



RESIDENTIAL ACCESSORY STRUCTURE INFO SHEET

Hours: Monday, Tuesday, Thursday 8 am–4 pm and Wednesday 8 am–3 pm

CITY OF SAN LEANDRO
Community Development Department
835 East 14th Street
San Leandro, CA 94577

Email planner@sanleandro.org
Leave a Message (510) 577-3325

General Information

Accessory Structures are secondary roofed structures that are not attached to the primary residence or main structure on the same site. Accessory structures include - but are not limited to - sheds, workshops, garages, and outdoor kitchens.

Building Permit

You may need a Building Permit for your proposed accessory structure. Check with the Building Division at (510) 577-3423 if your accessory structure is:

- Larger than 120 square feet, or
- Smaller than 120 square feet and involves habitable space, electrical, or plumbing work.

RESIDENTIAL ACCESSORY STRUCTURE ZONING REGULATIONS

You may be able to add an accessory structure on your property if it meets the following criteria. [§2.04.348 >](#)

- On-Site:** Accessory uses are not permitted off-site
- Max Size:** Maximum 500 square feet.*
- Max Height:** Up to 15 feet.*
- Front and Corner Side Setbacks:** Not located in a required front or corner side yard setback* or courtyard AND does not extend beyond the front building line of the principal structure on site.
 - RO District:** Not located within 60 feet of the front property line.
- Side and Rear Setbacks:** Depending on the height, the side and rear setback is:

HEIGHT OF ACCESSORY STRUCTURE	SETBACK
<input type="checkbox"/> Between 12 feet and 15 feet*	5 FEET
<input type="checkbox"/> Between 8 feet and 12 feet*	3 FEET
<input type="checkbox"/> Up to 8 feet AND does not require a Building Permit	0 FEET

- Separation:** At least 6 feet away from any other structure on the lot, including other accessory structures.
 - RO District:** At least 15 feet away from a dwelling and 10 feet away from another accessory structure. [§2.04.380 >](#)
- Lot Coverage and FAR:** Total lot coverage and floor area ratio (FAR), including the accessory structure, would not exceed the maximum allowed for the zoning district. [Residential Zoning Regs >](#)
 - RO District:** No more than 40% of the required rear or side yard in aggregate and no more than 30% for a single structure. [§2.04.380 >](#)
 - EXCEPT:** Accessory structures up to 8 feet height and less than 120 sf **and** do not require a Building Permit are exempt from the lot coverage requirement. [§2.04.348.C.2 >](#)
 - EXCEPT:** Accessory structures in single-family homes in the RS, RS-40, RS-VP, and RO are excluded from the FAR calculation. [§2.04.404.D.2.a >](#)

CAN I REPLACE AN EXISTING STRUCTURE ON MY PROPERTY THAT DOESN'T MEET ALL OF THE REGULATIONS?

Check if your existing accessory structure was constructed legally and is considered "**legal nonconforming**." A structure that conformed to a previous code but no longer conforms to the current code is considered "legal nonconforming."

A legal nonconforming structure may be restored or repaired in the same size and in the exact same place, as long as the structure is not demolished prior to application for Building Permits.

CAN I HAVE A BATHROOM IN THE ACCESSORY STRUCTURE?

You may add a half bathroom with two fixtures (toilet and sink) in your accessory structures if you meet all Planning, Building, and Fire Code criteria.

CAN I HAVE A BEDROOM IN THE ACCESSORY STRUCTURE?

No, but you may propose an Accessory Dwelling Unit (ADU, or "in-law unit"), which can provide an additional living, eating, and sleeping unit on your property. An ADU is a type of Accessory Structure that meets additional Planning, Building, and Fire Code criteria. [ADU Info Sheet >](#)

*An **Administrative Exception** can be requested to exceed the size, height, and/or minimum setbacks in an R District, subject to Zoning Enforcement Official discretion and upon determination that the proposal would not be detrimental to public health, safety or welfare and would not cause undue damage, hardship, nuisance, or other detriment to surrounding persons or property. [§2.04.400 >](#)

Approval is not guaranteed and you may be required to modify your proposal.

See Zoning Code and Map at

www.sanleandro.org/zoning >

[§#.## >](#) Refers to relevant Zoning Code Section.