on its longest dimension.
- B. Carports must meet all height and yard setback requirements in Sec. 13.900.1B and are prohibited within the front yard setback. However, carports erected in the front yard setback of single-family dwellings before April 12, 2004, are considered to be existing nonconforming structures subject to Article 7. These carports may not be replaced if they are removed for any reason, destroyed, or become dilapidated.

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City of Plano Engineering Detail



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Fig. 1: Attached Carport*, 3 open sides, Zoning Ordinance Article 9 & 13.900

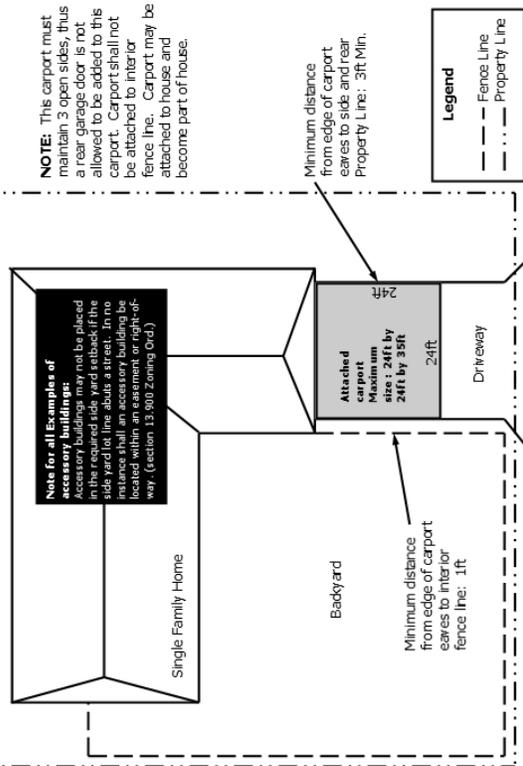
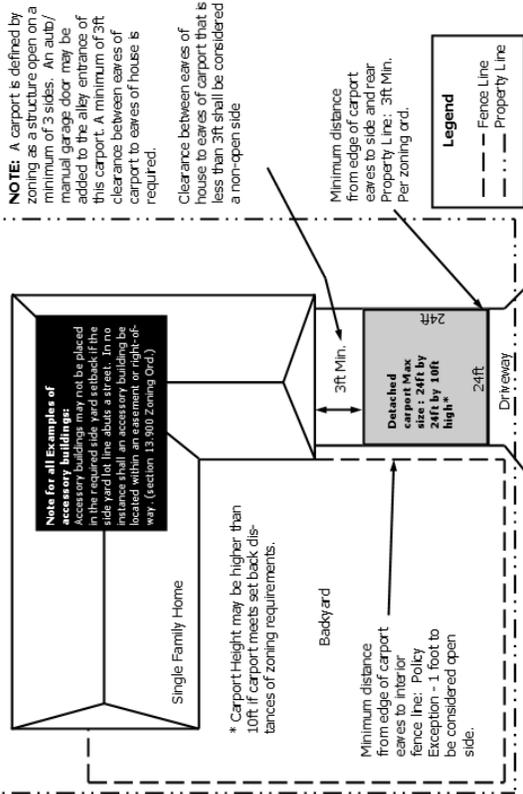


Fig. 2: Detached Carport*, 3 open sides, Zoning Ordinance Article 9 & 13.900



Zoning Setback Requirements for Accessory Building over 10' in height

Zoning	SF-20	SF-9	SF-7	SF-6	PH	2F	*ED*
Side Yard Minimum	*10'	*7.5'	*6.5'	*6'	0/10	*6.5'	50'
*Side yard minimum: 10% of lot width or required side yard minimum per zoning, whichever is GREATER. See Above							
Side Yard on Corner Lot	15' Street Side	N/A					
Side Yard Maximum	25'	10'	10'	10'	N/A	10'	N/A
Rear Yard Minimum	10'	10'	10'	10'	10'	10'	25'

ED district is limited to one building per lot. More than one requires site plan approval. Minimum 100' between dwelling on an adjoining Property.

***Lot Coverage Table**

Zone	PH	SF-A	SFR-6, SFR-7 SFR-9, 2F	SF-20
Maximum coverage	60% Total area for house, garage/ carport and all Accessory buildings	65% Total area for house, garage/ carport and all Accessory buildings	45% Total area for house, garage/ carport and all Accessory buildings	25% Total area for House
Garage and Accessory Buildings				10% Garage and all Accessory Buildings

**City of Plano
 Building Inspection
 Department
 Accessory Building
 Requirements
 Rev. 10/07/16**