



*Lilypad Homes*

## Mill Valley Accessory Dwelling Unit Code Summary

This information was compiled from documents and municipal code available on the [Mill Valley website](#). ADUs may be subject to additional requirements, not covered by Mill Valley’s code, that are imposed by a fire department or utility. Examples include fire sprinklers and separate water and electric meters. This document was last updated on 9/11/17. Information is subject to change.

ADU Municipal Code	<a href="http://qcode.us/codes/millvalley/">http://qcode.us/codes/millvalley/</a> Select Title 20 Zoning Select Chapter 20.90 Accessory Dwelling Units Select Show All
Permit Requirements	<a href="#">ADU Permit Supplemental Application</a> <a href="#">ADU Plan Submittal Requirements</a>
ADU Permit Fee	\$1000
Permitted Zones	Accessory Dwelling Units are a permitted use in the RS and Planned Residential Districts. Accessory Dwelling Units may also be permitted in the RM and DR Districts on lots that contain a single-family residence.
Minimum Lot Size	No new accessory dwelling units are permitted on lots under 5,000 sq. ft.
Floor Area Ratio and Exemptions	<a href="#">For properties in single-family zones</a> <a href="#">Adjusted Floor Area worksheet</a>  The floor area of an accessory dwelling unit is limited to 30% of the maximum adjusted floor area permitted for the site, and the total floor area for the site, including the area of the accessory dwelling unit, must be within the maximum adjusted floor area permitted for the site.

	<p>As an incentive to encourage small accessory dwelling units that can foster diverse and affordable housing options in the City, the following square footage is exempt (or can be deducted) from the FAR.</p> <ul style="list-style-type: none"> <li>- For lots between 5,001 and 8,000 square feet - no floor area exemption is permitted.</li> <li>- For lots of 8,001 to 10,000 square feet - the first 300 square feet of accessory dwelling unit floor area, or up to 800 square feet of a combined garage/ accessory dwelling unit, can be exempt from the adjusted floor area calculations.</li> <li>- For lots more than 10,000 square feet - the first 500 square feet of accessory dwelling unit floor area, or up to 1,000 square feet of a combined garage/ accessory dwelling unit, can be exempt from the adjusted floor area calculations.</li> </ul> <p>Design Review is required for all ADUs that utilize the Floor Area Exemption.</p> <p>These exemptions only apply to the construction of a new ADU, not the conversion of an existing garage or accessory building.</p>
Lot Coverage	<a href="#">For properties in single-family zones</a>
Setbacks	<p><a href="#">For properties in single-family zones</a></p> <p>No additional setback shall be required for an existing garage or accessory/ detached building that is converted to an Accessory Dwelling Unit as long as it meets fire and building code requirements. An Accessory Dwelling Unit constructed above a garage shall have a minimum interior setback of five feet.</p>
Owner Occupancy	Owner occupancy is required.
Short Term Rentals	The ADU shall not be rented for less than 30 consecutive days.
Minimum Unit Size	150 square feet
Maximum Unit Size	<p>1,000 square feet</p> <p>If the unit is a detached structure consisting of a garage and accessory dwelling unit, the total floor area of the garage/unit structure shall be 1,500 sq. ft. or less.</p>
Height Limit for Accessory Structures	For a detached newly constructed ADU the height limit is 15', or 25' if above a detached garage.

<p>Parking Requirements</p>	<p>One off-street parking space shall be provided for each bedroom of the ADU in addition to those required for the primary residence, except as specifically provided below.</p> <ol style="list-style-type: none"> <li>1. The location of the required parking space(s) shall not obstruct the parking of the primary residence, and shall be a minimum of 20 feet in length. At least one of the required parking spaces for each unit shall be independently accessible at all times. The required parking spaces for the ADU may be uncovered and, if the ADU requires two off-street parking spaces, they may be in tandem with each other. Parking may be provided 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. with the approval of the Planning Director.</li> <li>2. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, and the city requires that those off-street parking spaces be replaced. The replacement parking spaces may be located in another configuration on the same lot as the ADU and may be covered, uncovered. or tandem spaces.</li> <li>3. Off-street parking is not required for an ADU in any of the following instances: <ol style="list-style-type: none"> <li>a. The Accessory Dwelling Unit is located within one-half mile of public transit.</li> <li>b. The Accessory Dwelling Unit is located within a historic district.</li> <li>c. The accessory dwelling is part of the existing primary residence or an existing accessory structure.</li> <li>d. When off street parking permits are required but not offered to the occupant of the ADU.</li> <li>e. When there is a City-approved and dedicated parking space for a car share vehicle located within one block of the ADU.</li> </ol> </li> </ol> <p>Notwithstanding the above, where an existing garage is converted into an ADU, the conversion shall not eliminate any required off-street parking for the primary residence.</p>
<p>Architectural Considerations</p>	<p>Architectural style and building form shall match the color, style and form of the primary residence. Architectural details. including. but not limited to windows, roof pitch, and trim shall match the main building on the property.</p> <p>The exterior access shall be a standard exterior door and shall be located in a manner that will preserve, to the greatest extent feasible, the privacy of the primary residence, other accessory structures and any adjoining residences.</p> <p>Lighting shall be shielded or directed so that it does not glare off-site or illuminate the primary residence or adjacent property.</p>

	<p>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.</p>
<p>Kitchen Requirements</p>	<p>A kitchen shall include, at a minimum, all of the following: a sink with hot and cold running water; a range or stove or oven; at least an apartment-sized refrigerator; and built-in dish and utensil storage spaces. A kitchen may also include any of the following: microwave, convection oven, hot plate or automatic dishwasher.</p>
<p>Miscellaneous</p>	<p>A detached ADU must be at least six feet from the primary dwelling.</p> <p>The owner and all successors in interest in the subject property shall agree to respond to the City of Mill Valley's annual survey of owners of all Accessory Dwelling Units to determine use, code consistency and for reporting purposes to the State Department of Housing and Community Development (HCD).</p> <p>Discretionary exceptions may be granted to the development standards described in this section, including the number of Accessory Dwelling Units permitted on a property, the maximum size or height of an Accessory Dwelling Unit. setbacks or location. color or design, subject to design review pursuant to Chapter 20.66.</p>