



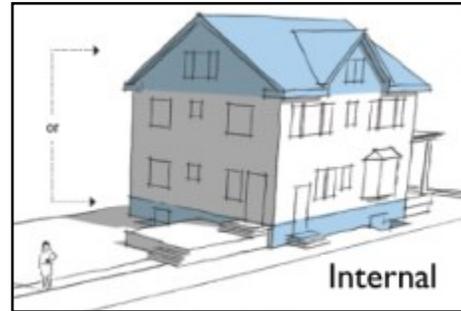
ACCESSORY DWELLING UNIT (ADU) DEVELOPMENT STANDARDS

(See FVMC 21.08.055 for additional details or Ordinance 1596)

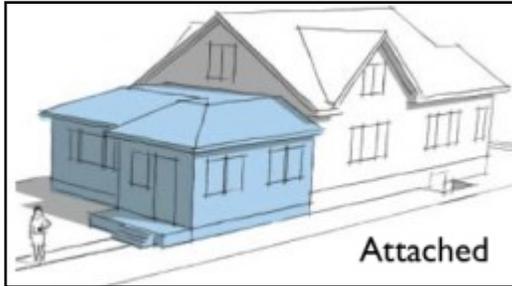
The Fountain Valley Municipal Code allows for 3 different types of ADU's.

Internal ADU

- ADU within an existing single-family dwelling
- Includes garage conversions
- ADU shall provide independent exterior access
- Fire sprinklers not required
- Separate utilities are not required
- Covenant required



Attached and Detached ADU



- ADU as an attached addition to a single-family dwelling or as a detached unit
- Permitted on a residentially zoned parcel with one existing or proposed single-family dwelling and in multi-family project.
- Land Use Covenant required
- Separate address required

Detached ADU

- Minimum size of ADU—220 square feet
- Maximum size 850 square feet/ 1000 square feet if more than one bedroom provided

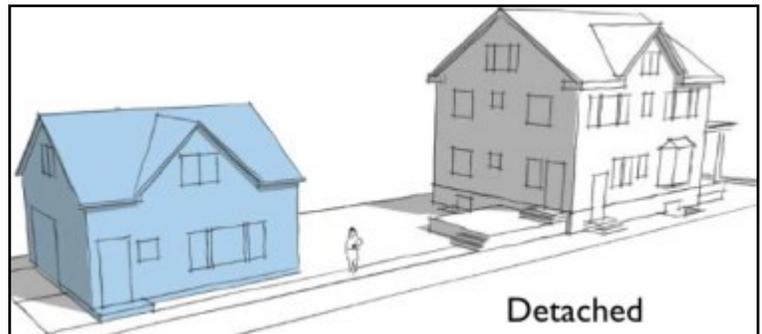
Attached ADU

- 50% of the primary unit

Setbacks & Height - same as main dwelling

Setbacks - 10 feet separation from house and 4 feet side and rear setback

Height - max 1-story, 18 feet



Junior ADU

- ADU within existing single-family dwelling
- 220-500 square feet size limitation
- Must include an efficiency kitchen
- Shared bathroom with direct access to main house



Internal Accessory Dwelling Units (ADU's)

- Building Permit required. ADU's shall be constructed on a permanent foundation and shall be built in compliance with the California Building Code.
- Plan Review. The City shall consider an application for a building permit for an interior accessory dwelling unit within 60 days of submittal of a complete building permit application.
- Areas Allowed. Permitted on a residentially zoned parcel with one existing or proposed single-family dwelling regardless of lot size and in multi-family projects as noted below under "Internal Multifamily and Mixed-Use Accessory."
- Number of ADU's allowed. A parcel with one existing or proposed single-family dwelling shall contain no more than a total of three dwelling units comprised of one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit; or a parcel with one existing or proposed single-family dwelling shall contain no more than a total of four dwelling units if they are comprised of one single-family dwelling, one internal accessory dwelling unit, one junior accessory dwelling unit, and one detached new construction accessory dwelling unit that does not exceed four-foot side and rear yard setbacks with a maximum unit size of 800 square feet and height limitation of 16 feet
- Access. The ADU shall provide independent exterior access from the existing dwelling.
- Setbacks. The side and rear setbacks shall be sufficient for fire safety.
- Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit. Entrances in conjunction with the proposed ADU shall not be constructed facing directly onto, or parallel to, a front or side yard public street on any building elevation and shall be screened as to not be visible from the public right-of-way. Staircases for two-story attached accessory dwelling units shall be internal to the building and shall count toward the total square footage of the accessory dwelling unit.
- Fire Sprinklers. Fire sprinklers are not required if they are not required for the primary residence.
- Utility Connection. The city shall not require the applicant to install a new or separate utility connection directly between the ADU and the utility or impose a related connection fee or capacity charge for an internal accessory dwelling unit.
- Parking. No additional parking spaces shall be required.
- Covenant. A covenant containing restrictions that the ADU shall not be sold separately from the main dwelling unit, and the rental term of the ADU shall not be less than thirty days shall be recorded with the County Recorder's Office. Copies of the recorded covenant shall be filed with the Building Department and the covenant shall run with the land and shall be binding upon any future owner, heirs, or assigns. Home owner does not have to occupy either residence until after January 1, 2025.

