

**Marin County Second Unit Ordinances-  
Comparing Standards**

Standards	Belvedere	Belvedere Proposed Policy	Corte Madera	Fairfax	Larkspur	Mill Valley	Novato	Ross	San Anselmo	San Rafael	Tiburon	County
<i>Location</i>	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
<i>Lot Size</i>	>10,000 SF; setback 20' from front, rear, side prop. Lines;				>7,500 SF	No new units on lots < 5,000 SF	Lot coverage calculated as part of primary dwelling unit		Lot coverage calculated as part of primary living unit	>5,000 SF	>10,000 sf	In Tamalpais and Inverness areas: lot must be > 7,500 SF
<i>Owner Restriction</i>	Owner must live on site	Remove owner occupation requirement and allow both the principal residence and second unit to be rented	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;
<i>Maximum Square Footage</i>	600 SF	Increase max unit size from 600 SF to 750 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
<i>Height</i>	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	
<i>Grading</i>			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	
<i>Parking</i>	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 bdrm; 2 spaces for 2 or more bedrooms.	1 space per bedroom; not less than 1	1 space for studio or 1 bdrm; 2 spaces for 2 or more bedrms

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<i>Tandem?</i>			No	Yes	Yes			Yes	Yes		No	No
<i>Landscaping Requirements?</i>								Yes, to screen the appearance of structures as seen from off-site locations and to screen architectural and mechanical elements such as foundations, retaining walls, condensers, and transformers.	Yes, at or above 150 mean sea level	No	Yes	
<i>Architectural Requirements</i>	Primary views cannot be blocked; Unit needs to meet development and location standards, but no req. for design review or public hearing		Separate entry, kitchen and bathroom; Must match style, color, materials and details of main bldg; cannot increase view blockage of Mt. Tam or Bay; Cannot increase shadow on any window		Must be a 1 bedroom or studio; Design must be compatible with existing dwelling unit; Design and construction must not have impact on historic property	Must have separate entrance, kitchen, and bathroom; Design, colors and exterior materials shall be compatible with the existing primary residence.	If separated from primary dwelling unit must be by 3 ft; Separate entry required; requires similar architectural features including height, building materials and colors as the primary dwelling unit	Same exterior materials, color, and style as that of the primary living unit including roof, eaves, windows, doors, and other detailing; Lighting shall be low wattage and incandescent.	Cannot constitute a 2nd story if within primary dwelling; must use same materials, color, style of primary unit; units above 150 mean sea level shall provide screening.	Architectural elements must reflect primary residence; Separate entrances required	Must resemble the architectural style, materials, and building colors of the Primary Unit.	Must be compatible with existing unit; Must have separate kitchen, bathroom, entrances
<i>Privacy</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	
<i>Deed Restrictions</i>	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

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<i>Incentives</i>		Develop amnesty program; Develop public education materials to promote development second units; Explore financial assistance opportunities from local, State, and nonprofit sources		Amnesty program								Amnesty program
<i>Fee Waivers</i>		Possible waiver of City fees and reduced water meter hook up fees;		New unit fees will be 50% of applicable fees								