



Lilypad Homes

Fairfax Junior Second Units

Code and Requirements

- **Municipal Code: 17.048.210 - 17.048.260 Junior Second Units**; click [here](#), then scroll down to section 17.048 and select it, then scroll down to Article II – Junior Second Units
 - Conversion of existing bedroom(s) and ancillary areas – no expansion
 - Must include an efficiency kitchen, requiring and limited to:
 - **Maximum 16"x16" sink, maximum 1 ½" waste line**
 - Food preparation counter and storage cabinets which do not exceed six feet in length
 - A cooking facility or appliance which does not require electrical service greater than 120 V or natural or propane gas
 - Interior access
 - Separate exterior entry
 - Unit size from 150 to 500 square feet
 - Private or shared bath
 - Deed restricted to require owner occupancy in either main house or JSU, with ongoing verification done with re-sale inspections
- **Parking:** No additional parking is required beyond that required at the time the home was constructed.
- **Fire Protection:** The Ross Valley Fire Department is in the process of determining the requirements for junior second units.

Fees

- **City Fees: JSU Application Fee:** no fees; a fee may be introduced in the future
Building Permit Fee: based on estimated project cost
- **Marin Municipal Water District Fees:** no fees
- **Ross Valley Sanitation District Fees:** unknown at this time
- **Ross Valley Fire Department Fees:** unknown at this time

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