Internal Multifamily and Mixed-Use Accessory

- At least one accessory dwelling unit shall be allowed within an existing multifamily dwelling and up to 25 percent of the existing multifamily dwelling units. Multiple accessory dwelling units shall be allowed within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.
- Not more than two accessory dwelling units that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limit of 16 feet and four-foot rear yard and side setbacks shall be allowed.

Attached/Detached Accessory Dwelling Units (ADU's)

- Building Permit required. ADU shall be constructed on a permanent foundation and shall be built in compliance with the California Building Code.
- Plan Review. City shall consider an application for a building permit for an interior accessory dwelling unit within 60 days of submittal of a complete building permit application.
- Areas Allowed. New accessory dwelling unit(s) shall be permitted on a residentially zoned parcel with one existing or proposed single-family dwelling and in multi-family projects as noted in this handout.
- Number of ADU's allowed. A parcel with one existing or proposed single-family dwelling shall contain no more than a total of one single-family dwelling, one attached or detached accessory dwelling unit, and one junior accessory dwelling unit. ADU's may be allowed in multifamily projects per the requirements of this handout.
- Development Standards. Both detached and attached accessory dwelling units shall comply with the Residential District General Development Standards, including floor area ratio (FAR), landscaping, ratio of second story to first story, balconies and decks, and open space for the property found in Table 2-3 of Section 21.08.040. Detached ADU's 800 square feet or less shall be limited to 16 feet and 4 feet setback from the rear and side property line.
- Kitchen, Bathroom, and Entrance. The accessory unit shall contain separate kitchen and bathroom facilities and may have a separate entrance from the main dwelling. The unit shall have a minimum gross floor area to accommodate the development of an efficiency unit as defined in Section 17958.1 of Health and Safety Code.
- Setbacks - A setback of no more than four feet from the side and rear lot lines shall be required for a new accessory dwelling unit. A detached ADU must be separated from the main dwelling a minimum 10 ft, must be located in the rear yard of the primary dwelling, and must be clearly subordinate by location and size.
- An attached accessory dwelling unit shall share at least one wall with the main dwelling. The shared wall shall be at least five feet in length, or half the width of the accessory dwelling unit, whichever is larger.
- Passageway/Entrances. No passageway shall be required in conjunction with the construction of an accessory dwelling unit. Entrances serving accessory dwelling units shall not be constructed facing directly onto, or parallel to, a front or side yard public street on any building elevation be screened as to not be visible from the public right-of-way. Staircases for two-story attached accessory dwelling units shall be internal to the building and shall count toward the total square footage of the accessory dwelling unit. A maximum of two entrances may be provided to an accessory dwelling unit in the form of a front entry door and a door, or sliding glass door, located off the main living room area. No separate entry shall be allowed to an individual bedroom.
- Parking. Parking requirements for accessory dwelling units shall be 1 space per accessory dwelling unit or per bedroom, whichever is less. Parking space may be provided as tandem parking on a driveway. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, or converted to an accessory dwelling unit, those off-street parking spaces shall not be required to be replaced. See FVMC 21.08.055.

Attached/Detached Accessory Dwelling Units (ADU's)

