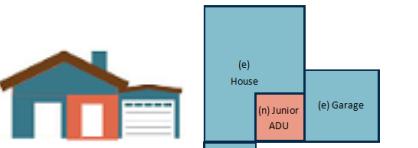
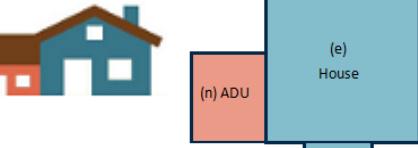
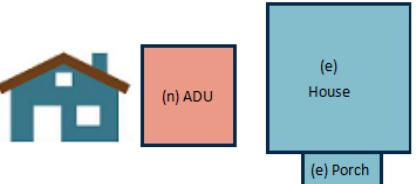
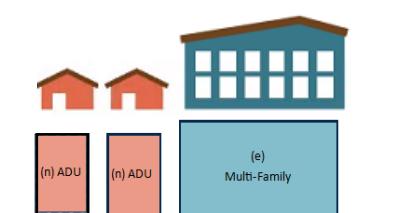


# Single-Family Accessory Dwelling Unit Types

 <p><b>Junior (JADU)</b></p>	<p>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 Owner occupancy required on site</p>
 <p><b>Conversion</b></p>	<p>No maximum size Converted from existing living space in the main house or an accessory building on the property No additional parking required May be allowed in conjunction with a JADU and a Building Permit Only ADU</p>
 <p><b>New Construction - Attached</b></p>	<p>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-feet side and rear setbacks 25-feet front setback 1 parking space required (For exemptions, see Sec. 30-467 of the FMC)</p>
 <p><b>New Construction - Detached</b></p>	<p><b>Building Permit Only</b> 800 sq. ft. max.; and 16-feet high max.; and 4-ft. side and rear setbacks No parking required No architecture/design requirements</p> <p><b>ADU Permit + Building Permit</b> Size: 1,200 square feet max 16-18 feet 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 FMC Sec. 30-467) Must be architecturally compatible (see Sec. 30-467 of the FMC)</p>

# Multi-Family Accessory Dwelling Unit Types

Multi-family is a structure with two or more attached dwellings on a single lot.  
Multiple detached single-unit dwellings on the same lot are not considered multi-family.

 <p><b>Detached</b></p>	<p>2 detached ADUs maximum when constructed with new multi-family OR 8 detached ADUs maximum when existing multi-family on site (cannot exceed the number of existing units) 800 square feet maximum 4-ft. side and rear setbacks; 18-ft. front setback 1 parking space required per ADU (for exemptions see FMC Sec. 30-467)</p>
 <p><b>Converted</b></p>	<p>No maximum size Converted from existing non-habitable space (garages, storage areas, basements, etc.) 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 (for exemptions, see Sec. 30-467 of the FMC)</p>

Reference Sec. 30-467 of the Fontana Municipal Code (FMC) for complete standards.

Standards are subject to change to meet the State of California requirements.

Please contact the Planning Department at (909) 350-6718 or [planning@fontanaca.gov](mailto:planning@fontanaca.gov) before moving forward.