



## *Lily pad Homes*

### Tiburon Junior Accessory Dwelling Units

#### Code and Requirements

- **Municipal Code:** [16- 52.105 Junior Accessory Dwelling Unit](#)
  - Conversion of existing bedroom – no expansion
  - Addition of a wet-bar kitchen:
    - Maximum 16”x16” sink, maximum 1 ½” waste line
    - Food preparation counter and storage cabinets not to exceed six feet in length
    - No gas or 220 V electrical service for cooking
  - Interior access
  - Separate exterior entry
  - 150 to 500 square feet
  - Private or shared bath
  - Deed restricted to require owner occupancy
  - Cannot be rented or used as a Seasonal Rental Unit
- **Parking:** No additional parking required if dwelling complies with current parking standards and there is adequate on-site or on-street parking to accommodate the additional use as determined in the reasonable discretion of the Director.
- **Fire Protection:** Within the **Tiburon Fire Protection District**, sprinklering of the new unit is required. Generally, this includes the entire residence. Each case will be evaluated on a case-by-case basis. The **Southern Marin Fire District** has not yet communicated its requirements to the Town.

#### Fees

- **City Fees:** JADU Application Fee: \$250
  - Building Permit Fee:* based on project value
  - Building Inspection Fee:* Typically, \$50 to \$70, depending on inspection time required
- **Tiburon Fire Protection District Fees:** start at \$288 (includes plan review and two inspections)
- **Southern Marin Fire District Fees:** not yet determined
- **Marin Municipal Water District Fees:** not yet determined
- **Sanitary District 2 Fees:** presumed to be \$0
- **Sanitary District 5 Fees:** presumed to be \$0
- **Richardson Bay Sanitary District Fees:** presumed to be \$0



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This information on regulations and fees was provided to Lilypad by Town and agency personnel and is subject to change.