

Metal and Fabric-Covered Carport Regulations

The City of Lakeport Zoning Ordinance establishes regulations for new garages and carports in the City's residential zoning districts. These regulations require detached/attached garages and carports to be designed and constructed of similar design and materials as the main residential unit or structure. New garages and carports are required to incorporate architectural elements of the existing residence and/or garage structure such as roof height and pitch, exterior siding and roof materials, and colors. This regulation promotes architectural consistency in our residential neighborhoods.

Most metal carports do not comply with this regulation as they do not share similar design characteristics with typical single family dwellings. The metal carport shown below is an example of the type of carport that is prohibited in the City of Lakeport because it does not share similar design characteristics or buildings materials as the adjoining residence:



Temporary fabric-covered carports are allowed provided they are not located in the required setback areas. The Zoning Ordinance addresses the use of fabric-covered carports and states the following:

Fabric covered carports and accessory sheds: All fabric covered carports, sheds, or similar facilities shall comply with City setback requirements in the zone in which they are located. Unless the facility is considered a structure under the Building Code, no building permit shall be required for their placement. Fabric covered facilities shall be properly maintained, cleaned, and repaired as necessary. There shall be no electricity or other utilities provided to fabric covered carports, sheds, or similar facilities.

Please contact the City of Lakeport Community Development Department at 263-5613 x7 if you are considering the construction of a new garage or carport on your property.