

## Residential Carports Quick Reference Guide

“Carports” are defined in the Kettering Zoning Code (KZC) as “A roofed structure enclosed by no more than 3 walls and **attached** to the Principal Structure for the purpose of providing shelter for one or more passenger vehicles.”

Carports are permitted to be constructed on residential properties in the City of Kettering subject to certain standards; including (but not limited to): permitted locations, maximum sizes, setbacks, and architectural design standards.

The following standards, which can be found in Section 1139.03.5 of the KZC, are applicable to Carports:

- A. Carports are permitted to occupy rear and side yards.
- B. Carports shall be located at least 8’ from all lot lines with the following exception:

*Carports may be located as close as 3’ to any lot line provided that the carport be screened by an evergreen hedge or fence (not attached to such structure) not less than 4’ in height.*

- C. Carports shall not exceed 80% of the principal structure’s total building footprint, excluding all areas of the principal structure that are intended for garage use and/or incidental storage, or 2,000 square feet in floor area, whichever is less. In addition, for purposes of this item, “Principal Structure” shall mean the building of greatest floor area on the subject lot or parcel and in which the primary use conducted is the permitted principal use of the same lot or parcel.
- D. Carports shall match their Principal Structure in color; this includes, but is not limited to, siding material, trim work, doors, window frames, and roofing materials.
- E. Carports shall match their Principal Structure’s design. In order to accomplish this, carports shall match their Principal Structure with any two of the following features\*\*:
  1. Architectural Style: this includes, but is not limited to, the overall proportions as well as the proportions of architectural details, roof pitch and overhang, window and door styles, trim features, and other architectural features;
  2. Materials: this includes, but is not limited to, siding, roofing, trim work, doors, and windows;
  3. Visual character: this includes, but is not limited to, dimensional sizes of brick or stone, sizing and orientation of lap board and board and batten siding, and texture of materials chosen.

Other standards, such as Ohio Building Code requirements, would also apply.

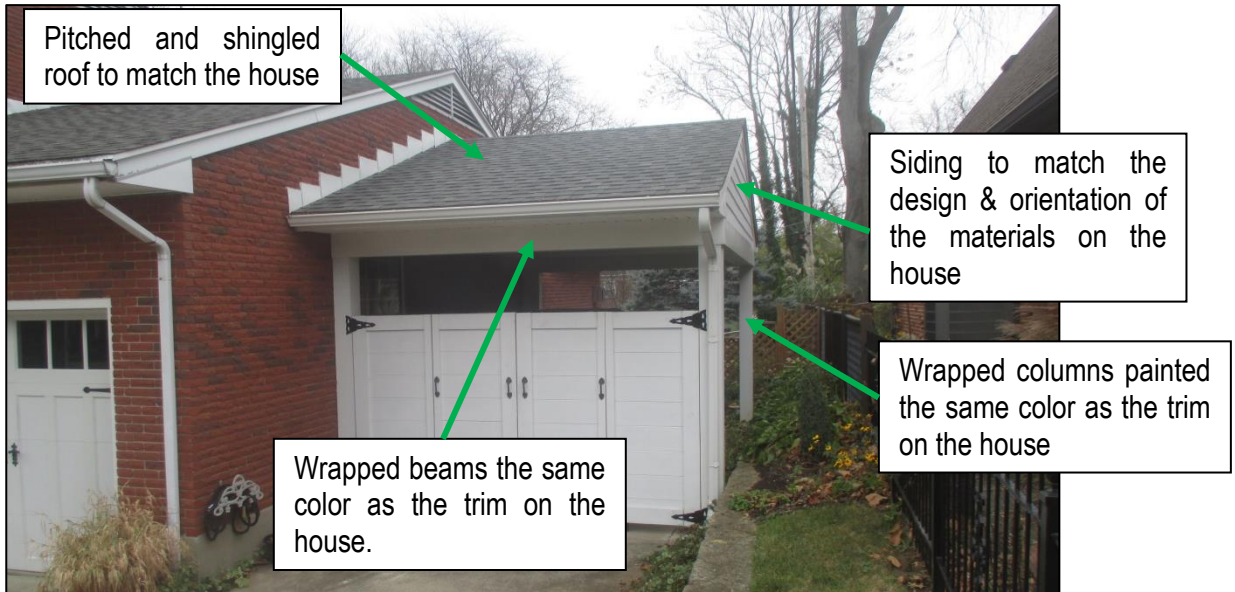
**\*\*See the following pages for examples of carports that meet the applicable architectural requirements.**

