



Lilypad Homes

Corte Madera Junior Accessory Dwelling Units – effective January 5, 2017

Code and Requirements

- **Municipal Code:** 18.31 Junior Accessory Dwelling Units
 - Permitted in R-1-C, R-1-B, R-1-A, R-1, R-2, and R-3 districts
 - Conversion of existing bedroom(s) and ancillary areas – no expansion
 - Must include an efficiency kitchen, requiring and limited to:
 - Sink with maximum 1 ½” diameter waste line
 - A cooking facility with appliances which do not require electrical service greater than 120 V or natural or propane gas
 - Food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU
 - Interior access
 - Separate exterior entry
 - Unit size up to 500 square feet
 - Private or shared bathroom
 - No additional off-street parking is required for a JADU unless an illegal nonconforming parking condition exists
 - Deed restricted to require owner occupancy in either main house or JADU unless the owner is a government agency, land trust, or housing organization
 - Shall not be rented for less than 30 consecutive days
- **Fire Protection:** Fire sprinklers and fire separation are not required for JADUs

Fees

- **Town Fees:** *JADU Application Fee* - at this time, there is no special JADU fee; homeowners will pay the \$850 ADU fee, but the fee structure will be reviewed early in 2017 and a lower JADU fee may be established
 - Building Permit Fee:* based on estimated project cost
- **Marin Municipal Water District Fees:** no fees
- **Sanitary District No. 2 Fees:** no fees
- **Corte Madera Fire Department Fees:** no fees

This information on regulations and fees was provided to Lilypad by town and agency personnel and is subject to change.