

## ZONING ADMINISTRATOR INTERPRETATION

**DATE:** September 26, 2007

**CODE SECTION:** Section 17.22.050.B.2 - Garage and Carport Requirements for All Districts and Section 17.50.250 - Residential Uses - Accessory Uses and Structures

**QUESTION NEEDING INTERPRETATION:** What regulations apply to the placement of portable carport structures such as lightweight canvas awnings on aluminum used as a carport or storage area?

---

### **INTERPRETATION:**

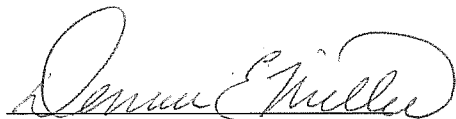
In recent years, we have seen the rapidly increased use of portable carport structures that are constructed of lightweight canvas and aluminum and located on driveways in residential neighborhoods. These structures can be purchased at a fairly low price at various retail establishments. The purpose of these temporary structures is to provide a shade screen for automobiles to protect them from the sun during the day and precipitation during the rainy season. They are often located in front of garages (and are sometimes located within a front, side or corner yard setback area), and are highly visible because of their location and bright colored appearance.

The question needing interpretation is: What, if any, Zoning Regulations apply to such structures? Regardless of the portable nature of these structures, these structures are considered accessory structures since they meet the definition for such structures as contained in Article 8. They serve as temporary carports but do not meet the strict definition of carport because they have canvas or plastic roof material. Given the portable nature of these structures, they cannot count as meeting the minimum two-car covered parking requirement.

In applying the Zoning Code to these structures, the accessory structure provisions of Section 17.50.250 would apply. This means that all requirements for accessory structures would need to be applied, including: height, total allowable square footage for accessory structures, location (must be within the 25 foot rear yard or more than 100 feet from the front property line) and distance from other structures.

Additionally, if they are proposed to be used as a carport, the carport provisions of Section 17.22.050.B.2 apply. These requirements restrict the location of carports so that they are not visible from the street. They cannot be located on a driveway but must be located behind the principal structure. These are not temporary structures that would be approved with a Temporary Conditional Use Permit (TCUP).

A building permit is not required for accessory structures unless they are more than 120 square feet in size. However, a zoning approval would be necessary. This approval would review the location of the portable carport to determine that it is behind the principal structure and meets all requirements for accessory structures.



Denver E. Miller  
Zoning Administrator