



## *Lily pad Homes*

### **Unincorporated Marin Count Junior Accessory Dwelling Units**

**Municipal Code:** 22.32.120 Junior Accessory Dwelling Units (JADUs)

A property owner can create one accessory dwelling unit, including a JADU, on a single-family residential lot without getting an accessory dwelling unit planning permit if:

1. the unit is entirely contained within a legal single-family residence or a legal residential accessory structure that was in existence as of January 1, 2017;
2. the unit has independent exterior access from the existing residence, and;
3. the side and rear setbacks are sufficient for fire safety.

A property owner may voluntarily have a living space recognized as a junior accessory dwelling unit if it meets all of the following criteria:

- Conversion of existing living space – no expansion
- Includes a wet bar, defined as:
  - An area that accommodates a bar sink and small food preparation appliances, such as a toaster, microwave, hotplate, and mini-refrigerator
  - Maximum 12"x12" sink with maximum 1 ½" diameter waste line
  - Up to six feet of cabinets and counters
  - Gas lines are prohibited
- Has interior access and separate exterior entry
- Maximum size 500 square feet
- Private or shared bathroom
- No additional parking required
- Owner occupancy required in main house or JADU unless the owner is a government agency, land trust, or housing organization
- Deed restriction to prevent separate sale of the unit

#### **Fees**

- **County Fees:** *Jr. Unit Permit Fee (permit is optional): TBD*  
*Building Permit Fee:* based on estimated project cost
- **Marin Municipal Water District Fee:** no fees
- **North Marin Water District Fee:** \$40

Sewer and Fire Protection fees currently vary by agency; if state law is amended as planned, all fees for JADUs should all be eliminated during 2017.

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