

What is a Carport?

A carport is a permanent structure consisting of a roof and is supported on posts with three or four open sides used as a minimal shelter for an automobile. It may be freestanding or attached to another structures on one side.

Allowable Zone Districts:

Carports are allowed in the front yard setback as an accessory use to a Single-family Dwelling Detached or a Two-family Dwelling within the following zone districts:

- A - Agricultural
- R – Estate Single-Family Residential
- R1-6000 – Single-Family
- R1-9000 – Single-Family
- R-2 – Two-Family
- R-4 – Multi-Family
- PUD – Planned Unit Development

Properties within the Historic Preservation Overlay, the Hillside Overlay and the Streamside Overlay zones are subject to additional review. Contact either the Land Use Review or the Development Review Enterprise Division to learn more.

Permit Required:

A front yard carport permit is required in order to place a carport in a front yard setback. The carport permit shall remain valid and only expire upon removal or destruction of the front yard carport or primary structure. In order to apply for a front yard carport permit, the applicant must submit the front yard carport application and pay required fees. All property owners within 150 feet of the property lines will be notified by the City Planning Department at least ten (10) days prior to an administrative decision on the permit application. In order to begin the permitting process please visit:

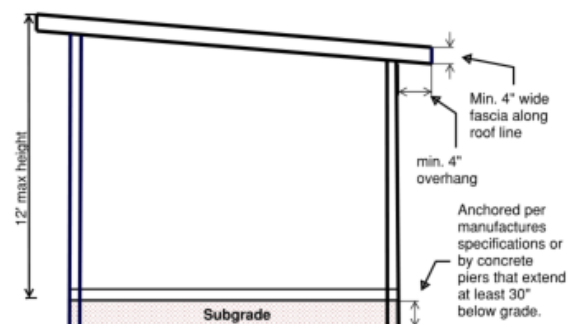
www.coloradosprings.gov/planning-and-development/pre-application-meeting-request.

Front Yard Carport Permit Standards & Review Criteria:

