



## *Lily pad Homes*

### **Richmond, CA Junior Accessory Dwelling Units**

#### **Code and Requirements**

- *Municipal Code:* 14.04.610.020.D.3 Junior Accessory Dwelling Units
- One accessory dwelling unit or one JADU is permitted on RM- and RL- zoned lots. One of each are allowed on a single lot if it is more than 2500 square feet larger than the minimum lot size for the zoning district.
- Must be within the walls of an existing single-family home or duplex and must include conversion of an existing bedroom or other space within dwelling.
- Must include an efficiency kitchen, requiring and limited to:
  - Sink with 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 and storage cabinets that are of reasonable size in relation to the size of the JADU
- Separate exterior entry is required
- Private or shared bathroom
- 150 to 500 square feet; shared bathroom would not be included in area calculation
- Deed restricted to require owner occupancy in either main house or JADU
- No additional off-street parking is required for a JADU

#### **Fees**

- **City Fees:** Attached Second Dwelling Unit Planning Permit Fee - \$1,255  
*Building Permit Fee:* based on estimated project cost
- **Utility and Fire Agency Fees:** State laws effective January 1, 2017 ensure that any agency fees will be minimal or nonexistent.

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