



**CITY OF SANTA CLARITA
PLANNING DIVISION
23920 Valencia Boulevard, Suite 140
Santa Clarita, CA 91355 (661) 255-4330**

Senate Bill 9 (SB 9) FAQs

What is SB 9?

SB 9, is a state bill that allows two units on parcels zoned for single-family use (two-unit residential development) and/or approval of a lot split of a parcel zoned for single-family use, subject to qualifying criteria.

Does my property qualify for SB 9?

Properties must meet the following requirements to be considered for SB 9:

Criteria	Description
Single-Family Zoning	Parcels must be zoned NU1, NU2, NU3, NU4, NU5, UR1, or UR2.
Existing Housing Conditions	Projects cannot demolish deed restricted affordable housing, rent controlled housing, or housing that has been rented in the last three years.
High Fire Severity Zone	For properties located in the high fire hazard severity zone, the property must either front a highway or have two non-overlapping ways of accessing a highway.
Gnatcatcher Habitat	Properties cannot be located within the gnatcatcher habitat or the habitat of any other protected species.
Other Restricted Locations	Properties cannot be located in a historic district or historic parcel, prime farmland or farmland of state importance, wetlands, hazardous waste site*, within a delineated earthquake fault zone*, within a special flood hazard area or regulatory floodway*, or lands under conservation easement.

*subject to exceptions and/or additional requirements. Please contact the Planning Division if you think your property meets one of the prescribed exceptions.

Do I need approval from my Homeowner Association?

Yes, if your property is subject to an HOA you will need a letter of approval from the HOA prior to submittal to the Planning Division.

What are the size requirements for a two-unit residential development?

Any newly constructed unit can be a maximum of 800 square feet.

In addition, each unit shall be separated by a distance of at least ten feet from any other structure, however, units may be connected if the structures meet building code safety standards and provide separate entrances.

What is the maximum height for a new unit? Could I build it above an existing structure?

Newly built units shall have a maximum height of one-story, not to exceed 16 feet. Second units cannot be constructed as a second story within an existing structure.

What are the setback requirements for a new unit?

A minimum setback of four (4) feet is required from the rear and side property line. The front yard setback shall be subject to the underlying zone.



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Do I need to provide a private outdoor space for a two-unit residential development?

Yes, a minimum of six hundred fifty (650) square feet of outdoor yard space shall be provided for each unit in a two (2) unit residential development. Land required for front yard setbacks, or occupied by buildings, driveways, or parking spaces may not be counted in satisfying this outdoor space requirement.

What are the parking standards for a two-unit residential development?

Each unit in a two-unit residential development shall provide one, fully enclosed (garage) parking space.

Who can occupy my two-unit residential development?

One of the units must be owner occupied. One unit shall be required to be income restricted for lower income households. Rental of any unit shall be a term longer than 30 days. A covenant establishing the occupancy requirements will be required to be recorded on the property for a two-unit residential development.

What is required for a lot split?

Each parcel must be at least 1,200 square feet and the parcels must be at least 40% of the original parcel size. Each parcel must have a minimum 10-foot wide vehicular access to the public right-of-way. Any parcels split previously with SB 9 cannot be split again. No more than 100 cubic yards of grading is permitted.

Can I have an Accessory Dwelling Unit (ADU) or Junior ADU (JADU) on a SB 9 developed property?

No, an ADU or JADU is not permitted where a SB 9 two-unit residential development or urban lot split is proposed or approved.

If you have any additional questions regarding SB 9 or need help confirming requirements, feel free to contact the Planning Division at 661-255-4330 or visit us at 23920 Valencia Blvd, Suite 140.