

CITY OF FOUNTAIN VALLEY RESIDENTIAL DEVELOPMENT STANDARDS

CATEGORY	ZONES				
	R1-SINGLE FAMILY RESIDENTIAL	R2-LOW DENSITY MULTIPLE	R3-MEDIUM DENSITY MULTIPLE	R4-HIGH DENSITY MULTIPLE	GH-GARDEN HOMES
Density (21.08.040)	5 dwelling units per acre	10.8 dwelling units per acre	15 dwelling units per acre	20 dwelling units per acre	10.8 dwelling units per acre
Minimum Lot Size (21.08.040)	7,200 sq. ft.; 6,000 sq. ft. for developments in Tract 569. Minimum lot width-60 feet; 50 feet for developments in Tract 569. Minimum lot width for corner lots-65 feet. Minimum lot width for lots on cul-de-sacs, knuckles, or curved streets-No more than 15 feet less than required for regular lots (45 ft.). Minimum lot depth-90 feet in R1 only.			10,000 sq. ft. Lot width-60 ft., 65 ft. for corner lots.	5 acres-minimum project area Minimum lot width-23 ft. Minimum lot area for each home-1,800 sq. ft.
Maximum Building Height (21.08.040)	Two stories-25 ft. No architectural features, windows, etc. above 2nd story line.	Two stories-28 ft.	Three stories-35 ft.		Two stories-30 ft.
Ratio of 2nd Story Living Area to 1st Story Living Area (21.08.040)	70%. Balconies and decks prohibited in side and rear yards when adjacent to other single family homes.	N/A	N/A	N/A	As determined by Planning Commission.
Maximum Lot Coverage (21.08.040)	55% including footprint for accessory structures. 45% on parcels of 10,000 sq. ft. or more.	40%			30% project building coverage. Maximum 11 units per structure.
Floor Area Ratio (21.08.040)	0.5 FAR. FAR to include 2nd dwelling units but not garage space. May increase to 0.6 FAR with maximum FAR bonus. See FVMC 21.08.045 for details.	N/A	N/A	N/A	0.5 FAR. FAR to include 2nd dwelling units but not garage space. May increase to 0.6 FAR with maximum FAR bonus. See FVMC 21.08.045 for details.
Front Setback (21.08.040)	20 ft. from front property line				Subject to Planning Commission approval.
Side Setback (21.08.040)	Interior lot-5 ft. required (includes zero lot line dwellings). For a corner lot, the street side setback requirement is 10 ft.				Subject to Planning Commission approval.
Rear Setback (21.08.040)	25 feet or 20% of the average lot depth, whichever is less				Subject to Planning Commission approval. Minimum 320 sq. ft. private rear yard adjacent to each unit.
Room Additions (21.08.050.F) (21.08.050.G)	Room additions in R1 zone 1. Single-story room additions and screened/unscreened patio structures can encroach to within 10 feet of the rear property line. a. The room addition/patio structure width cannot exceed 50% of the average lot width. 2. Must maintain a minimum 1,000 sq. ft. of open space in rear yard. 3. Total footprint coverage of the main structure and any room addition combined shall not exceed 55% of the total lot area. 4. Architectural style and materials of the room addition, including roof, shall be compatible with the primary structure.				
Minimum Building Separation (21.08.050.G) (21.08.050.C)	10 ft. between main structure and accessory structure.	See 21.08.050.C			Subject to Planning Commission approval.

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Seperation from Adjacent Property (21.08.080.C)	See setback requirements.	2-story structures shall be setback a minimum of 100 ft. from an existing single-family development.			See setback requirements.
Cantilevered Architectural Projections (21.18.090.B.4)	Features on the main structure such as balconies, bay windows, canopies, cornices, eaves, and solar devices that do not increase the floor area of the structure, may extend into required yards as follows: (1) Front yard setback: Up to 3 ft. into the required setback. (2) Side yard setback: Up to 2 ft. into a required setback, but no closer than 3 ft. to a side property line. (3) Rear yard setback: Up to 5 ft. into the required setback.				
Porch/Step Projection (21.18.090.B.4)	Covered, unenclosed porches, located at the same level as the entrance floor of the structure, and outside stairways that are not enclosed, may extend into required yards as follows: (1) Front yard setback: Up to 4 ft. into a required setback. (2) Side yard setback: Up to 4 ft. into a required setback, but no closer than 3 ft. to a side property line. (3) Rear yard setback: Up to 15 ft. into a required setback, but no closer than 10 ft. to the rear property line.				
Accessory Structures (21.08.050.G)	Attached accessory structures shall comply with setback requirements for main building. Detached accessory structures are allowed: (1) Behind the main building and no closer than 10 ft. to the main building. (2) Setback 5 ft. to the side or rear property line. (3) Setback at least 20 ft. to the rear property line on a through lot. (4) Not located in the required exterior side yard of a back-to-back corner lot. (5) Not to exceed a height of 15 ft. (6) Where a corner lot has a rear to side relationship with a key lot, a minimum distance equal to the key lot side yard setback shall be maintained from the rear property line and street of the corner lot.				
Setback for Accessory Structure Types (21.08.050.B.4)	Garage, gazebo, greenhouse, patio cover, storage shed, workshop or similar accessory structure (more than 120 square feet): (1) Side and rear setback 5 ft. (2) Street side- As required for the main structure. Swimming pool, spa, fishpond, outdoor play equipment. (1) Side and rear setback 5 ft. (2) Street side 10 ft. Air conditioning and spa/pool equipment: (1) Side 3 ft or 18 inches if located behind main structure. (2) Street side 5 ft. (3) Rear 18 inches.	Garage, gazebo, greenhouse, patio, storage shed, workshop (1) Side, street side, and rear as required for main structure. Swimming pool, spa, fishpond, outdoors play equipment: (1) Side- 5 ft. (2) Street side- 10 ft. (3) Rear- 5 ft.			
Parking (21.22.040)	Single-family residence with 1-4 bedrooms: 2 enclosed spaces. Single family residence with 5 bedrooms or more, or more than 4,000 sq. ft.: 3 enclosed spaces. Secondary residential units require 1 enclosed space in addition to single-family requirement.	See 21.22.040			See 21.22.040
Landscaping (21.20.040) (21.22.080)	Front setback area must be 50% landscaped with live plant material. The maximum width of an expanded driveway shall not exceed 60% the lot width.	Each land use shall provide and maintain 15 % of the site in landscaped areas. Requirement may include setback areas and other unused areas of the site that are not intended for future use. Parking lot landscaping shall not be counted towards meeting this requirement.			