



DETACHED ACCESSORY STRUCTURES

Information and Requirements

Planning Division

Economic and Community Development

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Detached accessory structures generally include private garages and carports, storage sheds, gazebos, greenhouses, workshops, and similar structures. Requirements for detached accessory structures are summarized below. For more information, see Chapter 18.32 Residential Districts of the Municipal Code, which can be accessed online at <http://qcode.us/codes/unioncity>.

SECTION 1 – REQUIRED REVIEW PROCESSES

No permit is required for detached accessory structures under 120 square feet that has no utilities (i.e., electrical, water or sewer)

A building permit is required for detached accessory structures over 120 square feet but less than 450 square feet and does not have water or sewer service.

A Planning and Building permits are required for detached accessory structures over 450 square feet and/or that have water or sewer service.

SECTION 2 – REQUIREMENTS

LOCATION: Detached accessory structures shall be located on the rear half of the lot or site and, in no case, forward on the main structure.

HEIGHT:

- Shall be limited to one (1) story, with a maximum height of 12 feet. However, the top point may go up to fourteen (14) feet to match the roof pitch of the main dwelling, as long as the midpoint of the roof does not exceed twelve (12) feet, as measured from grade.
- Detached accessory structures such as arbors, trellises, and other decorative structures, which have a roof element but do not have any walls or contain habitable space, shall be restricted in height to twelve (12) feet at its maximum vertical projection above grade

EAVES AND GUTTERS: Eaves and gutters are permitted to encroach 18 inches into the side and rear yard setbacks but shall be located no closer than two feet to a property line.

COVERAGE: Detached accessory structures shall not cover more than thirty percent (30%) of the actual rear yard and shall contribute towards the calculation of overall lot coverage.

SETBACKS:

- Detached accessory structures shall be located no closer than five (5) feet from any other structure and four (4) feet to a side or rear property line.
- On a corner site, detached accessory structures shall have a side street setback of twenty (20) feet (where the rear yard abuts the side yard of a key lot), with a rear yard of four (4) feet, except where the rear yards of corner lots adjoin the side street, setback maybe ten (10) feet in the RM district and fifteen (15) feet in the RS District.

- On a corner site, garages and carports which are entered perpendicular to and from across the side property line adjoining the street shall be located not closer than twenty (20) feet to such property line.
- Detached accessory structures such as arbors, trellises, and other decorative structures, which have a roof element but do not have any walls or contain habitable space, shall be set back three (3) feet from any side and rear property line. In addition, such structures shall maintain a minimum three (3) foot setbacks from the primary residence.

OTHER REGULATIONS:

- The structure shall cover not more than thirty percent (30%) of the actual rear yard.
- The maximum site coverage allowed in the residential zoning district shall not be exceeded.
- The roof of the structure shall not be used as a deck or floor.
- The structure shall not be used for additional living or sleeping purposes, except for approved Accessory Dwelling Units consistent with all provisions listed in Chapter 18.34 Accessory Dwelling Units.
- The structure shall not be constructed on any lot before constructing the principal dwelling to which it is an accessory.
- On a lot with double frontage, detached accessory structures shall not be located closer to either street than the front yard required for the main structure.
- Suppose the combined total of the detached accessory structures' square footage exceeds four hundred and fifty (450) square feet. In that case, the current proposed and subsequent structures shall be subject to administrative site development review approval in accordance with Chapter 18.72.

SECTION 3 – EXAMPLE DIAGRAM

