



**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
<b>Standard Requirements-SFD in R-1</b>	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
<b>Detached Garages &amp; Carports</b>	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)
<b>Detached Accessory Structures</b>	17.40.040-1	Not permitted	0 if $\leq 120$ sf, 5 ft if $> 120$ sf	0 if $\leq 120$ sf, 5 ft if $> 120$ sf	10 ft	8 ft if $\leq 120$ sf, 15 ft or 1 story if $> 120$ sf	0 if $\leq 120$ sf, 10 ft if $> 120$ sf (2)	Yes	No	No if $\leq 120$ sf, Yes if $> 120$ sf	No	Depends on lot coverage % (4)
<b>Detached Patio</b>	17.40.040-1	Not permitted	0 if $\leq 120$ sf, 5 ft if $> 120$ sf (1)	0 if $\leq 120$ sf, 5 ft if $> 120$ sf (1)	10 ft	8 ft if $\leq 120$ sf, 15 ft or 1 story if $> 120$ sf	0 if $\leq 120$ sf, 10 ft if $> 120$ sf (2)	Yes	No	No if $\leq 120$ sf, Yes if $> 120$ sf	No	Depends on lot coverage % (4)
<b>Attached Patio</b>	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)
<b>Landscape Features &amp; Trellises</b>	17.40.040-1	No minimum	5 ft (1)	5 ft (1)	10 ft	16 ft	No minimum	No	Yes	No	No	No minimum
<b>Pools &amp; Spas</b>	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
<b>Uncovered Decks &amp; Patios</b>	17.40.040-1	Not permitted	No minimum	No minimum	No minimum	No minimum	No minimum	No	Yes	Yes	No	No minimum
<b>Play Equipment</b>	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
<b>Fences</b>	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.