

SENATE BILL 9 (SB 9) INFORMATION

SB 9 MAKES IT EASIER TO:

BUILD UP TO 4 DWELLING UNITS ON A PARCEL IN A SINGLE-FAMILY ZONE

OR

SUBDIVIDE A LOT INTO TWO THAT CAN BE SMALLER THAN THE REQUIRED MINIMUM LOT SIZE OF THE ZONE

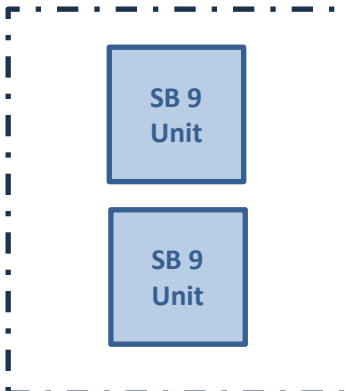
This allows up to **4 Dwelling Units** where 1 primary dwelling unit was allowed before. SB 9 makes this easier by waiving public hearings and environmental review of qualifying projects.

WHAT CAN I DO ON MY LOT WITH SB 9?

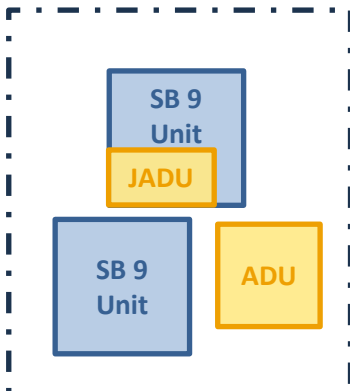
Contact SacPlan@SacCounty.gov for information on the many different development scenarios possible using SB 9!

TWO-UNIT DEVELOPMENT

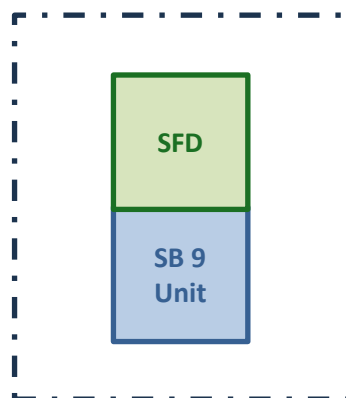
TWO NEW PRIMARY UNITS ON A VACANT LOT – CAN HAVE ADU AND/OR JADU BASED ON PROJECT SPECIFICS



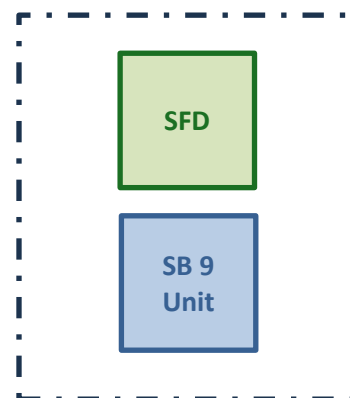
TWO NEW PRIMARY UNITS + NEW ADU + NEW JADU



EXISTING SINGLE-FAMILY DWELLING + NEW ATTACHED SB 9 UNIT – CAN HAVE ADU AND/OR JADU BASED ON PROJECT SPECIFICS

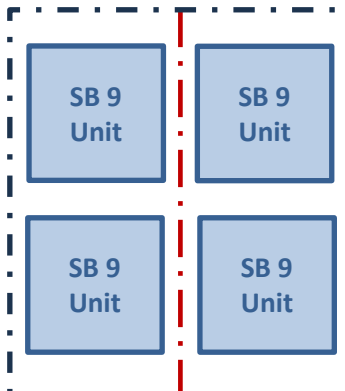


EXISTING SINGLE-FAMILY DWELLING + NEW DETACHED SB 9 UNIT – CAN HAVE ADU AND/OR JADU BASED ON PROJECT SPECIFICS

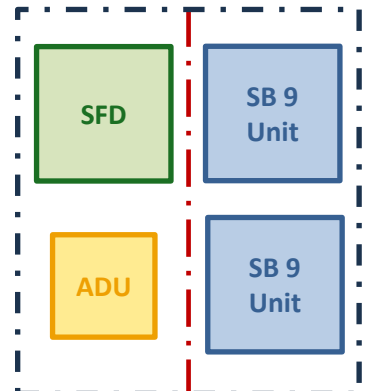


URBAN LOT SPLIT

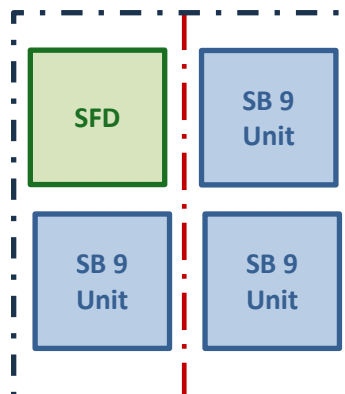
TWO NEW SB 9 UNITS PER RESULTANT LOT ON SPLIT VACANT LOT (4 TOTAL)