**Note: This document is not an exhaustive list of all applicable standards for carports contained in Kettering’s Codified Ordinances or other applicable laws, nor does this document include every option for complying with the applicable requirements of the KZC. If there are any questions regarding this information, please contact Kettering’s Planning & Development Department by phone at 937-296-2441 or by email at [kettpond@ketteringoh.org](mailto:kettpond@ketteringoh.org).**

### ***Architectural Requirements***

Carport designs must provide two out of the three architectural features listed on the prior page in order to comply with the Kettering Zoning Code.

Below: a photograph of a carport that matches the architecture (roof style, overhangs), building materials (shingled roof, horizontal siding in the gable), and visual character (orientation of the siding and texture of chosen materials) of the house to which is attached.



Not every home in the Kettering is tall enough to accommodate a carport with a roofline that matches that of the house. In these cases, there are other options for complying with the architectural standards; including: utilizing column wrap kits in order to make the columns more substantial and consistent with the trim on the house. Further, utilizing trim kits for the rooflines can assist in screening a flat roof in circumstances where the roof cannot be shingled. The images below is an example of a carport that utilizes a column kit and trim kits to make a carport with a flat roof comply with the architectural requirements.



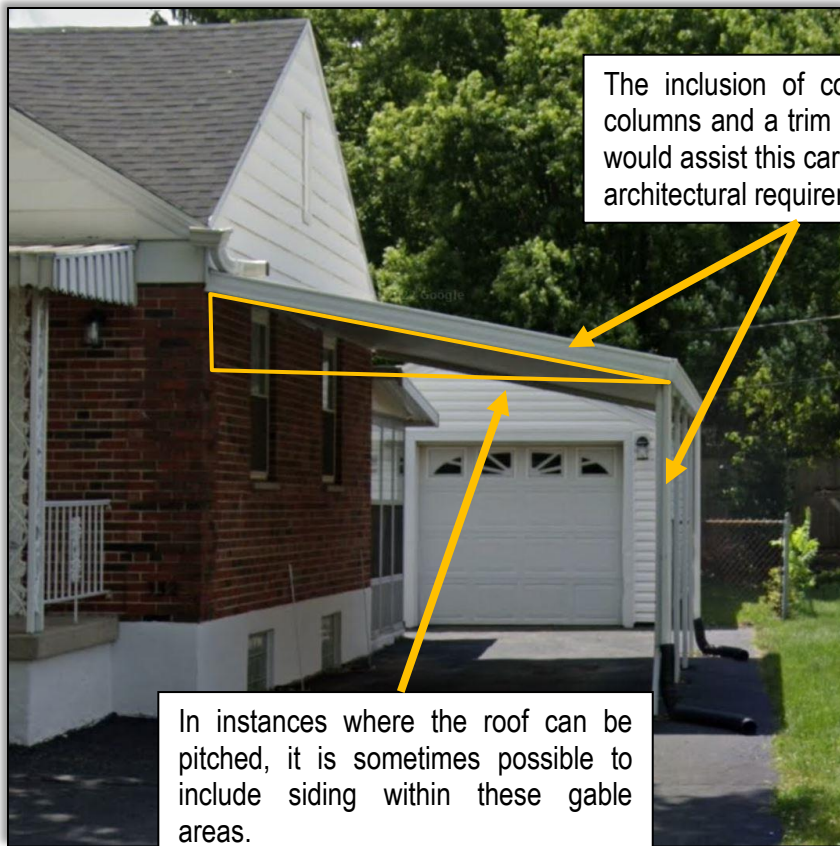


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The images below depict carport designs that would **not** comply with the architectural requirements of Kettering's Zoning Code. The first image depicts an aluminum carport without column or trim kits to help the structure match the architecture of the house. Also, the structure is not attached to the house in any way and essentially sits next to the house. The others are a detached fabric and metal structures, which do **not** meet the architectural requirements of the KZC.



The image below depicts an attached carport that does not meet the requirements of Kettering's Zoning Code, but could meet the standards with adjustments to the design of the structure.



The inclusion of column kits for the columns and a trim kit around the roof would assist this carport in meeting the architectural requirements.

In instances where the roof can be pitched, it is sometimes possible to include siding within these gable areas.