



City of Manteca
Community Development Department
Residential Accessory Structure Development Standards

Non Habitable Accessory Structures

Structure Type	Code Reference	Front Yard Setback	Rear Yard Setback	Interior Side Setback	Street Side Setback	Max. Height	Min. Dist. From Other Structures	Counts Towards Lot Cov.	Usable Open Space	Building Permit Req.	Counts Towards Cov. Prkg	Maximum Size
Standard Requirements-SFD in R-1	17.26.020-1	20 ft	15 ft	5 ft	10 ft	30 ft	10 ft (2)	Yes	No	Yes	Yes- includes garage	60% of lot for all structures
Detached Garages & Carports	17.40.040-1	Not permitted	5 ft	5 ft	10 ft (7)	15 ft	10 ft (2)	Yes	No	Yes	Yes	Depends on lot coverage % (4)
Detached Accessory Structures	17.40.040-1	Not permitted	0 if ≤ 120 sf, 5 ft if > 120 sf	0 if ≤ 120 sf, 5 ft if > 120 sf	10 ft	8 ft if ≤ 120 sf, 15 ft or 1 story if > 120 sf	0 if ≤ 120 sf, 10 ft if > 120 sf (2)	Yes	No	No if ≤ 120 sf, Yes if > 120 sf	No	Depends on lot coverage % (4)
Detached Patio	17.40.040-1	Not permitted	0 if ≤ 120 sf, 5 ft if > 120 sf (1)	0 if ≤ 120 sf, 5 ft if > 120 sf (1)	10 ft	8 ft if ≤ 120 sf, 15 ft or 1 story if > 120 sf	0 if ≤ 120 sf, 10 ft if > 120 sf (2)	Yes	No	No if ≤ 120 sf, Yes if > 120 sf	No	Depends on lot coverage % (4)
Attached Patio	17.40.040-1	Not permitted	5 ft (1)	5 ft (1)	10 ft	15 ft or 1 story	10 ft (2)	Yes	No	Yes	No	Depends on lot coverage % (4)
Landscape Features & Trellises	17.40.040-1	No minimum	5 ft (1)	5 ft (1)	10 ft	16 ft	No minimum	No	Yes	No	No	No minimum
Pools & Spas	17.40.040-1	Not permitted	5 ft (3)	5 ft (3)	5 ft (3)	15 ft or 1 story	5 ft	No	Yes	Yes	No	No minimum
Uncovered Decks & Patios	17.40.040-1	Not permitted	No minimum	No minimum	No minimum	No minimum	No minimum	No	Yes	Yes	No	No minimum
Play Equipment	17.40.040-1	Not permitted	5 ft (1)	5 ft (1)	10 ft	16 ft	10 ft (2)	No	Yes	No	No	No minimum
Fences	17.46.040-1	0 if < 3.5 ft, not permitted otherwise (5)	0 ft	0 ft	0 if < 3.5 ft, 5 ft if > 3.5 ft (5) (6)	3.5 ft in setback area; 6 ft otherwise	No minimum	N/A	N/A	No	N/A	N/A

- 1) Setback can be reduced to 3 feet if 2 feet of construction is fire rated for an overall 5 foot distance.
2) 10 foot distance can be reduced to 5 feet if there is 5 feet of fire rated construction for an overall 10 feet.
3) Measurement from water's edge.
4) Accessory structures may not occupy more than 30% of the actual yard.
5) Height of front yard fence may be increased to 4 feet if the fence remains substantially (minimum 80%) open and transparent.
6) For reversed corner lots, fences greater than 3.5 feet in height shall be set back a minimum of 10 feet from the back of sidewalk.
7) Driveway for the detached garage or carport must be no less than 20 feet long.
*Contact the Public Works Department for property line setbacks. The back edge of the sidewalk is NOT the property line.
*On a corner lot no structure shall obstruct the vision around the corner.
*Setbacks for accessory structures are measured from the closest part of the structure (including eaves) to the property line.
*The setback for a street side yard fence is measured from back of sidewalk to the fence. If no sidewalk exists, then the setback is measured from the property line to the fence.