

RV Covers/ Carports

Can I get a Variance?

Possibly, but usually not. A variance can be used when there is something limiting on the property, like a stream, or a hill that prevents you from being able to use the site. It's not a tool that lets someone ask for a larger structure. If you think there is something limiting on your property, contact City staff to discuss.



What Are the Setbacks?

The setbacks specific to an RV cover are:

Front	15 feet
Rear/Side	5 feet
From the House	Zero. Can be attached if you like.

Watch the sides! The setbacks for RV covers are taken from the eve of the roof, not the uprights or posts that support the structure. Be sure your plans show this.



Height limits?

The height limit is 20' unless the RV cover is more than 20' from a property line. Then it can be up to 35' (for most residential zones).

Can I have an RV cover or carport?

Yes! An RV cover (a building, not a cloth cover) is considered an accessory structure. These are often kits that are metal and keep your RV safe from the weather and sunshine. They can impact your neighbor though, so there are some regulations for RV Covers.

Are There Any Design Requirements?

Yes, but not many. They can be metal. The colors need to be earth tones or match the primary or trim color from the main house. The ground under the cover does not have to be paved but the cover will need to be permanently mounted to the ground. The cover cannot include walls that go to the ground, because that's not a cover anymore, it's a pole building, which are typically not allowed.

What Kind of Permit Do I Need?

Anything under 200 square feet does not require a building permit or any approvals from the City. It does still need to respect setbacks. For anything over 200 square feet, you need a building permit, which is processed by the City and Linn County. The application must include a site plan and elevations along with structural drawings & calculations (engineered plans). These requirements are outlined in the Permit Application and can be found on the City website.

What about lot coverage?

Your house is probably in the RL zone. That zone has a lot coverage maximum of 50%. What does that mean? It means that no more than 50% of your property can be covered with any improvements that prevent water from seeping into the ground. Driveways, homes, patio covers, RV pads, usually even gravel areas are impervious. RV covers are too! You need to add all that up and include that on your site plan for the building permit, so we know you are under 50%. If you are over, we cannot approve the project.

Sample Lot Coverage Breakdown

House 2,000 sf
 +
 Drive 1,500 sf
 +
 Rv Pad 1,000 sf
 +
 Proposed
 RV Cover 700 sf

 =Total of 5,200 sf

Subtract from the
 10,000 sf lot size

In this example
 the RV cover is
OVER the 50% lot
 coverage



This is an RV Cover



This is NOT an RV Cover

What Code Section Does This Come From?

Section 3.15.010(6) is the Residential Accessory Structure Section. This section explains what you can and cannot do with an RV cover. Remember, you can't live in an RV on your property, with or without a cover.

What if I already have a shed/shop?

You are not limited to only one accessory structure on your property, but total cumulative square footage of all structures cannot exceed the maximum allowed (usually, 1,200 sq. ft.). And watch out for lot coverage. That is usually the biggest limiting factor.