



## *Lily pad Homes*

### **Novato Junior Accessory Dwelling Units**

#### **Code and Requirements**

- **Municipal Code:** [19.34.031 Junior Accessory Dwelling Units](#)
  - Conversion of existing bedroom(s) – no expansion
  - Addition of a wet-bar kitchen:
    - Maximum 16”x16” sink, maximum 1 ½” waste line
    - Food preparation counter and storage cabinets not to exceed six feet in length
    - No gas or 220 V electrical service
  - Interior and exterior access
  - 150 to 500 square feet
  - Private or shared bath
  - Deed restricted to require owner occupancy
- **Parking:** No additional parking is required beyond that required at the time the existing primary dwelling was constructed.
- **Fire Protection:** The Novato Fire Protection District does not require fire sprinklers or fire separation between the main house and the junior unit.

#### **Fees**

- **City Fees:** *Planning Permit Fee:* reduced from \$747 to \$374  
*Building Permit Fee:* based on projected cost of project (labor, materials)
- **Novato Fire Protection District Fees:** reduced from \$729 to \$0
- **North Marin Water District Fees:** connection fee reduced from \$10,000 to \$0
- **Novato Sanitary District Fees:** \$8,990 connection fee eliminated; \$40 permit fee established

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