

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, BY AMENDING THE CODE OF ORDINANCES, AS HERETOFORE AMENDING CHAPTER 12 ‘ZONING’, ARTICLE 35 ‘ACCESSORY STRUCTURES REGULATIONS’, BY ADDING NEW SECTION 12-35-5 ‘GARAGES AND CARPORTS’ TO SAME CHAPTER AND ARTICLE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Coppell, Texas has determined that it is the City’s best interest to update sections of Article 35 Accessory structures regulations.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS:**

**SECTION 1.** That the Code of Ordinances of the City of Coppell, Texas, be, and the same is hereby amended by amending Chapter 12 ‘Zoning’, Article 35 “Accessory Structures Regulation”, by adding new Section 12-35-5 ‘Garages and Carports’ to herein after read as follows:

**“CHAPTER 12 – ZONING**

**ARTICLE 1. ENACTING CLAUSE**

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**ARTICLE 35. – ACCESSORY STRUCTURES REGULATIONS**

**Sec. 12-35-1. - Non-residential and multi-family residential uses**

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Sec. 12-35-5. Garages and Carports.

Garages and Carports shall not be located in a required front yard.

A. Garages and Carports that are less than 150 square feet in area shall observe the following regulations:

1. Maximum height - 10 feet
2. Minimum setbacks:
  - (a) Rear:

- i. Ten feet when the rear property line is not adjacent to an alley or street.
- ii. Twenty feet when the rear property line is adjacent to an alley
- iii. Same as the required front yard setback when the rear property line is adjacent to a street.

(b) Side:

- i. Three feet when the garage or carport is located at least five feet behind the main building and the roof overhang into the setback is no greater than 18 inches.
- ii. The same as the minimum setback required for the main structure if not located at least five feet behind the main building.
- iii. When the garage or carport has side alley access, the side setback on that side shall be no less than 20 feet.
- iv. Fifteen feet from a side property line that is adjacent to a side street
- v. Ten feet from the main structure on an adjacent property

B. Garages and Carports that are 150 square feet in area, or more, shall observe the following regulations:

- 1. Maximum height – 12 feet.
- 2. Minimum property line setbacks:

(a) Rear:

- i. Ten feet, unless the garage or carport has rear alley access, then the rear setback shall be no less than 20 feet.
- ii. The same as the required front yard setback when the rear property line is adjacent to a street.

(b) Side:

- i. The same as the minimum setback required for the main structure unless the garage or carport has side alley access, then the side setback on that side shall be no less than 20 feet.
- ii. Fifteen feet from a side property line that is adjacent to a side street.
- iii. Ten feet from the main structure on an adjacent property.

**SECTION 2.** That all provisions of the Code of Ordinances of the City of Coppell, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 3.** That should any word, phrase, paragraph, section or portion of this ordinance or of the Code of Ordinances, as amended hereby, be held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or of the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

**SECTION 4.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Coppell, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023

**APPROVED:**

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**WES MAYS, MAYOR**

**ATTEST:**

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**ASHLEY OWENS, CITY SECRETARY**

**APPROVED AS TO FORM:**

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**ROBERT E. HAGER, City Attorney**