- Architectural Compatibility. The ADU must be architecturally compatible with the existing single-family dwelling and match the existing single-family dwelling unit in terms of exterior color/material, roof material/color, and types of windows/doors. The garage doors of a garage that has been converted to an accessory dwelling unit shall be removed and replaced with a structural wall.
- Privacy. Windows of an accessory dwelling units located within 5 feet of property line shall be clerestory or frosted windows.
- A detached, new construction, accessory dwelling unit shall be restricted to a single-story structure with a maximum height of sixteen feet.
- A detached, new construction, accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling shall be restricted to a single-story structure with a maximum height of eighteen feet.
- An attached, new construction, accessory dwelling unit shall be restricted to a two-story structure with a maximum height of 25 feet.
- An accessory dwelling unit habitable attic, compliant with the size and height limitations and definition set forth in the California Building Code, shall count as a story and shall count toward the total living area size of an accessory dwelling unit. Non-habitable attics shall be allowed in an attached or detached accessory dwelling unit for storage purposes only with no exterior architectural features, windows, etc. from the attic area
- An accessory dwelling unit habitable basement, compliant with the size and height limitations and definition set forth in the California Building Code, shall not count as a story and shall count toward the total living area size of an accessory dwelling unit.
- Size. The minimum size of a new accessory dwelling unit shall be two hundred twenty square feet. The maximum size for a new detached accessory unit shall be 850 square feet or 1,000 square feet for an accessory dwelling unit that provides more than one bedroom. The maximum size for a new attached accessory dwelling unit shall be fifty percent of the primary residence. The maximum unit sizes outlined in this section for an attached or detached accessory dwelling unit shall include an existing or proposed garage space if designated for the accessory dwelling unit
- Fire Sprinklers. ADU's shall not be required to provide fire sprinklers if they are not required for the primary residence unless otherwise required by the current California Fire Code or Fountain Valley Municipal Code. Please check with the Fountain Valley Fire Department for their requirements prior to submitting plans for an ADU.
- Utility Connections. The city will not require the applicant to install a new/separate utility connection for water/sewer directly between the accessory dwelling unit and the utility. New/separate utility connections are available as an option to applicants. An up-sized connection and meter may be required if deemed necessary by the plumbing demand sheet attached.
- Covenant. A covenant containing restrictions that the ADU shall not be sold separately from the main dwelling unit, and the rental term of the ADU shall not be less than thirty days shall be recorded with the County Recorder's Office. Copies of the recorded covenant shall be filed with the Building Department and the covenant shall run with the land and shall be binding upon any future owner, heirs, or assigns. Accessory dwelling units created after January 1, 2025 shall be owner occupied and shall also be recorded with the accessory dwelling unit's covenant.

Junior Accessory Dwelling Units (JADU's)

- Building Permit required. JADU's shall be constructed on a permanent foundation and shall be built in compliance with the California Building Code.
- Plan Review. The City shall consider an application for a building permit for JADU within 60 days of submittal of a complete building permit application.
- Areas Allowed. JADU shall be permitted in the R1 and GH residential zones.
- Number of JADU Allowed. Only one JADU shall be allowed in any R1 and GH zones. No JADU shall be permitted on any residential lot already containing three or more dwelling units.
- Maximum and Minimum Size: The JADU is restricted to a maximum of 500 square feet and a minimum size of 220 square feet.
- Constructed within Existing Structures. JADU's must be constructed within the existing walls of the single-family residents.
- Entrance. A JADU may include a separate entrance from the main entrance to the proposed or existing single family residence, with an interior entry to the main living area. A permitted JADU may include a second interior doorway for sound attenuation but must still be accessible. If a junior accessory dwelling unit shares a bathroom with the primary dwelling, the junior accessory dwelling unit must provide an interior entry to the primary dwelling's main living area independent of the exterior entrance to the junior accessory dwelling unit and primary dwelling.
- Efficiency kitchen. A JADU must include an efficiency kitchen, which shall include a sink with a maximum waste line diameter of one and one-half inches, a cooking facility with appliances that do not require electrical service greater than one hundred twenty volts, or natural or propane gas, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.
- Parking. No additional parking shall be required as a condition to grant the building permit.
- Fire or Life Protection. A JADU shall not be considered a separate or new dwelling unit for the purpose of any fire or life protection.
- Utility Connections. For the purposes of providing service for water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.
- Certificate of Occupancy. The city shall not issue a certificate of occupancy for an accessory dwelling unit before a certificate of occupancy has been issued for the primary dwelling.
- Covenant. A covenant containing restrictions below shall be recorded with the County Recorders Office and copies of the recorded covenant shall be filed with the Building Department. Either the main dwelling or the junior accessory dwelling unit shall be owner-occupied except if the owner is a governmental agency, land trust, or housing organization. The junior accessory dwelling unit shall not be sold separately from the main dwelling unit. The junior accessory dwelling unit shall be as approved. No changes to the junior accessory dwelling unit shall occur without approval of a new building permit. The rental term of the accessory dwelling unit shall not be less than 30 days. This covenant shall run with the land and shall be binding upon any future owners, heirs, or assigns. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner including revocation of any right to maintain a junior accessory dwelling unit on the property.