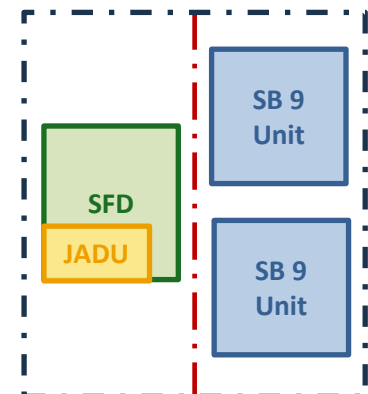
EXISTING SINGLE-FAMILY DWELLING AND ADU + 2 NEW SB 9 UNITS



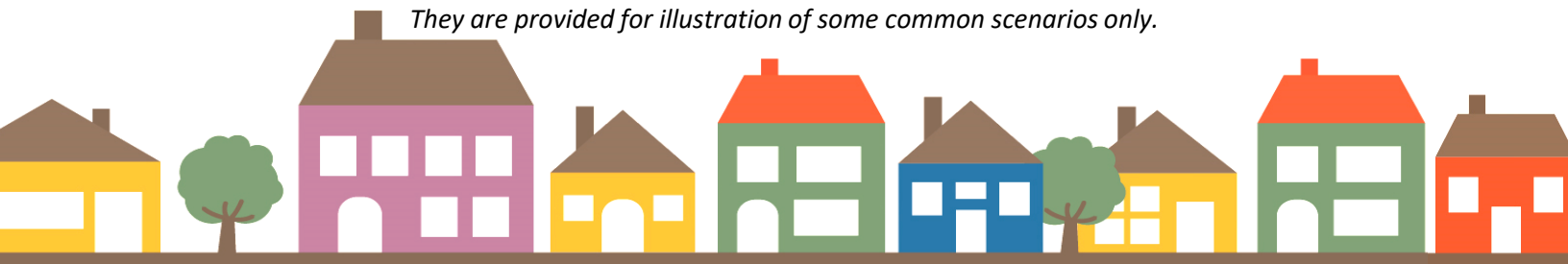
EXISTING SINGLE-FAMILY DWELLING AND + 3 NEW SB 9 UNITS



EXISTING SINGLE-FAMILY DWELLING AND JADU + 2 NEW SB 9 UNITS



These examples are not representative of every possible development scenario or lot configuration. They are provided for illustration of some common scenarios only.



DOES MY LOT QUALIFY FOR SB 9?

To qualify for an Urban Lot Split or a Two Unit Development project under SB 9, the following criteria must be met:

- Located in a **SINGLE-FAMILY RESIDENTIAL ZONE** (i.e., Residential 1 [RD-1] through Residential 10 [RD-10])
- Located in an **URBANIZED AREA** or **URBAN CLUSTER**, as defined by the U.S. Census Bureau
- Not located within **HISTORIC DISTRICT** or included on the **STATE HISTORIC RESOURCES INVENTORY** or within a County-designated **LANDMARK** or **HISTORIC PROPERTY**
- Not located on **FARMLAND, WETLANDS, HABITAT** for **PROTECTED SPECIES**, or **CONSERVATION LANDS** or **EASEMENTS**
- Not located in **VERY HIGH FIRE ZONES, HAZARDOUS WASTE SITES, EARTHQUAKE FAULT ZONES, or FLOOD AREAS** unless certain additional requirements are met

LIMITATIONS ON SB 9 PROJECTS

An SB 9 project cannot alter or demolish:

- Deed-restricted **AFFORDABLE HOUSING**
- **RENT-CONTROLLED HOUSING**
- Housing on parcels with an **ELLIS ACT EVICTION** in the last 15 years
- Housing **OCCUPIED BY A TENANT** currently or in the last 3 years

Additional Urban Lot Split Qualifications:

- Existing Lot must be split roughly in half – the smaller lot must be at least 40% of the original lot size
- Each new lot is at least 1,200 square feet. (This means the original lot must be at least 2,400 square feet for a 50/50 split; or 3,000 square feet for a 60/40 split)
- Lot is not adjacent to another lot subdivided by you (or done in concert with you) using SB 9
- Lot was not created by a previous SB 9 Urban Lot Split

2 Unit Developments & Urban Lot Splits:

- **NO SHORT-TERM RENTAL:** Units created by SB 9 cannot be used for short-term rentals (less than 30 days)
- **HOAs & CC&Rs:** SB 9 does not change rules or restrictions put in place by Homeowners' Associations or Covenants, Conditions, and Restrictions (CC&R) on properties
- SB 9 projects are limited to **RESIDENTIAL USES ONLY**
- **URBAN LOT SPLIT OWNER-OCCUPANCY:** Applicant must sign an affidavit saying they intend to live in one of the units created through an SB 9 Urban Lot Split for 3+ years after approval of an SB 9 Urban Lot Split
- **JUNIOR ADU:** A JADU can be located within either an existing Single Family Dwelling Unit or in a new SB 9 Unit. JADUs have an **OWNER-OCCUPANCY REQUIREMENT**, and the property owner must occupy either the primary dwelling/SB 9 Unit that contains the JADU or the JADU
- **SIZE LIMITS:** There is no square footage maximum on SB 9 units; however, to qualify as an SB 9 Unit, all objective development standards must be met by the proposed unit. Please refer to the **ADU/JADU Handout** for applicable ADU/JADU development standards.

HOW CAN I USE SB 9?

STEP 1: Determine if your property meets all requirements to qualify for SB 9. Please contact SacPlan@SacCounty.gov for assistance

STEP 2: Decide if you want to pursue an Urban Lot Split and/or a Two-Unit Development

STEP 3 – URBAN LOT SPLIT ONLY: Apply for an SB 9 Urban Lot Split through Planning

STEP 4: Proceed directly to applying for a **Building Permit** for your SB 9 Unit(s). Please indicate that your project is an SB 9 Project and identify and label the SB 9 Unit(s) and/or ADU/JADU units on the site plan.

