



LilyPad Homes

Unincorporated Sonoma County Junior Accessory Dwelling Units

Code and Requirements

- **Municipal Code:** 26-88-061 Junior Accessory Dwelling Units
 - Permitted in every zone in which single family homes are permitted
 - Must be created within a legally established bedroom within the existing walls of a fully-permitted existing single-family house
 - 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
 - Limited food preparation counter
 - Storage cabinets
 - Entire kitchen shall not exceed six lineal feet; if existing counter space is being used it shall not exceed eight feet
 - Interior access
 - Separate exterior entry
 - No more than 500 square feet
 - Private or shared bathroom
 - Deed restricted
 - Jr. Unit cannot be sold separately
 - Shall not be rented on a transient basis (less than 30 days)
 - Owner occupancy of Jr. Unit or main house required
 - No parking space is required
 - One Jr. Unit per lot
 - No planning permit required, just a building permit