



CITY OF SAN LEANDRO

Community Development Department · Planning Services

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Hours: Monday – Thursday 8:30 am – 3:00 pm; Friday by appointment

ACCESSORY STRUCTURES

2-546 Accessory Structures in RS, RD and RM Districts

- A. Timing. Accessory structures shall not be established or constructed prior to the start of construction of a principal structure on a site, except that construction trailers may be placed on a site at the time site clearance and grading begins and may remain on the site only for the duration of construction.
- B. Location. Except as provided in this Subsection, accessory structures shall not occupy a required front or corner side yard or court or project beyond the front building line of the principal structure on a site. No accessory uses shall be permitted off-site. Accessory structures must maintain a six (6) foot separation from other structures on the lot.
- C. Maximum Area and Coverage.
1. The coverage of accessory structures on the lot shall be part of the fifty percent (50%) total lot coverage allowed in the RS, RD, and RM-3000 Districts. Accessory structures in the RM-2500 and RM-2000 Districts shall meet the total lot coverage requirement of sixty percent (60%) and accessory structures in the RM-1800 District shall meet the total lot coverage requirement of seventy percent (70%).
 2. No single such structure shall occupy more than five hundred (500) square feet.
 3. Structures that are not required to obtain a building permit under the San Leandro Building Code and which are not over eight (8) feet in height shall be exempt from the lot coverage requirement.
 4. In determining coverage, one-half ($\frac{1}{2}$) of the roofed area of a building open on at least two (2) sides shall be excluded.
 5. The Zoning Enforcement Official may approve an Administrative Exception, per Section 2-574, to allow exception to these provisions, or refer the matter to the Board of Zoning Adjustments for a Conditional Use Permit.
- D. Maximum Height and Minimum Setbacks.
1. Accessory Structures shall have the following maximum height and minimum setbacks. Maximum height is defined in Section 1-304 of this Zoning Code. The maximum height for an accessory structure with a slope less than 2:12 shall be twelve (12) feet. The ridge of the roof in all accessory structures shall not exceed fifteen (15) feet.

Maximum Height:	Minimum Setback:
Eight Feet or less and not required to obtain a building permit under the City of San Leandro Building Code	Zero
Greater than eight (8) feet up to twelve (12) feet	Three (3) feet
Greater than twelve (12) feet up to fifteen (15) feet	Five (5) feet

2. Residential Garages as Accessory Structures located entirely within the rear twenty-five (25) feet of the lot and with a roof height up to twelve (12) feet, may be located less than five (5) feet from an interior property line.
3. The Zoning Enforcement Official may approve an Administrative Exception, per Section 2-574, to allow exception to these provisions, or refer the matter to the Board of Zoning Adjustments for a Conditional Use Permit.

E. Residential Garages Doors in Accessory Structures. The following standards apply only to garage doors for single-family homes, duplexes, and small apartment and condominium complexes giving access to not more than three (3) parking spaces either side-by-side or in tandem:

1. The vehicle access opening shall not have a height in excess of seven and one-half (7½) feet;
2. The entire opening shall be covered by a solid or sectional overhead door constructed of wood, metal, or fiberglass;
3. The door shall be painted, stained, or treated to match the exterior of the residential structure.

Any door that does not comply with the above standards shall be approved by the Zoning Enforcement Official prior to installation. In reviewing the proposed door, the Zoning Enforcement Official shall find that the door has an appearance that is consistent with the home on which it is installed and with other homes in the vicinity and does not detract from the residential appearance of the neighborhood.

2-552 RO District - Accessory Structures

Accessory buildings may be placed on any part of the lot except within sixty (60) feet of the front lot line, but shall not be located within fifteen (15) feet of a dwelling or within ten (10) feet of another accessory building. In the case of a corner lot, where the rear yard abuts the front yard of another lot, no accessory building shall project beyond the front setback required on such other lot. Accessory buildings may not exceed fifteen (15) feet in height. Accessory structures shall not occupy more than forty percent (40%) of the required rear or side yard area in the aggregate, and no single structure may occupy more than thirty percent (30%) of the required yard areas. In determining coverage, one-half (½) of the roofed area of a building open on at least two (2) sides shall be excluded.