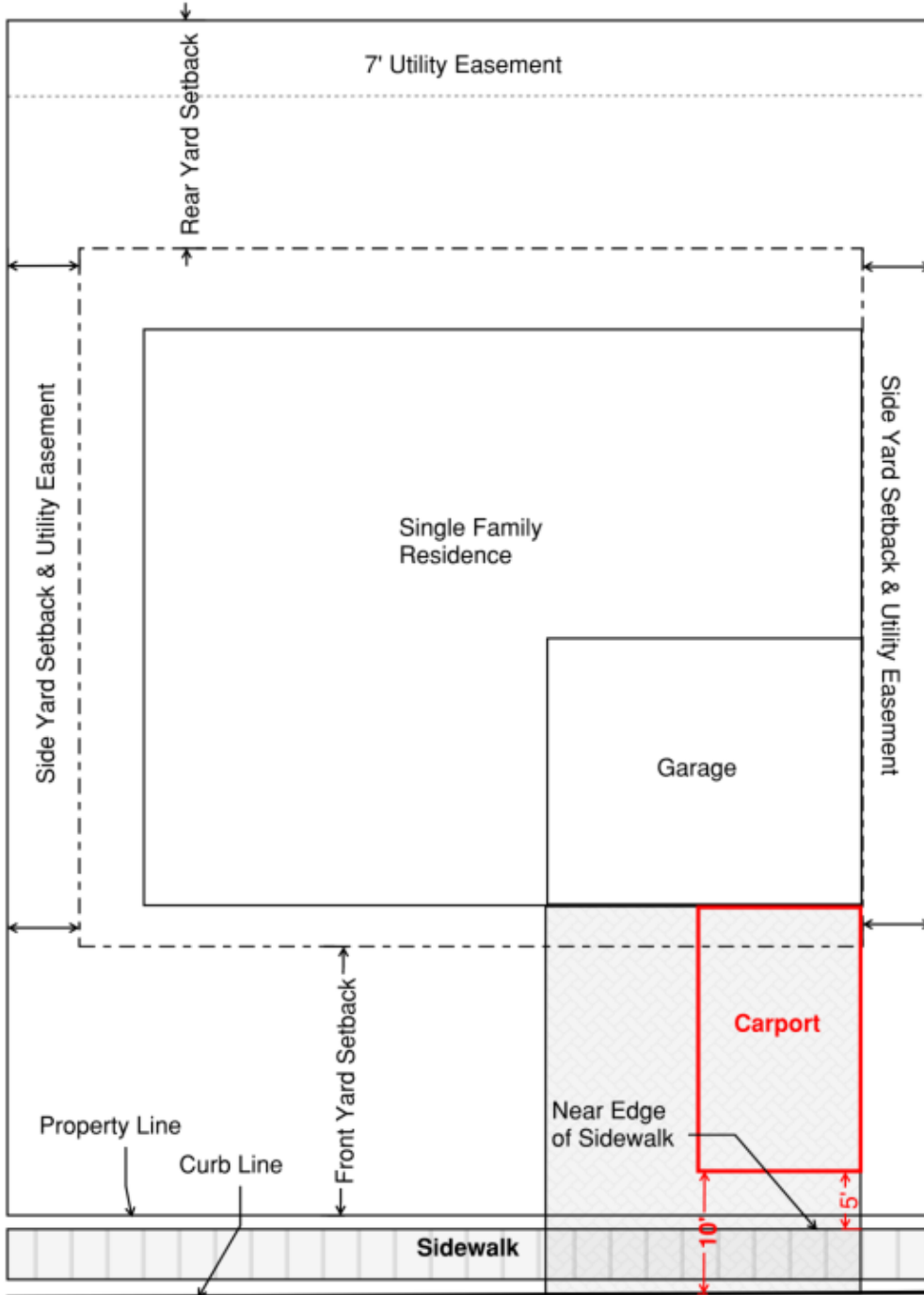
- Shall not exceed 500 square feet.
- Shall not exceed 12' at the highest point.
- Shall be setback at least five (5) feet from the near edge of the adjacent sidewalk, if any, and at least ten (10) feet from the near edge of the curb or roadway.
- Shall meet the same side setbacks as the principle use.
- Shall not have side panels or screens in the area between grade and 60 inches above grade level.
- Shall not interfere with sight distance requirements set for in the City Engineering Traffic Criterial Manual (contact City Engineering for more information: 719-385-5908).

Architectural Compatibility:

- Not to be clad in unpainted wood or galvanized metal and shall match the color of the body or trim of the primary structure.
- Not to be made of non-durable and/or flexible materials, including but not limited to, canvas, plastic, polyester or other tentlike materials.
- Have a minimum of four inch (4") wide fascia along the roofline.
- Have a minimum of four inch (4") roof overhang on all side
- Roof sheeting shall not continuously extend downward along the sides.



Site Plan Example: Front Yard Carport



NOTICE: The above depiction is a representation of the required setback standards for carports proposed within front yard setbacks. Carports can be placed anywhere on the property but shall adhere to side and rear accessory building setbacks according to your setback requirements per City Zoning Code Chapter 7.3.105.A.1.

Additional Information:

Building Permit:

For permitting information, contact the Regional Building Department at (719) 327-2880 or visit the Department's website at www.pprbd.org.

Curb Cuts:

For driveway expansions involving curb cuts please contact Engineering Development Review at 719-385-5908.

Home Owners Association (HOA):

The City of Colorado Springs does not enforce or provide information for any home owners associations. If your property is subject to any HOA land use standards please contact them to ensure a carport is permitted.

Call Before You Dig:

The front yard carport shall NOT be installed in a recorded easement. The owner shall contact Utility Notification Center of Colorado at 1-800-922-1987 or online at www.uncc.org to request a utility locate at least three business days prior to installing the front yard carport.

City of Colorado Springs
Planning & Community Development Department
Development Review Enterprise Division
2880 International Cir. STE 200-7
Colorado Springs, CO 80910
Phone: 719-385-5982



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