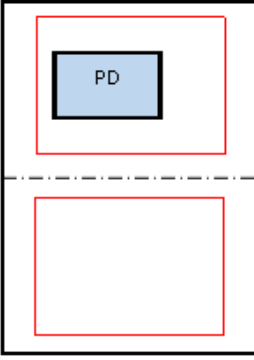
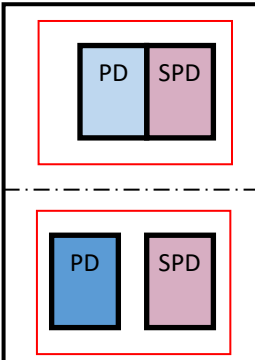
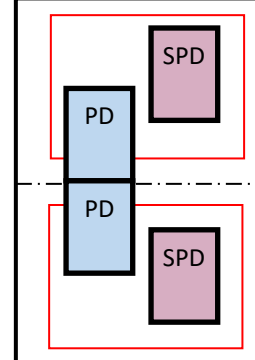
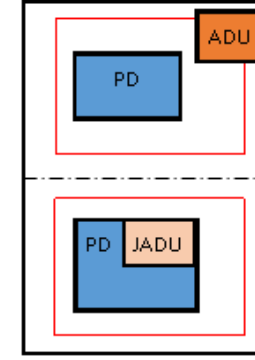
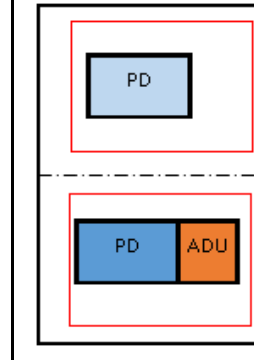


SB 9 Summary Table

Secondary Primary Dwelling Units without a Lot Split

Examples	Two New PD (PD and SPD) on Vacant Lot	New SPD Unit + Existing PD Attached	New SPD + Existing PD Detached	New SPD Unit + Existing Dwelling Unit+ (ADU /JADUs)	
	New Secondary Primary Dwelling Unit New Primary Dwelling Unit Existing Primary Dwelling Unit		Accessory Dwelling Unit Junior Accessory Dwelling Unit		Property Lines Buildable area Wall Demo 25 %
Zoning	Single-Family Residential (AR, E1, RHE, E4, RE, R1, RS)				
Number of Units	Two (2) primary units (PD and SPD) ¹			Two (2) primary units (PD and SPD) and (2) ADUs (ADU/ADU or ADU/JADU) ^{1,2}	
Short Term Rental	Prohibited				
Units located within the rear/side yard setbacks					
Maximum Unit Size	800 Square Feet per unit (Attached or Detached)				
Rear/Side Setbacks	Four (4) Feet ³				
Maximum Height	16 feet in height				
Units located outside of required setbacks					
Maximum Unit Size	50% of the existing primary dwelling unit, up to a maximum of 1,200 square feet (Attached or detached)				
Setbacks	Setbacks determined by base zoning designation				
Parking	One (1) off-street parking space per SB 9 primary dwelling unit ⁴				
Maximum Height	Height determined by base zoning designation				
Owner Occupancy	No ownership occupancy requirements				

Urban Lot Split Development

Examples	Urban Lot Split- No Development	Primary Dwelling Units and Secondary Primary Dwelling Units		PDs with Accessory Dwelling Units (ADU/JADUs)																									
																													
	<table style="width: 100%; border: none;"> <tr> <td style="border: 1px solid black; width: 20px; height: 15px; background-color: #d9ead3;">SPD</td> <td style="padding: 2px;">New Secondary Primary Dwelling Unit</td> <td style="border: 1px solid black; width: 20px; height: 15px; background-color: #f4cccc;">ADU</td> <td style="padding: 2px;">Accessory Dwelling Unit</td> <td style="border: 1px solid black; width: 15px; height: 15px; background-color: white;"></td> <td style="padding: 2px;">Property Lines</td> </tr> <tr> <td style="border: 1px solid black; width: 20px; height: 15px; background-color: #cce5ff;">PD</td> <td style="padding: 2px;">New Primary Dwelling Unit</td> <td style="border: 1px solid black; width: 20px; height: 15px; background-color: #fce4d6;">JADU</td> <td style="padding: 2px;">Junior Accessory Dwelling Unit</td> <td style="border: 1px solid red; width: 15px; height: 15px; background-color: white;"></td> <td style="padding: 2px;">Buildable area</td> </tr> <tr> <td style="border: 1px solid black; width: 20px; height: 15px; background-color: #d9ead3;">PD</td> <td style="padding: 2px;">Existing Primary Dwelling Unit</td> <td></td> <td></td> <td style="border-top: 1px dashed black; width: 15px; height: 15px; background-color: white;"></td> <td style="padding: 2px;">Newly created property line</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td style="border-bottom: 2px solid yellow; width: 15px; height: 15px; background-color: white;"></td> <td style="padding: 2px;">Wall Demo 25 %</td> </tr> </table>					SPD	New Secondary Primary Dwelling Unit	ADU	Accessory Dwelling Unit		Property Lines	PD	New Primary Dwelling Unit	JADU	Junior Accessory Dwelling Unit		Buildable area	PD	Existing Primary Dwelling Unit				Newly created property line						Wall Demo 25 %
SPD	New Secondary Primary Dwelling Unit	ADU	Accessory Dwelling Unit		Property Lines																								
PD	New Primary Dwelling Unit	JADU	Junior Accessory Dwelling Unit		Buildable area																								
PD	Existing Primary Dwelling Unit				Newly created property line																								
					Wall Demo 25 %																								
Zoning	Single-Family Residential (AR, E1, RHE, E4, RE, R1, RS)																												
Lot Size	Urban lot splits must result in at least a 60/40 split																												
Number of Units	Two (2) primary units (PD and SPD) ^{1,2}		Two (2) primary units (PD and SPD) and two (2) ADUs (ADU/ADU or ADU/JADU) ²																										
Short Term Rental	Prohibited																												
SB 9 PD and SPD Units located within the rear/side yard setbacks																													
Maximum Unit Size	800 Square Feet per unit (Attached or Detached)																												
Rear/Side Setbacks	Four (4) Feet ³																												
SB 9 PD and SPD Units located outside of required setbacks																													
Maximum Unit Size	50% of the existing primary dwelling unit, up to a maximum of 1,200 square feet (Attached or detached)																												
Setbacks	Setbacks determined by base zoning designation																												
Parking	One (1) off-street parking space per SB9 primary dwelling unit ⁴																												
Maximum Height	Height determined by base zoning designation																												
Owner Occupancy	Property owner must intend to occupy one of the housing units as their principal residence for at least three (3) years from the approval date of Urban Lot Split. Owner occupancy shall be recorded with a signed affidavit																												

¹ Newly PD units constructed per the development standards of the base zoning designation are not subject to SB 9 size requirements

² SB9 shall not result in the creation of more than a cumulative of 4 units including ADUs/JADUs per existing lot prior to lot split

³ Cannot require any setback if utilizing an existing structure or rebuilding a same-dimensional structure in the same location of existing structure

⁴ If located within a half mile of a High-Quality Transit Corridor (as defined in subdivision (b) of Public Resources Code Section 21155); Major Transit Stop (as defined in Public Resources Section 21064.3); or car share vehicle drop off or pick up location, no parking shall be required. See ADU/JADU County of Orange Zoning Code and Summary Handout for additional ADU development standards