



Lily pad Homes

Larkspur Junior Accessory Dwelling Units – **effective December 16, 2016**

Code and Requirements

- **Municipal Code:** 18.24 Junior Accessory Dwelling Units
 - Permitted in R-1, R-2, R-3, SD and GD Districts
 - 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” 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 limited to a maximum of six linear feet
 - Storage cabinets that are reasonable to the size of the unit
 - Interior access
 - Separate exterior entry
 - Unit size from 220 to 500 square feet
 - Private bathroom required
 - Deed restricted to require owner occupancy in either main house or JADU
 - Shall not be rented, leased, or provided without compensation for a term of less than 30 days
 - No additional parking is required including for residential properties that have a legal nonconforming parking condition
- **Fire Protection:** Fire sprinklers and fire separation are not required

Fees

- **City Fees:** *Zoning Compliance Letter/Certificate Fee: \$180*
Building Permit Fee: based on estimated project cost
- **Marin Municipal Water District Fees:** no fees
- **Ross Valley Sanitation District Fees:** no fees
- **Larkspur Fire Department Fees:** no fees

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