



Lilypad Homes

Tiburon Accessory Dwelling Unit Code Summary

This information was compiled from documents and municipal code available on the [Tiburon website](#). This document was last updated on 8/23/17.

ADU Application and Approval Process	Municipal Code 16.52-100
ADU Informational Handout	Handout
Application Fee	\$595
Permit Requirements	ADU permit required
Permitted Zones	R-1, R-1-B, RO, RPD
Minimum Lot Size	N/A
Floor Area Ratio	Handout
Lot Coverage	Handout
Setbacks	Handout
Owner Occupancy	Required in ADU or primary dwelling
Short Term Rentals	Rentals of fewer than 31 days are prohibited.
Minimum Unit Size	N/A

Maximum Unit Size	<p>Type 1 (new construction or addition): Increased floor area of attached ADU would not exceed 50% of the existing living area, with a maximum allowable increase in floor area of 1000 SF. The total area of floorspace for a newly constructed ADU would not exceed 1000 SF.</p> <p>Type 2 (conversion of existing floorspace): 800 SF</p>
Height Limit for Detached Accessory Structures	15 feet
Parking Requirements	<p>Parking. The application shall comply with parking provisions of Tiburon Municipal Code Chapter 16, including parking setback limitations, except as may be set forth below:</p> <ul style="list-style-type: none"> A. One on-site parking space shall be required for each bedroom of the proposed Accessory Dwelling Unit in addition to those required for the Primary Unit. No Accessory Dwelling Unit shall be deemed to have less than one bedroom. B. Required parking for the Accessory Dwelling Unit may be uncovered. C. Off-street parking for an Accessory Dwelling Unit may be in tandem with parking for the Primary Unit or may be allowed in the front setback, unless specific findings are made that such is not feasible based on specific site topographical or fire and life safety conditions. All parking spaces shall be on an Improved Parking Surface. D. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an Accessory Dwelling Unit, and the Town requires that those parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the Accessory Dwelling Unit, including, but not limited to, as covered spaces, uncovered spaces, or by the use of mechanical automobile parking lifts. E. Subsections A through D of this Standard 11 shall not apply to a unit described in subsection 11F below. F. On-site parking is not required for an Accessory Dwelling Unit in any of the following circumstances: <ul style="list-style-type: none"> (1) The unit is located within one-half mile of Public Transit. (2) The unit is located within an architecturally and historically significant historic district. (3) The unit is part of the existing Primary Unit or an existing Accessory Building. (4) When on-street parking permits are required but not offered to the occupant of the unit. (5) When there is a car share vehicle located within one block of the unit.

Architectural Considerations	<p>Architectural Compatibility. The Accessory Dwelling Unit shall comply with the following architectural review standards:</p> <ul style="list-style-type: none"> A. Architectural Style and Form. Architectural style and building form shall match the style and form of the Primary Unit. B. Architectural Details. Architectural details, including but not limited to windows, roof pitch, and trim shall match the Primary Unit. C. Color and Materials. The color and materials of the Accessory Dwelling Unit shall match the Primary Unit. D. Lighting. Lighting shall be shielded and/or directed so that it does not produce glare visible from off-site or illuminate onto adjacent or nearby property. E. Privacy. Windows shall be located to avoid line of sight to windows of adjacent or nearby property. Obscured glass and other techniques may be used to address line-of-sight issues.
Kitchen Requirements	<p>Any portion of a structure, other than a wet bar, with a combination of two or more of the following:</p> <ul style="list-style-type: none"> 1. Sink (other than that associated with a bathroom); 2. Food storage and preparation areas; 3. Refrigerator; or 4. Cooking appliances including a stove, microwave oven, convection oven, cooking burners, hot plate or similar appliances that reasonably may be used for the preparation of food.
Landscaping	<p>Landscaping. Landscaping, including trees and shrubs, would be installed and maintained as part of the project to minimize the visual impacts of the project, including the screening of parking areas; to provide shade; and to provide a visual buffer between the Accessory Dwelling Unit and its surroundings. Proposed trees would comply with provisions of Chapter 15A of the Tiburon Municipal Code. Any tree over 30 inches in circumference, removed in conjunction with the construction of an Accessory Dwelling Unit, shall be replaced by a 24 inch box tree in the general area from which it was removed.</p>
Miscellaneous	<p>Feasibility Inspection: Unless the project constitutes new construction, a building inspection shall be performed by the Town’s Building Division at applicant’s cost, and a report establishing the feasibility of the project to meet applicable building and residential codes shall be provided to the Director of Community Development prior to approval of an Accessory Dwelling Unit permit.</p>