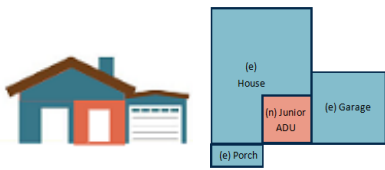


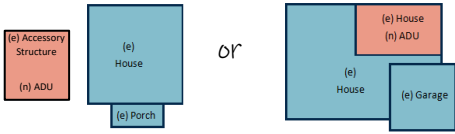
Single-Family Accessory Dwelling Units



Junior

Requires Building Permit Only

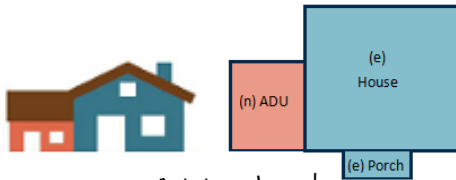
- ▶ 500 sq. ft. max.
- ▶ Converted from existing living space or an attached garage
- ▶ Kitchen (separate) and bathroom (separate or shared with main house) required
- ▶ No parking required
- ▶ Allowed alone or in addition to one detached ADU
- ▶ A deed restriction must be recorded against the title of the property



Converted

Requires Building Permit Only

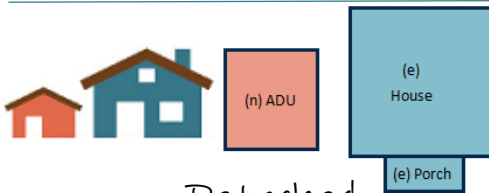
- ▶ Converted from existing living space in the main house or accessory structure
- ▶ No maximum size on space to be converted (limited additions for accessibility, see Sec. 30-46)
- ▶ Exterior access independent of single-family dwelling required
- ▶ A deed restriction must be recorded against the title of the property



Attached

Requires ADU Permit + Building Permit

- ▶ Up to 50% of the square footage of the main house, 1,200 sq. ft. max.
- ▶ 4-ft side and rear setbacks
- ▶ 18-ft front setback
- ▶ 1 parking space required (except for exemptions, see Sec. 30-467 of the FMC)
- ▶ A deed restriction must be recorded against the title of the property



Detached

Limited Detached – Requires Building Permit

- ▶ 800 sq. ft. max.
- ▶ 16-18 ft. high max. (see Sec. 30-467 of the FMC)
- ▶ 4-ft. side and rear setbacks; 0-ft. front setback
- ▶ No parking required
- ▶ No architecture/design requirements
- ▶ A deed restriction must be recorded against the title of the property

To Sum It Up:



1 Single-Family Home & 1 Junior ADU



1 Detached ADU

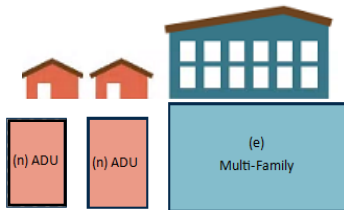


Maximum Development for a Single-Family Lot

Requires ADU Permit + Building Permit

- ▶ Size: 1,200 sq. ft. max, min. 800 sq. ft. must be allowed
- ▶ 16-18 ft high max. (see Sec. 30-467 of the FMC)
- ▶ 4-ft. side and rear setbacks; 18-ft. front setback
- ▶ 1 parking space required (except for exemptions, see Sec. 30-467 of the FMC)
- ▶ Must follow objective architectural standards
- ▶ A deed restriction must be recorded against the title of the property

Multi-Family Accessory Dwelling Units



Detached

Requires Building Permit Only

- ▶ 2 detached ADUs max.
- ▶ 800 sq. ft. max. per unit
- ▶ 4-ft. side and rear setbacks; 18-ft. front setback
- ▶ Parking not required
- ▶ 16-18 ft. high max. (see Sec. 30-467 of the FMC)
- ▶ A deed restriction must be recorded against the title of the property



Integrated

Requires Building Permit

- ▶ No maximum size
- ▶ Number of ADUs cannot exceed 25% of the total units on site (minimum of 1 ADU must be allowed)
- ▶ Parking not required
- ▶ A deed restriction must be recorded against the title of the property

Reference Sec. 30-467 of the Fontana Municipal Code for complete standards. Standards are subject to change to meet the State of California requirements. Please contact the Planning Department at (909) 350-6718 before moving forward.

