

**Comparison of Selected Jurisdiction Accessory Dwelling Unit Standards**

Standards	Belvedere	Corte Madera	Fairfax	Larkspur	Mill Valley	Novato	Ross	San Anselmo	San Rafael	Tiburon	Marin County	Orinda	Lafayette	Piedmont (2012 Draft)	Portola Valley	Santa Cruz
<b>Location</b>	Single Family Residential Zones	Single or Multi-Family Residential Zones	Single or Multi-Family Residential Zones	Single Family Residential Zones	Single Family Residential Zones	Single Family Residential Zones; 1 per lot	Single Family Residential Zones	Single Family Residential Zones	Single Family Residential Zones	Single Family Residential Zones	Single and Multi-Family Residential Zones		Single or Multi-Family Residential Zones	All Zoning Districts	All Zoning Districts	Single or Multi-Family Residential Zones
<b>Owner Restriction</b>	Owner must live on site	Owner must live on site		Owner must live on site		Owner must occupy primary dwelling unit	Owner must live on site	Owner must live on site; Rent not to exceed 30% of low income household	Owner must live on site	Owner must live on site	Owner must live on site, except for new units in Bolinas or Inverness;	Owner must live on property	Owner must live on property, owner may be absent for 1 year	Owner must live on site		Owner must live on property
<b>What is the Maximum Square Footage of the Second Unit?</b>	600 SF	750 SF	700 SF	700 SF	1,000 SF or 30% square footage of primary dwelling	750 SF or 50% square footage of primary dwelling unit (60% if detached)	700 SF	750 SF or 30% of primary floor area; units at or above 150 mean sea level shall not exceed 500 SF	800 SF or 40% of square footage of primary residence or up to 1,000 SF with use permit	New Construction: 500 sf; Existing home: 1/3 square footage of primary residence or 1,000 sf	750 SF	750 square feet, 1 bedrooms	750 square feet, 2 bedrooms	700 square feet	750 square feet; cannot exceed maximum FAR or lot coverage for lot	640 square feet
<b>What is the Maximum Height of the Second Unit?</b>	15 ft or one story				15 ft (except over a detached garage 25 ft max.)	Same as primary dwelling unit	18 ft or one story	18 ft or one story	15 ft	15 ft or one story		Meet zoning requirements for main unit	Lesser of 17 feet or the height of the main residence		18' with 24' max	
<b>Are there restrictions on the amount of grading that may occur</b>		Permanent foundation required; If elevation of main house is below 7.0 NGVD, then floor level of second unit shall be at least as high as the elevation of the existing main house	Must not be subject to damage or potential damage from landslides				All new residential second units constructed on sloping land shall be designed to relate to the natural land forms and step with the slope		Slopes over twenty-five percent (25%) which entail exterior modifications to existing structures or construction of a new building shall be subject to the issuance of an environmental and design review permit	No more than 100 cubic yards						
<b>What are the parking requirements?</b>	1 space per bedroom	1 space per bedroom	1 space minimum per unit; Adequate parking determined on case by case basis.	1 space	1 space if <700 SF, 2 spaces if > 700 SF	Same as required by primary dwelling unit	1 space for each residential unit	1 permanently surfaced parking space per res. Unit	1 space for studio or 1 bedroom; 2 spaces for 2 or more bedrooms.	1 space per bedroom; not less than 1	1 space for studio or 1 bedroom; 2 spaces for 2 or more bedrooms	1 space access via primary driveway and visually screened	1 space/bedroom	As required of main unit. Additional parking exemptions are provided for low, very low and extremely low income.	1 space for 0-1 bedrooms; 2 spaces for 2+ bedrooms	1 space for each bedroom; main unit must meet current parking requirements
<b>Is tandem parking allowed?</b>		No	Yes	Yes			Yes	Yes		No	No					

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<i>What are the privacy regulations?</i>	Privacy enhancing techniques to be included in design	Windows must avoid line of sight		Second floor units must use opaque glass or clerestory windows to minimize privacy impacts		Second story units shall utilize techniques to lessen privacy impacts				Must have privacy-enhancing techniques applied to openings within 20 feet of adjacent property lines		Windows shall be located so that a direct view into a window of a structure on a neighboring parcel is not possible, if the structures are less than 40 feet apart				Doors, windows, balconies, etc. should be situated to preserve the privacy of neighbors.
<i>Are there any incentives to the property owner to build or maintain a second unit?</i>			Amnesty program								Amnesty program			For new residences, second unit square footage will not be counted in the FAR up to 10% of the lot area or 700 square feet, whichever is less. The Planning Commission may grant exceptions to the development standards regulating unit size and off-street parking if the owner agrees to occupy or rent the second unit as a rentrestricted second unit.		
<i>Does the jurisdiction allow for fee waiver?</i>			New unit fees will be 50% of applicable fees													

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Are there any required deed restriction?	Deed restriction to require that owner live on property	Owner must live on site at all times; 2nd unit can't be sold independently of primary dwelling		Must be a rental unit		A deed restriction shall be completed and recorded. Accessory dwelling unit shall not be sold separately		Yes, required assuring landscaping maintenance.	Yes, second dwelling cannot be sold separately, max. size, owner occupation.		Second unit cannot be sold separately		(a) The second unit shall not be sold separately. (b) The second unit shall be considered legal only so long as either the primary unit or the second unit is occupied by the owner of record of the property pursuant to subsection 6-562 (d). (c) The restrictions shall be binding upon any successor in ownership of the property and lack of compliance may result in legal action against the property owner.	Deed restriction required for affordability covenant if exempted from parking		Deed restriction required to ensure that owner lives on site
Trigger for Discretionary Review?															<ul style="list-style-type: none"> <li>• Second units located on parcels with frontage on Alpine or Portola Roads</li> <li>• Second units that will add more than 400 square feet of new floor area to the parcel</li> <li>• Attached second units that will bring the total floor area of the largest structure to more than 85% of the maximum allowed for the parcel</li> <li>• Second units taller than 18 feet or with a maximum height greater than 24</li> </ul>	