

**ORDINANCE NO. 9345**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF EL RENO, OKLAHOMA; CODE CHAPTER THREE HUNDRED SIXTY-ONE (361), SECTION THIRTEEN (13); AND ADDING SECTION SIXTEEN (A) (16.A); HAVING TO DO WITH THE USE OF YARDS AND CARPORTS; AMENDING AND REPEALING CONFLICTING SECTIONS; PROVIDING FOR SEVERABILITY, AND DECLARING AN EMERGENCY.**

**SECTION 1:** That Section 361-13 of the El Reno Code of Ordinances is hereby amended to read as follows:

**§ 361-13. Use of Yards**

- A. Certain structures within and projections into required yard areas as herein specified are permitted and shall not be considered to be obstructions or included in the calculation of coverage, unless otherwise specified:
- (1) Cornices, canopies, eaves or other projections which do not increase the volume of space enclosed by the building; provided, however, that none of these shall project into any required front or rear yard more than three feet or into a required side yard more than 50% of its width.
  - (2) Unroofed balcony, provided that no such balcony shall project more than four feet into a front or rear yard.
  - (3) One-story bay windows projecting three feet or less into the yard.
  - (4) Open iron fire escapes required by law, provided that no fire escape shall project into a required yard more than three feet.
  - (5) An uncovered stair and landing which does not extend above a ground floor entrance except for the railing. No such stair and landing shall project more than two feet into a required side yard or more than six feet into a required front or rear yard.
  - (6) Chimney, projecting not more than 18 inches.
  - (7) Flag pole; garden ornament.
  - (8) Vegetation, including trees, shrubs, bushes and hedges clear of the public rights-of-way.
  - (9) Fencing, walls, latticework, and screens in excess of 30 inches tall above adjacent grade must be designed so they do not materially impede vision across the front yard. Maximum height allowance for fencing in all areas is as follows:
    - (a) Agricultural zoning districts: eight feet above grade.
    - (b) Residential Estate, Single-Family Residential and Combined Residential Zoning Districts:
      - [1] Front yards: four feet above grade.
      - [2] Side and rear yards: six feet above grade.
    - (c) Mobile Home Subdivision, Multifamily Residential and Commercial Zoning Districts:
      - [1] Front yards: four feet above grade.
      - [2] Side and rear yards: eight feet above grade.
    - (d) Industrial zoning districts: eight feet above grade.

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- (10) Surfaced parking facilities, signs, fences, and gasoline pumping service units may be permitted to occupy required yard space unless otherwise prohibited in those districts permitting such improvements, and provided that no inoperative vehicle may be stored in the front yard of a lot in a residential district.
- (11) Carports in accordance with Section 361-16A.

**SECTION 2:** A new section is hereby added to Chapter 361 of the El Reno Code of Ordinances, said new section to read as follows:

**§ 361-16A. Carports.**

- A. Carports shall be figured into maximum lot coverage and shall only be installed in accordance with the accessory structure regulations of the zoning district after receiving a permit from the Community Development Department, provided they adhere to the following criteria:
  - (1) Are open on three sides.
  - (2) Are no larger than 24 feet wide by 24 feet long.
  - (3) Do not exceed the eave height of the primary structure or 10 feet tall, whichever is less.
  - (4) Are only used for storing operable, street-legal vehicles.
  - (5) Meet all applicable building codes and are constructed of weatherproof materials that are uniform in color and appearance.
  - (6) Are installed over hard-surface paving.
  - (7) Are not constructed closer than five feet to any right-of-way line or on any easement.
- B. Approval. Carports may be permitted in required front yards of single-family and two-family residential lots where the Community Development Director determines that the proposed carport:
  - (1) Is located within a subdivision platted after January 1, 2000;
  - (2) Shall not cause sight obstructions to motorists; and
  - (3) There are no recorded and active covenants and/or restrictions that apply to the subject property and/or surrounding neighborhood that prohibits the proposed carport.
- C. Carports shall be allowed to extend into the side yard in the agricultural zoning districts and the R-E, R-2, and R-4 zoning districts, provided they adhere to the following criteria, in addition to the provisions of Paragraph's A and B above:
  - (1) Have rain guttering along the side edges to ensure stormwater is not dispersed onto neighboring properties.
  - (2) Either of the following two instances apply:
    - [a] The existing driveway is situated to the side of the house, rather than in front of the house and the carport is situated at or behind the front wall of the house.
    - [b] The carport is in front of and attached to a legally nonconforming garage that is within the side yard setback.



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D. Carports shall be allowed to exceed the maximum height limit stated in Paragraph A, provided that the carports extend the roofline of the primary structure to which the carport is attached, and the roof material matches the materials of the roof of the primary structure.

**SECTION 3:** All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

**SECTION 4:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this ordinance or any part thereof.

**SECTION 5:** It being immediately necessary for the preservation of the public health, peace, and safety of the City of El Reno and the inhabitants thereof, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

**PASSED AND APPROVED** by the Mayor and City Council of the City of El Reno this 9<sup>th</sup> day of April, 2024.

  
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Mayor

ATTEST:  
  
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City Clerk

Approved as to legal form this 9<sup>th</sup> day of April, 2024.

  
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City Attorney