



Lily pad Homes

San Rafael Junior Second Units

Code and Requirements

- **Municipal Code:** [14.16.286 Junior Second Unit](#)
 - Conversion of existing bedroom(s) and ancillary areas – no expansion
 - Addition of a food preparation area:
 - Maximum 16”x16” sink, maximum 1 ½” waste line
 - Food preparation counter and storage cabinets not to exceed six feet in length
 - A cooking facility or other appliance, including a refrigerator, which does not require electrical service greater than 120 V or natural gas or propane
 - Interior access
 - Separate exterior entry
 - Unit size not to exceed 500 square feet
 - Private or shared bath
 - Deed restricted to require owner occupancy
- **Parking:** One additional parking space is required if dwelling does not comply with current off-street parking standards.
- **Fire Protection:** The San Rafael Fire Department does not require fire sprinklers or fire separation between the main part of the house and the junior unit. A smoke alarm that is connected to the smoke alarms in the main house is required. A carbon monoxide detector is also required.

Fees

- **City Fees:** JSU Application Fee: \$300
 - Plan Review Fee:* based on estimated project cost
 - Building Permit Fee:* based on estimated project cost
- **San Rafael Fire Department Fees:** no fees
- **Marin Municipal Water District Fees:** no fees
- **Las Gallinas Valley Sanitation District:** not yet determined, but no fee is likely
- **San Rafael Sanitation District Fees:** no fees

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