

City of Rockwall
Building Inspection Department
Guidelines for Residential Carports

To make application for a building permit, the applicant shall submit (2) sets of detailed construction plans drawn to scale on minimum 8 ½" X 11" sheets. The construction plans must include the following information:

1. Site Plan
2. Foundation Plan/Pier plan
3. Floor/Framing Plan
4. Elevations
5. Typical Carport Section
6. Additional Details (if necessary)

The following are lists of the items that should be shown on each of the submitted plans.

SITE PLAN (See attachment #1)

1. Indicate size and shape of your lot
2. Indicate address and street (or streets if a corner lot)
3. Indicate alley location
4. Indicate size and location of existing house and other buildings
5. Indicate size and location of proposed carport and each of the property lines.
6. Indicate distance between attached carport and house or garage

FOUNDATION/PIER PLAN (See attachment #2)

1. Indicate length and width of the proposed attached carport foundation or pier layout.
2. Indicate size of footing
3. Indicate size and spacing of piers
4. Indicate new or existing driveway slab

FLOOR PLAN/FRAMING PLAN (See attachment #2)

1. Indicate length and width of the proposed attached carport
2. Indicate distance from attached carport to each property line
3. Indicate how attached is to be attached to existing house or garage
4. Indicate size and spacing of columns
5. Indicate size of support beams and headers
6. Indicate size, spacing and direction of roof framing system

ELEVATIONS (See attachment #2)

1. Indicate finish grade and show depth of foundation and footing piers below finish grade
2. Indicate width and height of attached carport
3. Indicate size and location of all columns
4. Indicate size and beam of roof framing
5. Indicate type of roofing material
6. Indicate gutters and downspouts

TYPICAL CARPORT SECTION (See attachment #3)

1. Indicate size of footing
2. Indicate depth of footing below finish grade line
3. Indicate size of piers and height above finish grade
4. Indicate thickness of granular fill and driveway slab
5. Indicate type and size of column anchors to foundation or piers
6. indicate size and spacing of columns
7. Indicate height of driveway/foundation floor to ceiling
8. Indicate size and spacing of roof rafters. If prefab roof trusses are proposed, submit manufacturer's design specifications and criteria sealed by a registered Texas engineer
9. Indicate size and type of roof sheathing, felt, roofing material and slope of roof

City of Rockwall Unified Development Code Carport Guidelines

Carport (Residential)

1. In residential districts, Carports must be open on at least two sides and be located at least **20 feet** behind the corner of the front façade and At least **20 feet** from the **Rear** property line. It must also meet the minimum required side yard setbacks for a detached garage. (*Ord. No 06-14, 4-17-06*)
2. Carports which are visible from a public street must be constructed of materials matching those of the primary residential structure.
3. Carports not meeting these standards must obtain an SUP.
4. Porte-cocheres are not considered carports, and are allowed, provided that they are attached and integral with the design of the house.



CARPORT TOP,
PORTE-COCHERE BELOW