# SB 9 Summary Table

## Secondary Primary Dwelling Units without a Lot Split

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<th>Examples</th>
<th>Two New PD (PD and SPD) on Vacant Lot</th>
<th>New SPD Unit + Existing PD Attached</th>
<th>New SPD + Existing PD Detached</th>
<th>New SPD Unit + Existing Dwelling Unit+ (ADU /JADUs)</th>
</tr>
</thead>
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<tr>
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<td>[Diagram]</td>
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- **SPD** - New Secondary Primary Dwelling Unit
- **PD** - New Primary Dwelling Unit
- **JADU** - Junior Accessory Dwelling Unit
- **ADU** - 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)²

### Short Term Rental
- Prohibited

### Maximum Unit Size
- 800 Square Feet per unit (Attached or Detached)

### Rear/Side Setbacks
- Four (4) Feet³

### Maximum Height
- 16 feet in height

### Units located within the rear/side yard setbacks
- Maximum Unit Size
  - 800 Square Feet per unit (Attached or Detached)
- Rear/Side Setbacks
  - Four (4) Feet³
- 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 unit⁴
- Maximum Height
  - Height determined by base zoning designation
- Owner Occupancy
  - No ownership occupancy requirements

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1. Two (2) primary units (PD and SPD)
2. Two (2) primary units (PD and SPD) and (2) ADUs (ADU/ADU or ADU/JADU)
3. Four (4) Feet
4. One (1) off-street parking space per SB 9 primary dwelling unit

August 2023
## Urban Lot Split Development

<table>
<thead>
<tr>
<th>Examples</th>
<th>Urban Lot Split- No Development</th>
<th>Primary Dwelling Units and Secondary Primary Dwelling Units</th>
<th>PDs with Accessory Dwelling Units (ADU/JADUs)</th>
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</table>

### Examples

- **New Secondary Primary Dwelling Unit**
- **New Primary Dwelling Unit**
- **Existing Primary Dwelling Unit**
- **Accessory Dwelling Unit**
- **Junior Accessory Dwelling Unit**

### 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) \(^1\)
- Two (2) primary units (PD and SPD) and two (2) ADUs (ADU/JADU) \(^2\)

### Short Term Rental

- Prohibited

#### SB 9 PD and SPD Units located within the rear/side yard setbacks

- 800 Square Feet per unit (Attached or Detached)

#### 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

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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

August 2023