

Junior Accessory Dwelling Units



Photo by Jocelyn Knight

Junior Accessory Dwelling Units

"What's in a name?

***That which we call a second unit by
another name would smell as sweet
(and be cheaper!)"***

William Shakespearesque

Accessory Dwelling Units: Encouraged, But Few Constructed

- 9 built in Novato between 2007 and 2014 (1.3/year)
- 200 built in Marin from 2007-2014 – 3% of total new units

Why Aren't More Accessory Dwelling Units Built?

- Inability to add an additional parking space
- High cost of permits and utility fees (~\$32,000, including \$9,000 sewer connection fee and \$10,000 water connection/meter fee)

Junior Accessory Dwelling Units: What are They?

- Conversion of an existing bedroom (no expansion)
- Addition of a wet-bar kitchen:
 - Limited sink size, small drain line
 - Limited counter space
 - No gas or 220v electrical service
- Access to a bathroom
- Interior and exterior access
- Owner occupancy required
- No additional parking required

	Accessory Dwelling Unit	Junior Accessory Unit
Size	150-750 sq. ft.; up to 1,000 sq. ft. on lots over 10,000 sq. ft.	150 -500 sq. ft. – conversion of existing bedroom required, no building expansion.
Kitchen	Kitchen components not limited.	Wet-bar type kitchen only. Limits on sink and counter sizes; limit on size of drain line; no gas service and limit on electrical service (110v)
Bathroom	Required as part of the unit	Separate bathroom for unit not required – shared bathroom OK
Access	Interior access not required	External and internal access required
Parking	One additional space required	Not required if existing dwelling meets original parking standards when built
Owner Occupancy	Owner occupancy required	Owner occupancy required
Approval Process	Zoning Administrator ministerial approval unless project deviates from standards (e.g., upper story addition, exceeds size limit, etc.); Notification to adjacent property owners.	Zoning Administrator ministerial approval unless project deviates from standards; Notification to adjacent property owners.
Deed Restriction	Recordation of a deed restriction requiring owner occupancy	Recordation of a deed restriction requiring owner occupancy

Junior Accessory Dwelling Units: Benefits

- Provides an opportunity for elderly residents to have an in-home caregiver with minimal expense
- Provides an opportunity for homeowners to create a lower cost living unit for a family member
- Provides an opportunity for homeowners to repurpose an unused portion of a home for additional rental income
- Creates additional affordable housing opportunities for retail and service workers or occasional weekday housing for commuters
- Counts towards RHNA if unit includes a private bathroom

Junior Accessory Dwelling Units: Benefits

- No additional parking required
- No water or sewer connection fees
(a \$20,000 savings!)
- No City development impact fees
(a \$7,000 savings!)
- No fire sprinkler requirement
- Simple approval process

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