

ALL CARPORTS OF THIS TYPE ARE TO BE SECURED TO THE GROUND AS SHOWN IN THIS DIAGRAM WHEN PLACED ON GRAVEL, SOIL AND ETC., OTHER THAN CEMENT SLABS.

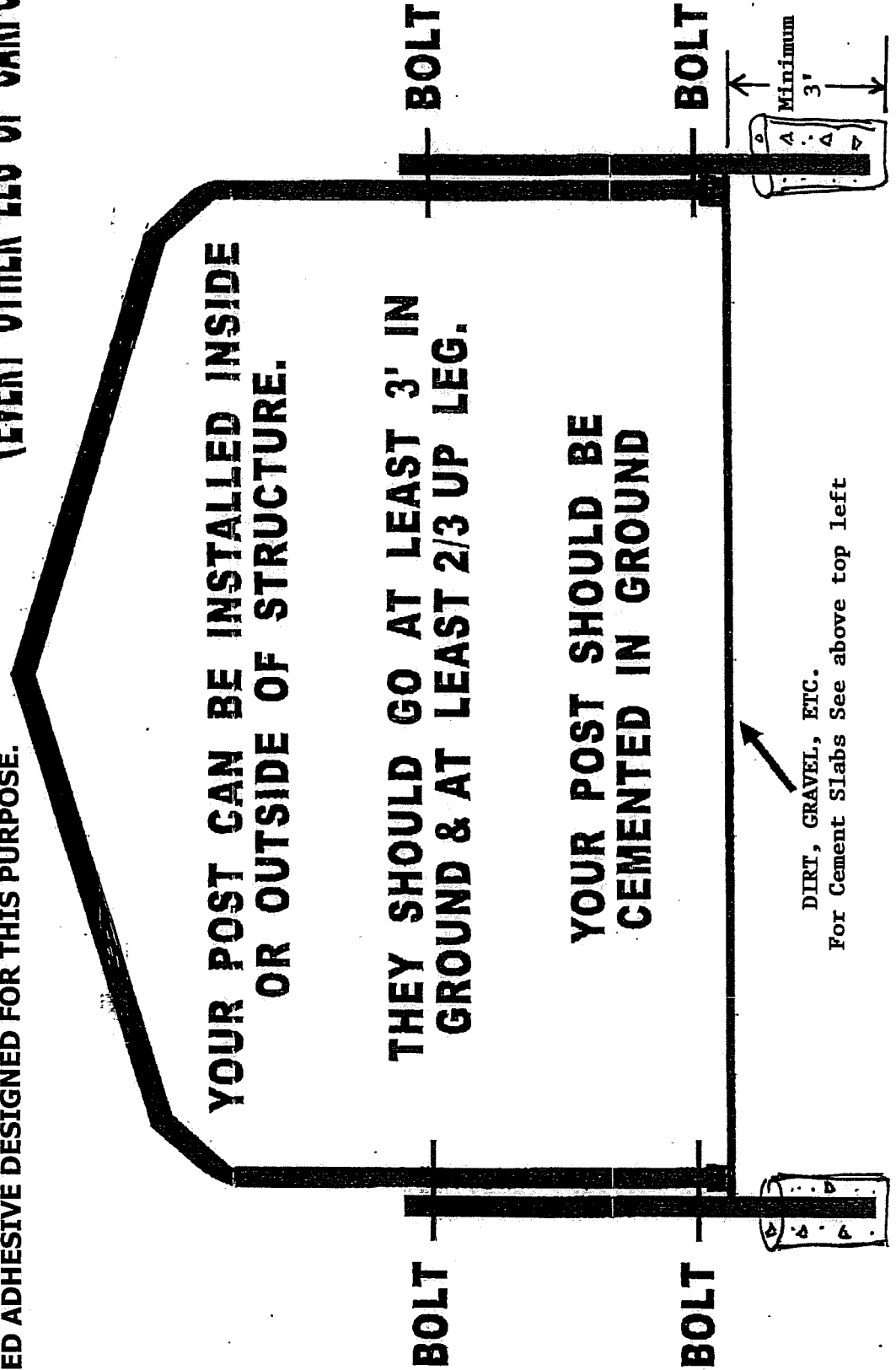
CARPORTS OF THIS TYPE INSTALLED ON CEMENT SLABS SHALL BE BOLTED TO THE SLAB WITH MINIMUM OF 1/2" GALVANIZED BOLTS AND WASHERS SPACED NO MORE THAN 3' BETWEEN BOLTS. PREFERENCE IS GIVEN TO THE BOLTS BEING PLACED IN THE SLAB DURING POURING OF THE CEMENT. ALTERNATE METHOD REQUIRES THE DRILLING OF THE SLAB TO ACCOMADATE THE REQUIRED GALVANIZED BOLTS USING AN APPROVED ADHESIVE DESIGNED FOR THIS PURPOSE.

**RECOMMENDED:
METAL POST OR 4"X4" TREATED POST
(EVERY OTHER LEG OF CARPORT)**

**YOUR POST CAN BE INSTALLED INSIDE
OR OUTSIDE OF STRUCTURE.**

**THEY SHOULD GO AT LEAST 3' IN
GROUND & AT LEAST 2/3 UP LEG.**

**YOUR POST SHOULD BE
CEMENTED IN GROUND**



DIRT, GRAVEL, ETC.
For Cement Slabs See above top left

International Residential Code

IRC APPENDIX U

Same as IRC '0'

COPY

PROPERTY BUILDING LINE SETBACKS

COMMERCIAL BUILDINGS – NON RESIDENTIAL - NO LIVING QUARTERS:

Setback is determined by Use, Occupancy and Location. Initial determination to be made by Building Official.

- 15 feet **or more** from Front Street Property Line
- 10 feet **or more** from Side Street Property Line
- 5 feet **or more** from Adjacent Property Line – side: OR variance as needed
- 5 feet **or more** from Adjacent Alley Property Line – easement
- Greater distances may be required depending on type of structure, business use, types of vehicles to be used, parking area and etc.
- Any request for a variance from Building Official's determination must be appealed to City Council.

RESIDENTIAL STRUCTURES, ATTACHED-DETACHED GARAGES, Manufactured Homes, Portable Buildings, RV's and other structures on individual lots:

INTERIOR Lots: Requires a variance if less setback is requested:

- 15 feet from Front Street Property Line
- 5 feet from Adjacent Property Line – side
- 5 feet from Alley Property Line – easement

CORNER Lots: Requires a variance if less setback is requested:

- 15 feet from Front Street Property Line
- 10 feet from Side Street Property Line
- 5 feet from Adjacent Property Line – side
- 5 feet from Alley Property Line – easement

ODD Shape Lots: Variances may be requested within reason:

- 15 feet from Front Street Property Line
- 10 feet from Side Street Property Line – If corner lot
- 5 feet from Adjacent property line – side
- 5 feet from Alley property line – easement

EXISTING HISTORICAL & PLATTED Bldg Limits/Set Backs: Subdivisions & Additions

- Harbor View: as platted: FRONT: 10.41 ft SIDE: 3.66 ft
- Henderson Addition – as built & designed
- Bay View Addition – as built & designed
- SandHill Landing: as platted: FRONT 15 ft; SIDE 5 ft; CORNER 10 ft; REAR 10 ft
- ◊ NOTE: Block 1 Lot 3 has additional easement spacing
- ◊ NOTE: Block 2 Lot 5 has additional easement spacing

VARIANCES:

- Any request for a variance from Building Official's determination must be appealed to City Council.

SURVEYS:

- IF property lines cannot be readily determined for setback determinations, a survey of the property may be required.