

## **SB 9 Main Points**

- SB 9 authorizes more housing units in two different ways in single-family residential areas, outside of high fire hazard severity zones, other environmentally sensitive areas, historic districts and a long list of other inappropriate areas, as a use by right.
- The bill allows a housing development of 2 units (attached – duplex; or detached) and a lot split into 2 equal parcels; 2 units could be built on each parcel. This would allow 4 total units.
- In addition, existing ADU laws allow an ADU and a JADU in each home. Thus, if there is a lot split, each new home can also have an ADU and a JADU so there could be 6 units (twice as many as are allowed now) on what was a single-family parcel. If a developer chooses to split a lot and put 2 homes on one of the lots, the city could prohibit ADUs on that lot.
- No CEQA analysis is required.
- Local height limits, setbacks, floor area ratio (FAR), objective design standards, etc. still apply generally unless they conflict with the ability to build the 2 units, except the city can require 4-foot setbacks on the side and rear. This means, for example, that if 2 units are built instead of 1, the size of the 2 could be no greater in total to what would have been allowed for 1 single family home per the zoning code.
- A maximum of one parking space per unit can be required, with some exceptions for units located near transit, etc.
- Some tenant protections are included and short-term rentals are prohibited for these developments.