



Second Dwelling Units Vs. Junior Second Units

Planning Division

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The following Chart provides the differences between Second Dwelling and Junior Second units, which may be established as part of a primary Single-Family Residential Use:

	Second Dwelling Unit	Junior Second Unit
Location	May be <u>Attached</u> or <u>Detached</u> , through conversion or addition	Created from conversion of an <i>existing</i> interior bedroom only
Maximum size	40% of the main house size with up to 1,000 sq. ft. may be allowed	Maximum of 500 sq. ft. in size may be allowed
Kitchen	Full kitchen allowed	Small “wet bar-type” food preparation area required
Bathroom	Private facilities required as part of the unit	Private facilities or shared with the main unit
Parking	Generally, 1 bed unit = 1 additional space required 2+ bedroom unit = 2 additional spaces required, with <u>no</u> upgrades to existing primary residential unit parking required.	No additional spaces required <i>if</i> existing dwelling meets current parking standards (i.e., two covered spaces for the primary dwelling unit)
Unit Access	A separate, distinct exterior access is required and interior access is generally not allowed	Interior <u>and</u> exterior access is required
Entrance	Must be located on a different elevation (side) of the principal dwelling from the main entrance	Does not need to be on a different elevation from the principle dwelling main entrance
Owner Occupancy	Required	Required
Deed Restriction	Required	Required
Approval Process	Ministerial Permit: <i>May require Use Permit & Design Review Permit depending on proposal (See Second Dwelling Unit Handout and Provisions of Section 14.16.285)</i>	Ministerial Permit: <i>(See Junior Second Unit Handout and Provisions of Section 14.16.286)</i>

*Note: A parcel can have either 1 Secondary Dwelling Unit OR 1 Junior Second Unit