



ACCESSORY DWELLING UNITS

CITY OF FOWLER

WHAT IS AN ADU?

An accessory dwelling unit (ADU) is an additional residential unit located on a property. There are two types of ADUs, including:

- **Accessory Dwelling Unit.** An additional attached or detached unit on a residential property with permanent provisions for separate living, sleeping, eating, cooking, and sanitation. ADUs may be converted from existing structures or brand new construction. ADUs can be up to 1,200 square feet and must have their own bathroom and full kitchen.
- **Junior Accessory Dwelling Unit.** An additional attached unit of no more than 500 square feet on a residential property which may have its own cooking and sanitation facilities or may share facilities with the primary unit. JADUs must provide at least a sink, counter, and small cooking appliance such as a microwave. A JADU can *only* be created by converting an existing portion of a single-family unit or attached garage. The owner must live in the main home or the JADU.

ADU STANDARDS

Permitted Zones	Allowed in all residential and mixed-use zones with limited exceptions based on site features such as traffic flow, water or sewer capacity, or public safety concerns.
ADU Size¹	<p>Detached ADUs: Up to 1,200 square feet</p> <p>Attached ADUs (or contained within primary dwelling): 50% of the primary dwelling or up to 850 square feet, whichever is less</p>
ADU Height	<p>Attached ADUs: up to 25 feet or the maximum allowed by the underlying zoning, whichever is lower. ADUs built above an existing attached garage are permitted.</p> <p>Detached ADUs within 1/2 mile of a major transit stop: up to 18 feet plus an additional 2 feet to accommodate a roof pitch aligned with the primary house. Two-story ADUs are permitted.</p> <p>ADUs on multi-family properties with existing/proposed multistory dwellings: up to 18 feet</p> <p>All other ADUs: up to 17 feet</p>
Setbacks	<p>New Construction: 4 feet side and road setbacks</p> <p>Converted Structures: Same setbacks as the existing structure. Setbacks must comply with any recorded easements or setback restrictions.</p>
Number of ADUs	<p>Single-Family Properties: One ADU per lot, assuming size and location lot standards are met</p> <p>Multi-Family Properties: Up to two detached ADUs per lot. Up to 25% of non-living space can be converted to ADUs.</p>
Parking²	<ul style="list-style-type: none"> • One parking space per ADU or bedroom, whichever is less • Spaces may be provided as tandem parking on a driveway • Replacement parking is not required for garage conversions

1. Conversions of existing or portions of existing structures to ADUs are not subject to unit size requirements

2. ADUs within proposed or existing primary residences or existing structures do not require parking

JADU STANDARDS

Permitted Zones	Allowed on lots zoned for a single-family home. Not allowed on multi-family properties or any property with multiple single-family homes.
JADU Size	Up to 500 square feet
Number of JADUs	One JADU allowed per single-family property
Parking	<ul style="list-style-type: none"> No parking spaces are required for JADUs Replacement parking is not required for garage conversions
Deed Restriction	<p>A deed restriction must be recorded with the permitting agency and include:</p> <ul style="list-style-type: none"> A restriction to attest that the owner must live on-site, either in the main home or the JADU. A prohibition on the sale of the JADU separate from the sale of the single-family house

ADDITIONAL REGULATIONS

- Fire sprinklers are not required in accessory dwelling units if they are not required for the primary residence
- All rentals of ADUs and JADUs shall be for a term longer than 30 days
- Attached ADUs and JADUs must have exterior access separate from the proposed or existing primary residence

ADU TYPES

Attached ADU: shares at least one wall with the primary home

Detached ADU: free-standing, separated structure

Internal Conversion: interior space converted into an ADU, such as an attic or garage

Junior ADU: contained entirely within the primary home and not more than 500 square feet



Attached ADU



Detached ADU



Internal Conversion/JADU



Garage Conversion/JADU