

**CITY OF BALCH SPRINGS, TEXAS  
ORDINANCE NO. 3129-16**

**AN ORDINANCE OF THE CITY OF BALCH SPRINGS, TEXAS, AMENDING CHAPTER 14, "BUILDINGS AND BUILDING REGULATIONS," BY ADOPTING A NEW ARTICLE X TO BE ENTITLED "CARPORTS," REGULATING THE INSTALLATION AND USE OF CARPORTS; REQUIRING PERMITS; PROVIDING FOR CONFLICTING PROVISIONS; SEVERABILITY; EFFECTIVE DATE; AND PROVIDING FOR PROPER NOTICE AND MEETING.**

**WHEREAS**, the City Council of the City of Balch Springs wishes to ensure all carports are constructed so as to maintain certain structural safety and aesthetic standards; and

**WHEREAS**, the provisions recommended within this Ordinance are made pursuant to such authority and for the good government of the City;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BALCH SPRINGS, TEXAS, that:** The following is amended to include the following:

**SECTION 1.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council, and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2.** The Code of Ordinances of the City of Balch Springs, Chapter 14, Buildings and Building Regulations, is hereby amended by adding a new Article X, which shall be entitled "Carports" and shall read as follows::

**ARTICLE X. - CARPORTS**

**Sec. 14-471. – Carport Regulations.**

- a. Carports, as defined in section 90-1 of this code, are allowed in all zoning districts, subject to issuance of a building permit and compliance with all applicable zoning ordinance requirements
- b. Carports shall be constructed separate and detached from any primary structure located on the lot where the carport is to be located.
- c. No carport may be greater than 16 feet in height
- d. All carports must have trim fascia on all exterior sides and have an internal gutter system.

- e. All carports shall be open on all four sides.
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- f. 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 to the side or rear yard property lines, provided that the carport structure has a gutter diverting rainfall runoff to the sides of the structures and onto the surface of the host property.
- g. All carports shall be constructed of a minimum of 22 gauge metal, wood or masonry. No storage of any type other than vehicular storage is permitted within a carport structure. The parking surface of the carport must be of similar material as the driveway surface.
- h. Carports may be constructed in both front and rear driveway areas.

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**SECTION 6.** All provisions of the ordinances of the City of Balch Springs in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of such conflict, and all other provisions of the ordinances of the City of Balch Springs not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

**SECTION 8.** 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.

**SECTION 9.** It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**DULY PASSED AND ADOPTED** by the City Council of the City of Balch Springs, Texas, on the 25th day of July, 2016.

APPROVED:

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Carrie J. Marshall, Mayor

ATTEST:

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Cindy Gross, City Secretary