

ORDINANCE NO. 18-126

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT STOCKTON (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 FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that the changes 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 connected to the house with the same roof line. The carport cannot be a freestanding structure. The front and at least two (2) 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 shall be concrete.
- (f) The roof of a carport shall be constructed of material that is of equal or greater value and strength plus must be alike in color to the existing roof of the house.
- (g) 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.

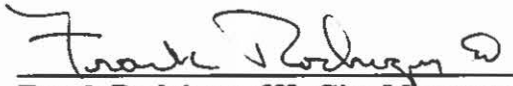
All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

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

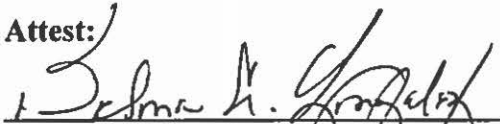
APPROVED AND ADOPTED on this 24th day of July, 2018.

CITY OF FORT STOCKTON



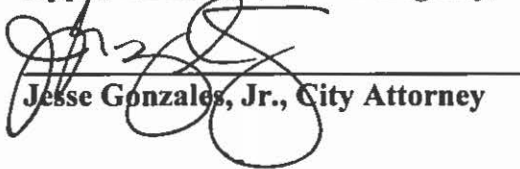
Joe Chris Alexander, Mayor

Frank Rodriguez III, City Manager

Attest:


Delma A. Gonzalez, City Secretary

Approved As To Form & Legality:



Jesse Gonzales, Jr., City Attorney

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