



CALIFORNIA SENATE BILL NO. 9 SUMMARY

TWO-UNIT DEVELOPMENT & URBAN LOT SPLIT

	TWO-UNIT DEVELOPMENT §658521.21 ¹										URBAN LOT SPLIT §66411. 7 ^{1,2,3&4}					
Examples	Two New Units		New Unit + Existing Dwelling Unit Attached		New Unit + Existing Dwelling Unit Detached		New Unit + New ADU + New JADU + Existing Dwelling Unit			Two New Units Per lot		Three New Units + Existing Dwelling Unit		Three New Units + Existing Dwelling Unit W/Easement Condition		
Zoning	Single Family Residential															
Number of Units	2 New Units		Existing	New Unit	Existing	New Unit	Unit	ADU ⁵	JADU ⁵	EXST.	4 New Units		Existing	New Units	Existing	New Units
Maximum Unit Size	800 SF. Each ⁶		N/A	800 SF. ⁶	N/A	800 SF. ⁶	800 ⁶	1,200	500	N/A	800 SF. Each ⁶		N/A	800 SF. Each ⁶	N/A	800 SF. Each ⁶
Maximum Height	Same standards as primary dwelling															
Lot Restrictions	Lot size must not physically preclude up to two 800 SF. units										New lots equally divided must be Min. 1,200 SF. and ≥ 40% of the original lot size					
Side Setbacks	4' ⁷		N/A	4'	N/A	4' ⁷	4' ⁷	N/A			4' ⁷	Building Code	4' ⁷	Building Code	4' ⁷	
Rear Setbacks	4' ⁷		N/A	4'	N/A	4' ⁷	4' ⁷	N/A			4' ⁷	Building Code	4' ⁷	Building Code	4' ⁷	
Front Setbacks	Zoning Code		N/A	Zoning Code	N/A	Zoning Code	Zoning Code	N/A			Zoning Code	Zoning Code	Zoning Code	Zoning Code	Zoning Code	
Parking	Off-street parking of one space per unit ⁸								N/A		Off-street parking one space per unit ⁸					
Owner Occupancy	N/A								Yes ⁵	N/A	Applicant intends to occupy one unit as their principal residence for minimum of three years.					
Short Term Rental	Prohibited															
Offsite Improvements	Right of way dedications and offsite improvements not required.															

¹ Two-Unit Development and Urban Lot Split are not permitted under the following:

- | | |
|--------------------------------------|--|
| Excluded Areas | Anti-Displacement |
| -Conservation Easement | -Deed restricted affordable housing |
| -Hazardous Waste Site | -Rent-controlled housing |
| -High Fire Severity Zone | -Housing withdrawn from rental market in last 15 years |
| -Earthquake Fault Zone | -Housing that was occupied by a tenant in the past three years |
| -FEMA Flood Zone | |
| -Natural Community Conservation Plan | |

² ADUs and JADUs are not permitted on parcels that implement both the Two-Unit Development section and Urban Lot Split section requirements.

³ Additional approval requirements:
 -Tentative Parcel and Parcel Map must be approved ministerially
 -Subject to all other requirements of the Subdivision Map Act
 -A lot previously established by an Urban Lot Split cannot be further divided

⁴ Lots adjacent to the original lot cannot exercise the Urban Lot Split if the lots are:
 -Under the same ownership; or
 -Adjacent lot is owned by a different property owner but they are working on an "SB 9" project together

⁵ Refer to [Ordinance No. 1835](#) and [Accessory Dwelling Unit Ordinance Summary Handout](#) for complete ADU/JADU requirements.

⁶ Must allow at least 800 SF. no minimum specified.

⁷ Detached units must be at least ten feet from any other building on the lot.

⁸Exemptions: Within 0.5 mile of transit stop; or, car share vehicle station located within one block of the parcel.

This document is for reference only and is not intended to include all applicable requirements contained in the State Law. To access please go to https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB9