

Overview of SB 1123

California Senate Bill 684 (SB 684) (effective July 1, 2024), as amended by Senate Bill 1123 (SB 1123) (effective July 1, 2025), requires a local agency to ministerially consider a parcel map or a tentative and final map for a housing development project that meets certain requirements. The proposal must result in 10 or fewer parcels (lots) and the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units. As part of the ministerial approval process, SB 1123 projects are exempt from CEQA. Eligibility criteria must be met to qualify. The full bill can be viewed [here](#).

Lot Standards for Small Lot Subdivisions

Table 5.13.A SB 1123 Small Lot Subdivision Standards – All Zoning Districts		
STANDARD	Single Family Zoning Districts RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10	Multi Family Zoning Districts RM-2, RD-15, RD-20, RD-25, RD-30, RD-40
Minimum Lot Area (square feet)	Each resultant parcel shall be at least 1,200 net square feet in size.	Each resultant parcel shall be at least 600 net square feet in size.
Maximum number of resultant parcels and/or units	10	
Private drive in-lieu of Public Street Frontage	Up to 2 lots may be served by a private drive of 20 feet in width unless a lesser dimension is approved by Fire and County (DOT/SIPS). Projects exceeding two lots shall meet County Street Improvement Standards as required by DOT/SIPS.	
Water and Sewer	Any parcels proposed to be created under SB 1123 will be served by a public water system and a municipal sewer system.	

Development Standards for Small Lot Subdivisions

Table 5.13.B SB 1123 Small Lot Subdivision Project Development Standards	
Yard Requirements (feet) (Primary Dwelling [1][2][3])	
Minimum Front Yard (feet) [4]	20 (Without PUPF) / 24 (With PUPF) Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan
Minimum Side Street	12.5 (Without PUPF) / 16.5 (With PUPF)

Table 5.13.B SB 1123 Small Lot Subdivision Project Development Standards	
Yard (feet) [4]	Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan
Minimum Interior Side Yard and Rear Yard (feet) – Dwellings [5]	4 feet from the original rear or side lot lines
Building Size and Height	
Maximum Average Total Area of Housing Units on Resultant Parcels	1,750 net habitable square feet
Maximum Height (feet)	30 (1-2 story) / 40 (3 story)
Number of dwelling units per parcel	
A maximum of one dwelling unit per resultant parcel is permitted. A maximum of 10 dwelling units total on a maximum of 10 individual parcels is permitted per small lot subdivision. Accessory dwelling units and junior accessory dwelling units are not permitted on parcels created through a small lot subdivision.	
Maximum Accessory Structure Square footage and Coverage Requirements	
All nonhabitable area detached from primary dwelling shall count towards the square footage of “Residential Accessory Structures” as provided in Table 5.10.A and is based on the habitable square footage of the primary dwelling and square footage of the lot. Maximum lot coverage provisions of Table 5.10.A shall apply.	
Number of Kitchens	
No dwelling shall have more than one kitchen. [6]	
Parking Requirements	
One space per dwelling. Parking requirement may be waived if project is within ½ mile of major transit pursuant to CA PRC §21155 and §21064.3 or there is a car share vehicle within one block of the parcel.	

Landscaping and Fencing Standards
Refer to Section 5.2.4.C, “Landscape Standards” and Section 5.2.5, “Walls and Fences.”
Mechanical Equipment
Refer to Section 5.4.5.A, Table 5.10.A - Development Standards - Residential Accessory Structures in All Zones.
Acoustical Standards - Maximum Interior Noise Levels
For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB Ldn under future (cumulative case) traffic conditions.
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)
[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings may encroach into any required yard area a distance not to exceed 24 inches so long as a minimum three-foot setback from property line is maintained.
[2] Existing structures or structures rebuilt in the same location with the same footprint may utilize the existing setbacks of the structure. There is no minimum separation distances between structures on a property except where required by California Building and Fire Codes.
[3] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.
[4] Minor deviations to the front setback or side street yard setback may be approved by the Planning Director through a Planning Director Review application when it can be demonstrated that full implementation of the standard would physically prevent the ability to develop the parcel at its maximum allowable density (without exceeding 10 units).
[5] Setbacks less than five feet from property line or other structures may require fire walls and/or restrictions on non-protected openings as determined by Fire and/or Building Permits and Inspections.
[6] Outdoor kitchens are exempt.

What qualifies as a Vacant lot under SB 1123?

“Vacant” is defined as “having no permanent structure, unless the permanent structure is abandoned and uninhabitable.” In addition, the following types of housing do *not* qualify as vacant:

- Housing that is subject to a recorded covenant, ordinance, or law that restricts rent or sales price to levels affordable to persons and families of low, very low, or extremely low income.
- Housing that is subject to any form of rent or sales price control through a local public entity's valid exercise of its police power.

Housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.

What is considered Substantially Surrounded?

"Substantially surrounded" is defined in Public Resources Code Section 21159.25(a)(2) and means at least 75% of the perimeter of the project site adjoins or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses. The remainder of the perimeter of the site adjoins or is separated only by an improved public right-of-way from parcels that have been designated for qualified urban uses in a zoning, community plan, or general plan for which an EIR was certified. "Qualified urban use" is defined in Public Resources Code Section 21072 and means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

What is Net Habitable Square Feet?

"Net habitable square feet" means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.

For more information, please contact Planning and Environmental Review (PER) at sacplan@saccounty.gov or visit <https://planning.saccounty.gov/>.