

Walls for carports are required to be 100% completely open. During the City's Land Development Code Update workshops, carports were originally proposed to be 75% open but I (Dave Ish) talked with Gary Geiler, Deputy Director and he agreed that they should be 100% open and NO GARAGE DOORS. Also, if a second story is put on top of the carport (hence the 18" support columns) the GFA of the carport floor is figured into the allowable FAR of the house which then becomes a mute point as they might as well enclose it and make it a garage. (which is how it is now).

Attached is the revised diagram (pdf).

The revised language is as follows:

§113.0234 Calculating Gross Floor Area

Gross floor area is calculated in relationship to the *structure* and *grade* adjacent to the exterior walls of a building. The elements included in the *gross floor area* calculation differ according to the type of *development* proposed and are listed in Section 113.0234(a)-(c). *Gross floor area* does not include the elements listed in Section 113.0234(d). The total *gross floor area* for a *premises* is regulated by the *floor area ratio* development standard.

(a) Elements Included in *Gross Floor Area* for Development in All Zones

(1) through (5) [No change in text.]

(6) *Gross floor area* includes on- or above-*grade* parking *structures*, garages, and carports that are constructed and maintained with less than two elevations of the element that are ~~at least 75~~ 100 percent completely open measured from the finish-floor to the ~~finish-floor~~ bottom of the floor or roof elevation immediately above except for support columns with maximum dimensions of 18 inches by 18 inches in plan view, as shown in Diagram 113-02M, except where the parking *structure* design meets the exemptions identified in Section 113.0234(d)(3).