

## Kuntz, Robert

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**From:** Klein, Jerry  
**Sent:** Thursday, April 24, 2014 11:53 AM  
**To:** Kuntz, Robert  
**Cc:** Aiken, Tom; Robert E Jones  
**Subject:** Unsightly Carports  
**Attachments:** Crestwood Carport Regulation.docx

Hi Bob,

Every summer we get complaints about unsightly accumulations of trash and storage in carports in the City of Ballwin. Many of our neighborhood subdivisions like Westglen Woods, Westridge, Ballwin Hills, Kehrs Mill View and Westglen Village have a large number of carports. Because of the open nature of a carport, we get complaints from neighbors about the unsightly appearance of these attached structures because of an accumulation of discarded junk and trash.

Currently we can cite the property owner if there is an obvious trash accumulation on the carport but we don't have anything on our code that covers excessive storage of things like appliances and indoor furniture. Recently I discovered that the City of Crestwood debated this issue and passed an ordinance on carports back in 2009. I have attached a copy of the appropriate section of their code (see paragraph 4b). I think it would be beneficial for the City to pass a similar regulation so we can respond more effectively to the complaints we get.

Jerry Klein  
Code Enforcement Supervisor

## Sec. 26-186. Accessory buildings and structures.

No accessory building or structure shall be used prior to the principal building or use, except as a construction facility for the principal building. Accessory buildings or structures must conform to all provisions of this article. On a corner lot, accessory buildings and structures cannot be located in a required front or side yard.

(1)

*Attached accessory buildings:* Any accessory building which is structurally attached to the principal building of a lot shall be considered part of the principal building and shall comply with all provisions of this article pertaining thereto.

(2)

*Detached garages:*

a.

*Height:* No detached garage shall be higher than the principal building or fifteen (15) feet, whichever is lower, as measured from the ground to the highest point of the structure. In addition, no detached garage shall have an exterior wall height in excess of ten (10) feet as measured from the ground to the top of the wall.

b.

*Yard and area requirements:* No detached garage shall be erected in any required front or side yard. Detached garages may be located in the rear yard but shall not occupy more than thirty (30) percent of the rear yard area. No detached building or structure may be erected closer than five (5) feet to the rear lot line, nor closer to the side lot line than the required minimum side yard setback of the district. In addition, any detached garage must be at least ten (10) feet away from the primary structure.

c.

*Erection and use:* No accessory building shall be constructed upon a lot until the construction of the main building has been commenced. No detached garage shall be used for dwelling purposes.

d.

*Architectural compatibility:* All detached garages must be of an architectural composition and style, which is compatible with the main structure located on the premises.

(3)

*Other accessory structures or outbuildings:*

a.

*Height:* No detached accessory structure or outbuilding shall be higher than principal building or ten (10) feet.

b.

*Yard and area requirements:* No detached accessory building or structure shall be erected in any required front or side yard. Detached accessory building may be located in the rear yard but shall not occupy more than thirty (30) percent of the rear yard area. No detached building or structure may be erected closer than five (5) feet to the rear lot line nor closer to the side lot line than the required minimum side yard setback of the district.

c.

*Erection and use:* No accessory building shall be constructed upon a lot until the construction of the main building has been commenced. No accessory building shall be used for dwelling purposes, but such accessory building may be temporarily used for storage purposes.

(4)

*Carports:*

a.

*Code requirements:* Carports are subject to the requirements for attached or detached structures except as otherwise provided for in this section.

b.

*Carport storage restrictions:* It is unlawful to store within a carport any construction material, indoor furniture/appliances, or waste material of any kind, except in approved waste receptacles. Any storage which would render the area unclean or unsafe is prohibited. Orderly storage of outdoor equipment such as patio furniture, lawn care equipment, outdoor recreation/sport equipment, grills or firewood is acceptable. Storage of additional items is permitted within enclosed portions of the carport or within plastic, wood, or metal storage containers. It is the duty of the occupant and property owner to ensure that the carport is maintained in a safe and sanitary condition.

(Ord. No. 3140, § 1(5.06), 11-14-89; Ord. No. 3868, § 1, 10-26-04; Ord. No. 4201, §§ 2, 3, 9-22-09)