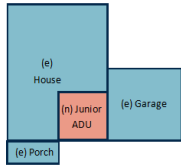


# Single-Family Accessory Dwelling Units



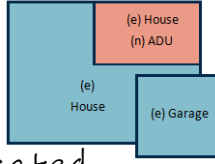
Junior



- ▶ 500 square feet maximum
- ▶ 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 (1) ADU



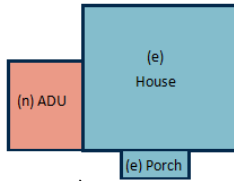
Integrated



- ▶ No maximum size
- ▶ Converted from existing living space in the main house (not including garage)
- ▶ No parking required
- ▶ Not allowed in conjunction with any other type of ADU



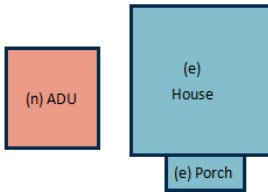
Attached



- ▶ Maximum 50% of the square footage of the main house OR 850 sq. ft. (studio/1-bedroom) and 1,000 sq. ft. (2+ bedrooms), whichever is larger
- ▶ 4-foot side and rear setbacks
- ▶ 25-foot front setback
- ▶ 1 parking space required (except for exemptions, see Sec. 30-467 of the FMC)
- ▶ Not allowed in conjunction with any other type of ADU



Detached



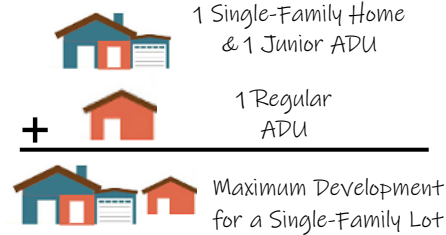
## Standard

- ▶ 800 sq. ft. max.
- ▶ 16-feet high max.
- ▶ 4-ft. side and rear setbacks; 0-ft. front setback
- ▶ No parking required
- ▶ No architecture/design requirements

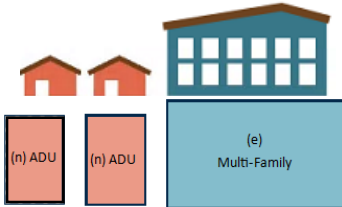
## Non-Standard

- ▶ Size: 1,200 square feet max
- ▶ 35-feet high max.
- ▶ 4-ft. side and rear setbacks; 22-ft. front setback
- ▶ 1 parking space required (except for exemptions, see Sec. 30-467 of the FMC)
- ▶ Must be architecturally compatible

### To Sum It Up:



# Multi-Family Accessory Dwelling Units



Detached

- ▶ 2 detached ADUs maximum
- ▶ Maximum 800 square feet maximum
- ▶ 4-ft. side and rear setbacks; 18-ft. front setback
- ▶ 1 parking space required per ADU (except for exemptions, see Sec. 30-467 of the FMC)



Integrated

- ▶ No maximum size
- ▶ Number of ADUs cannot exceed 25% of the total units on site (minimum of 1 ADU must be allowed)
- ▶ 1 parking space required per ADU (except for exemptions, see Sec. 30-467 of the FMC)

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.