



Lilypad Homes

Corte Madera Accessory Dwelling Unit Code Summary

This information was compiled from documents and municipal code available on the [Corte Madera website](#). This document was last updated on 8/23/17.

ADU Municipal Code	Chapter 18.31
Permit Requirements	ADU permit required
Application Fee	\$850
ADU Permit Submittal Checklist	Handout
Permitted Zones	Accessory dwelling units shall be allowed as permitted uses in the R-1-C open residential, R-1-B very low density, R-1-A low density, R-1 medium density and the R-2 low density and R-3 high density multiple-dwelling districts.
Minimum Lot Size	N/A
Floor Area Ratio	<p>On a lot with a net area of land (as defined in subsection (g)(4) of section 18.08.200) containing four thousand six hundred square feet or less, the maximum FAR shall be .6.</p> <p>On a lot with the net area of land greater than four thousand six hundred square feet and less than seven thousand seven hundred square feet, the maximum FAR shall be determined by the following equation: The sum of ten percent of net area of land plus two thousand three hundred square feet divided by the net area of land.</p> <p>On a lot with a net area of land containing seven thousand seven hundred square feet or more, the maximum FAR shall be .4.</p>

Lot Coverage	Currently 35%. Revised limits are scheduled for Town Council vote on 9/19/17. Proposed: No lot coverage limit for lots of 4500 square feet or less, 40% for R-I parcels over 4500 square feet. Additional lot coverage allowance of 2% for unenclosed structures.
Setbacks	Handout
Owner Occupancy	Required in ADU or primary dwelling
Short Term Rentals	The accessory dwelling unit shall not be rented for less than 30 days.
Maximum Unit Size	1200 SF maximum; the increased floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet.
Height Limit for Detached Accessory Structures	30' maximum; subject to reduction during the review process
Parking Requirements	<p>Parking. Parking on the site shall conform to the requirements for accessory dwelling units as contained in Chapter 18.20, Off-Street Parking and Loading.</p> <ul style="list-style-type: none"> - One parking space shall be required for each bedroom of the proposed accessory dwelling unit in addition to those required for the primary unit. <p>The required parking spaces for the accessory dwelling unit may be uncovered. If an accessory dwelling unit requires two additional on-site parking spaces, they may be uncovered and in tandem with each other.</p> <ul style="list-style-type: none"> - Parking for an accessory dwelling unit shall not be in tandem with parking for the primary unit on the site. With the approval of the town engineer, one of the parking spaces for an accessory dwelling unit may be located within the front setback between an existing driveway and the closest side of the property line if the slope of the site is ten percent or less. - When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, those off-street parking spaces shall be replaced. The replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.

	<p>- Onsite parking is not required for an accessory dwelling unit in any of the following instances:</p> <ul style="list-style-type: none"> (1) The accessory dwelling unit is located within one-half mile of public transit. (2) The accessory dwelling unit is located within an architecturally and historically significant historic district. (3) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure. (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. (5) When there is a car share vehicle located within one block of the accessory dwelling unit.
<p>Architectural Considerations</p>	<p>Architectural Compatibility. The accessory dwelling unit shall comply with the following design standards:</p> <ul style="list-style-type: none"> A. Architectural Style and Form. Architectural style and building form shall match the style and form of the main building on the site. B. Architectural Details. Architectural details, including but not limited to, windows, roof pitch, and trim shall match the main building on the site. C. Color. The color of the accessory dwelling unit shall match the color of the main building on the site. D. Materials. The materials of the accessory dwelling unit shall match the materials of the main building on the site. E. Lighting. Lighting shall be shielded and/or directed so that it does not glare off-site or illuminate onto adjacent and nearby property. F. Privacy. Windows shall be located to avoid line of sight to windows of adjacent properties. Obscured glass and other techniques may be used to avoid line of sight. G. Views. The accessory dwelling unit shall not increase a blockage of any view of the bay or Mount Tamalpais caused by the main building on the property as viewed from the main building on an adjacent property. H. (H) Sunlight. The accessory dwelling unit shall not increase the shadow on any window of the main building on any adjacent property. The shadow shall be measured on the winter solstice between the hours of ten a.m. and four p.m.

Kitchen Requirements	The general definition of kitchen is “Any portion of a structure with any combination of the following: sink, other than that appurtenant to a bathroom, food storage and preparation areas, refrigerator, stove, microwave oven, convection oven, cooking burners, or similar appliances which may reasonably be used for the preparation of food.” There is no separate definition of the components required in an ADU kitchen, so it will be up to the Planning and Building departments to determine if a proposed ADU kitchen is adequate.
Landscaping	Landscaping. Any tree over 30 inches in circumference, removed in conjunction with the construction of an ADU must be replaced by a 24" box tree within the yard from which it will be removed.
Miscellaneous	<p>If the elevation of the existing main house on the site is below the Town's base flood elevation then the floor level of the accessory dwelling unit shall be at least as high as the elevation of the existing main house.</p> <p>The total number of accessory dwelling units in the Christmas Tree Hill overlay district shall not exceed the total number permitted by Sections 18.18.405(K) and 18.18.410 of the code. This provision shall not apply to accessory dwelling units contained within the existing space of a single-family residence or accessory structure.</p>