



	Two-Unit Development, §65852.21 Cal. Gov't Code				Urban Lot Split, §66411.7 Cal. Gov't Code			
Type of development	Two New SB 9 Units on Vacant Lot	Existing Principal Unit + New Attached SB 9 Unit	Existing Principal Unit + New Detached SB 9 Unit	Existing Principal Unit + New SB 9 Unit + ADU and/or JADU ^A	Two New SB 9 Units per Lot on Split Vacant Lot (4 Total)	Existing Principal Unit + 3 New SB 9 Units	Existing Principal Unit + ADU ^A + 2 New SB 9 Units	Existing Principal Unit + JADU ^A + New 2 SB 9 Units
Examples								
	<i>These examples are not representative of every possible development scenario. They are provided for illustration of some of the most common scenarios only.</i>							
Zoning	Must be located in a single-family zoning district: R-1-S, R-1-M, R-1-T, R-1-N, R-1-L. ^B				Must be located in a single-family zoning district: R-1-S, R-1-M, R-1-T, R-1-N, R-1-L. ^B			
Existing development on property	Must be a single-family dwelling or vacant lot only.				Single-family dwelling ^C or vacant lot only.			
Max. Number of Units	2 SB 9 units	1 principal unit + 1 SB 9 unit	1 principal unit + 1 SB 9 unit	1 principal unit + 1 SB 9 unit + 1 ADU + 1 JADU	4 SB 9 units	1 principal unit + 3 SB 9 units	1 principal unit + 1 ADU + 2 SB 9 units	1 principal unit + 1 JADU + 2 SB 9 units
Max. Unit Size	Minimum of 800 sq. ft. will be allowed for each SB 9 unit. If site can comply with zoning development standards, may build larger, up to development standards limits. ^D				Minimum of 800 sq. ft. will be allowed for each SB 9 unit. If site can comply with zoning development standards, may build larger, up to development standards limits. ^D			
Maximum Height	Per zoning			Per zoning ^D	Per zoning			Per zoning ^D
Minimum Lot Size	Not Applicable				New lots: 1,200 sq. ft. each. If not equal size, the smaller lot must be at least 40% the size of original lot.			
Side Yard Setback (ft.) ^E	4			4 ^D	4			4 ^D
Rear Yard Setback (ft.) ^E	4			4 ^D	4			4 ^D
Front Yard Setback (ft.) ^E	Per zoning			Per zoning ^D	Per zoning			Per zoning ^D
Parking	1 off-street parking space per SB 9 unit ^F				1 off-street parking space per SB 9 unit ^F			
Owner Occupancy	Not required	Not required	Not required	If JADU is included, owner must permanently occupy existing SFD or JADU.	Owner must occupy one unit as principal residence for at least 3 years.			If JADU is included, owner must permanently occupy existing SFD or JADU. Without JADU, owner must occupy one unit as principal residence for at least 3 years.
Short-Term Rentals	Prohibited in all cases.				Prohibited in all cases.			
Location Exclusions	See the City's SB 9 eligibility checklist for location exclusions and requirements.				See the City's SB 9 eligibility checklist for location exclusions and requirements.			
Non-Displacement Requirements	See the City's SB 9 eligibility checklist for housing and non-displacement requirements.				See the City's SB 9 eligibility checklist for housing and non-displacement requirements.			

^A Any ADU or JADU must be on the same lot as the principal dwelling unit, and not an SB 9 unit.

^B A site that is located in a Planned Development District or Specific Plan and is within a subarea or district of the PD or SP that exclusively allows single-family dwellings also is eligible.

^C Any existing ADU must remain associated with the single-family dwelling or be converted to an SB 9 unit in accordance with these standards. Any JADU must remain associated with the existing single-family dwelling.

^D Separate development standards apply to ADUs and JADUs per City's ADU/JADU Zoning Summary.

^E Setbacks apply to all new construction. Existing and rebuilt buildings may retain nonconforming setbacks.

^F Parking exemptions: Site is within 0.5-mile walking distance of high-quality transit corridor or a major transit stop, or there is a car-share vehicle located within one block. Separate parking requirements apply to ADU/JADU; refer to the City's ADU/JADU Zoning Summary.