



SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

(See FVMC 21.08.040 for more details)

SETBACKS

FRONT - 20 ft.

SIDE - 5 ft., 10 ft. on a street side

REAR - 20% of the average lot depth, or 25 ft. whichever is less. Single story, attached additions may encroach to within 10 ft. of the rear property line provided the width of the addition does not exceed half the lot width. 1,000 sq. ft. of open space must be maintained in the rear yard.

MAXIMUM LOT COVERAGE

55% including accessory structures. 45% on parcels of 10,000 sq. ft. or more.

MAXIMUM HABITABLE SQUARE FOOTAGE

0.5 Floor Area Ratio. May increase to 0.58 FAR with maximum FAR bonuses.

(Floor Area Ratio means the habitable square footage to total lot square footage)

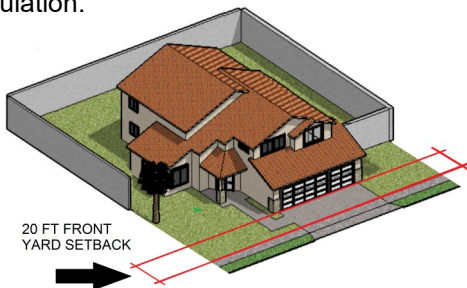
RATIO OF 2ND STORY FLOOR AREA TO 1ST STORY FLOOR AREA



- 2nd Story SF 70% maximum of 1st story SF.

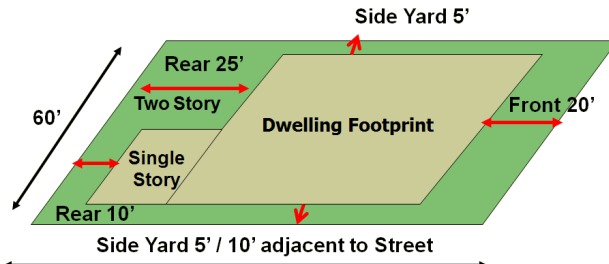
Maximum wall height of 10 ft. for first story area used to meet 70% ratio requirement.

Covered second floor balconies count towards the second floor area for the 70% ratio calculation.



- Required 50% landscaping in front 20 ft. setback.

City of Fountain Valley, Planning Department. 10200 Slater Ave. (714) 593-4425



MAXIMUM HEIGHT

Two stories - 27 ft.

PARKING

1-4 Bedrooms - 2 enclosed garage parking spaces

5 + bedrooms or more than 4,000 sq. ft. - 3 enclosed garage spaces.

2-car garage maximum 450 sq. ft.*

3-car garage maximum 650 sq. ft.*

(*Additional garage square footage will be counted towards maximum FAR)

FENCES AND WALLS

Within 20 ft. front setback - 3 ft. high

Side and rear yards - 6 ft. high

Rear & Side yard fences may be extended to 8 ft. high if adjacent to an arterial road.

ACCESSORY STRUCTURES, POOLS & SPAS

Accessory structures — minimum 10 ft. setback from main dwelling and 5 ft. from rear and side property line.

Pools & Spas shall be setback 5 ft. from dwelling and rear & side property lines.

Maximum height 15 ft.

AC units & pool equipment — 3 ft. on side yard, 18 inches if behind main dwelling in rear yard.

BALCONIES

Prohibited in the rear and side yard when adjacent to residential properties.

