



Lily pad Homes

Petaluma Junior Accessory Dwelling Units

Code and Requirements

- Permitted in zones AG, RR, R1, R2, R3, R4, and MU1C
- Must be created within the existing walls of an existing home and must include conversion of an existing bedroom
- Must include an efficiency kitchen, requiring and limited to:
 - Sink with maximum 1½" diameter waste line
 - Cooking appliances which do not require electrical service greater than 120 V or natural or propane gas
 - Food preparation counter and storage units which are reasonable to the size of the unit
- Interior access
- Separate exterior entry
- No more than 500 square feet
- Private or shared bathroom
- Owner occupancy of Jr. Unit or main house required unless owned or operated by a government agency, land trust, or non-profit housing organization for use as affordable housing
- No parking space is required
- No rentals of less than 31 days
- One Jr. Unit per lot
- No planning permit required, just a building permit with planning approval
- No sewer or water connection fee is required

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