



# City of Mascotte

## Carports vs. Car Shades, vs. Garages

Per Section 3.13 of the City of Mascotte Land Development Code states:

Only *ONE (1)* Accessory Structure is allowed per property.

**Carports:** Detached carports for automobiles, boats, recreational vehicles, and other noncommercial vehicles and trailers, which shall be no more than four hundred eighty (480) square feet and which shall be of similar building type, materials, and color to the residence. A zoning clearance and building permit are required.

Carports are *not* permitted in front of the home. Permitted on the side and rear of the home. Setbacks are 5' feet from the sides and rear of property lines.

**Car shades:** A nonstructural, easily assembled product sold as a set that provides cover for a single (1) parked vehicle and that is not designed to withstand a particular minimal wind load. Car shades are required to meet zoning requirements and obtain a no fee zoning clearance but are not required to obtain a building permit. No sides on car shades.

Car shades that do not exceed ten (10) feet in height at the peak, ten (10) feet in width, and twenty (20) feet in length. Car shades shall be secured to the ground at all times. Setbacks are 10' feet from the front property line and 5' feet from the rear and sides of property lines.

**Garages:** Shall be no less than two hundred forty (240) feet, or more than seven hundred twenty (720) square feet and shall be of similar building type, materials, and color as the residents. Setbacks depend on the zoning of property. It must be located on the side or rear of home. Not permitted in front of the home.

Carports	Car Shades	Garages
No more than 480 sq ft	10x10x20	240'-720' sq ft
Side & Rear of home	Anywhere on property	Side & Rear of home
Setback: 5' ft side & rear	Setback: 10' ft front, 5' ft side & rear	Setback: Depends on zoning