



Lily pad Homes

Belvedere Junior Second Units – *goes into effect on August 10, 2016*

Code and Requirements

- **Municipal Code:** [19.08.283 Junior Second Unit](#)
 - Must include conversion of existing bedroom
 - No expansion of home allowed
 - Addition of a wet-bar kitchen:
 - Maximum 16"x16" sink, maximum 1 ½" waste line
 - Food preparation counter and storage cabinets not to exceed six feet in length
 - No gas or 220 V electrical service for cooking
 - Dedicated electrical circuit is prohibited
 - Interior access
 - Separate exterior entry
 - 150 to 500 square feet
 - Private bath
 - Deed restricted to require owner occupancy
- **Parking:** No additional parking required if dwelling complies with current parking standards and there is adequate on-site or on-street parking to accommodate the additional use as determined in the reasonable discretion of the Director of Planning and Building.
- **Fire Protection:** The Tiburon Fire Protection District has indicated that fire sprinklers would be required for JSUs unless it is determined that there is sufficient vehicle access and fire flow to the property to warrant a waiver. Additionally, the whole house may need to have sprinklers installed. Each case will be evaluated on a case-by-case basis.

Fees

- **City Fees:** *Planning or Application Fee:* none
Building Permit Fee: based on project value
Building Inspection Fee: based on time required
- **Tiburon Fire Protection District Fees:** start at \$288 (includes plan review and two inspections)
- **Marin Municipal Water District Fees:** expected to be \$0
- **Sanitary District 5 Fees:** not yet determined

This information on regulations and fees was provided to Lily pad by Town and agency personnel and is subject to change.