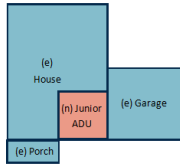


# Single-Family Accessory Dwelling Unit Types



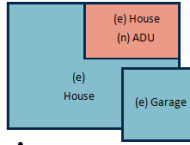
Junior (JADU)



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



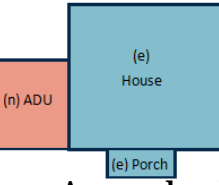
Conversion



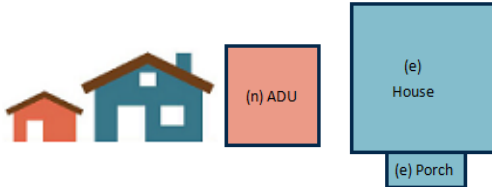
No maximum size  
Converted from existing living space in the main house or an accessory building on the property  
No additional parking required  
May be allowed in conjunction with a JADU and a Building Permit Only ADU



New Construction - 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-feet side and rear setbacks  
25-feet front setback  
1 parking space required (For exemptions, see Sec. 30-467 of the FMC)



New Construction - Detached

## Building Permit Only

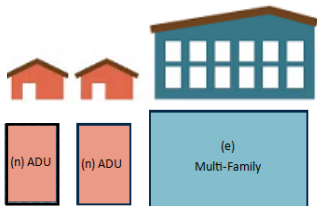
800 sq. ft. max.; and  
16-feet high max.; and  
4-ft. side and rear setbacks  
No parking required  
No architecture/design requirements

## ADU Permit + Building Permit

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)

# 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.



Detached

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)



Converted

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)

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.



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