



## RESIDENTIAL CARPORT REGULATIONS

- 1) Minimum yard setback requirements are met for the zoning district in which the carport will be constructed.
- 2) The square footage of the carport, combined with all other structures on the lot, shall not exceed the maximum lot coverage established for the zoning district in which the carport will be constructed.
- 3) No part of the carport canopy or appurtenance may extend beyond the front property line or onto the public right-of-way.
- 4) The carport shall only be used for the storage of operable automobiles and shall not be used for the outside storage of other personal property including materials, goods, supplies, furniture, watercraft, recreational vehicles and trailers, appliances or inoperable automobiles. (Storage and parking of recreational vehicles including watercraft and trailers must comply with the City of Grove zoning regulations)
- 5) The carport shall be constructed in a manner compatible with a minimum of 50% of other carports located on other lots in such a city block as to both value and exterior appearance, i.e.: type of frame, roof, structural design, etc.
- 6) The carport shall not be enclosed.
- 7) The total roof area cannot exceed 30% of the lot coverage.

EXCEPTION: Construction of carports may be allowed to extend beyond the minimum front yard setback requirements in residential districts upon approval of the Planning and Zoning Commission and only under the following circumstances:

- Items 2 – 6 listed above are met.
- A minimum of 50% of all other lots in such city block do not comply with minimum front yard setback requirements at the time of the application for encroachment.