



ACCESSORY BUILDING SETBACKS

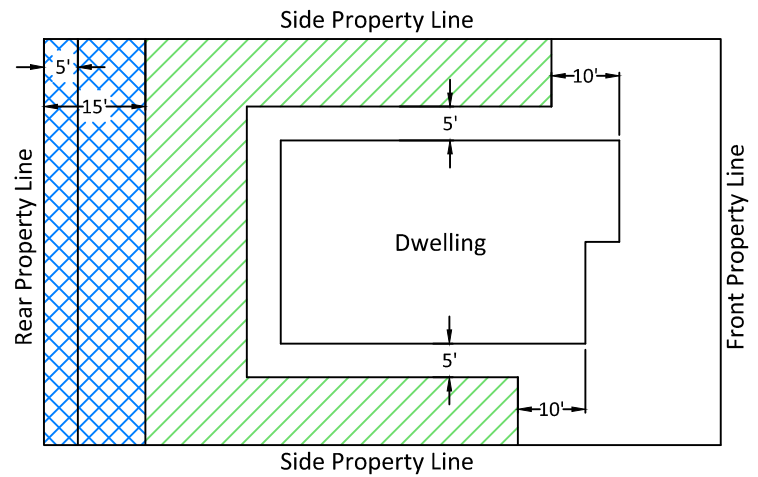
This information applies to single story accessory structures that will not be used for habitation, such as a garage or storage shed. For properties located in the Village One Specific Plan, please contact the planning division at 209-577-5267



Interior (Non-Corner) Lot Setbacks:




- From Front Corner of Dwelling: 10'
- From Side Property Line: None
- From Rear Property Line: None,
See Notes 1 & 2 for exceptions
- From Dwelling: 5'

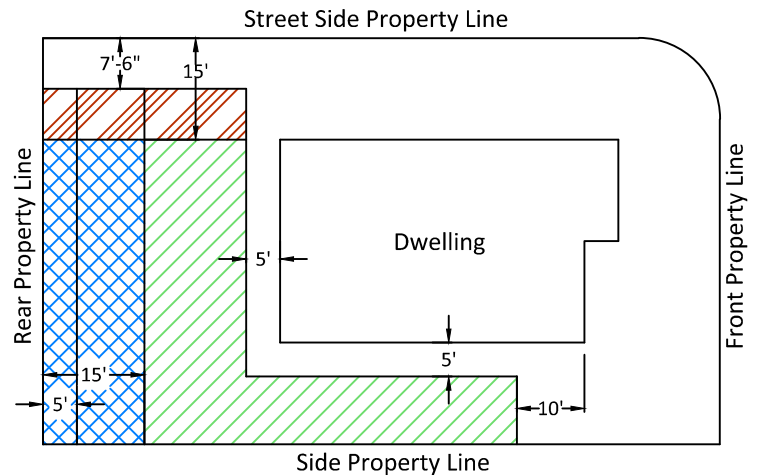
-  Permitted Area
-  Permitted Area with exceptions, see notes.



Corner Lot Setbacks:

- From Front Corner of Dwelling: 10'
- From Street Side Property Line: 15',
See Note 3 for exceptions
- From Side Property Line: None
- From Rear Property Line: None,
See Notes 1 & 2 for exceptions
- From Dwelling: 5'

-  Permitted Area
-  Permitted Area with exceptions, see notes.
-  Permitted Area for lots older than 1955, see Note 3



Setbacks for a structure closer than 5' to a building:

If the Accessory Structure is to be closer than 5' to any dwelling, there must be a minimum 5' setback from the Rear and Side property lines in addition to any setbacks outlined above. The structure must also be fire rated in accordance with the building code. Contact Building Safety Division for specific requirements.

Lot Coverage:

The portion of a lot occupied by structures (including all dwellings, patios, porches, garages, and covered parking spaces) must not exceed the percentage listed.

Coverage Maximum	Zoning District	
	R-1	R-2
Interior Lot	50 %	55 %
Corner Lot	55 %	60 %

- NOTES:
1. Rear setback for any accessory that backs up to a Major Collector, Arterial Street or Expressway is 15', unless building is no higher than rear wall.
 2. Rear setback for a garage, carport, or parking space with access off an alley is 5'.
 3. Street side setback for lots older than 1955 is 7' 6"