

## ACCESSORY CARPORT / TENT-PORT STRUCTURES

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(Pursuant to MTMC 19.30.060)



### What is a tent-carport?

A Tent-Carport is considered by many to be a temporary structure to use as cover for a personal or recreational vehicle. However, the zoning code does not make a distinction between types of carports. Tent-type carports have the same restrictions as wood or metal carports.

### Requirements

- Carports are allowed under the City's zoning and building codes but are subject to certain conditions. Carports are defined in the zoning code as both "accessory structures" and "accessory buildings".
- Allowed on residential lots, but not in the required "setback" area.

- Setback requirements. For the front yard, this means an area extending from the front property line inward 15 or 20 feet (depends on zoning district and if driveway leads to it). For your side yard, it means an area extending from the side property line inward five (5) feet.



- Tie down / footing information. The City of Mountlake Terrace is located in an area where structures need to show they can withstand a seismic event or an 85 mile per hour (mph) wind event. The accessory structure must meet these requirements by being affixed to the ground in a manner acceptable to the Building Official and current building codes.



### Permits and fees apply

- A Building Permit is required unless the accessory building is less than 80 square feet and has walls less than six feet high.
- A fee to review the structure for code compliance and an inspection of the accessory structure applies.



### Other useful information

- Building, Planning and Engineering Departments will review the application to confirm the structure meets City codes.
- The accessory structure will be inspected to ensure that the work has taken place in accordance with the submitted plans and that it meets all applicable codes.
- The necessary permits are valid for six (6) months. If no inspections have taken place in a six (6) month period of time the permit will expire.

**What do I need to do?**

- Check with City Hall for the setback requirements that apply to your property for the accessory structure and any other requirements.
- Request a plot plan for the property.
- Complete a building permit application. Forms are available at City Hall or online [www.cityofmlt.com/177](http://www.cityofmlt.com/177).
- Submit the permit application and fee with the plot plan showing the proposed location of the accessory structure and the footing or hold down information.



**Questions?**

City staff is happy to answer your questions, provide plot plans and assist you to obtain the necessary information to apply for an Accessory Structure.



**For more information contact**

Phone 425.744.6267

[PermitSpecialist@ci.mlt.wa.us](mailto:PermitSpecialist@ci.mlt.wa.us)

[www.cityofmlt.com](http://www.cityofmlt.com)



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*This brochure is not intended to cover all situations nor to replace any code provision that may apply and may differ or conflict with this information. Contact City staff to discuss your specific project.*

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