

POTENTIAL SB-9 CONFIGURATIONS

(Including ADUs/JADUs)

This illustration is intended as a visual aid only. **It is not intended to be authoritative or exhaustive.** Contact the One Stop Shop at 951-826-5800 with any questions about your specific situation.



TWO-UNIT DEVELOPMENTS

KEY

Oneplex



Twoplex



ADU



JADU



Original Lot



Number of Units



A



2

B



2

C



3

D



3



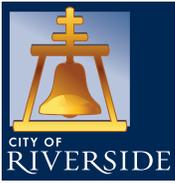
SB 9 provides for the construction of a two-unit development **on any property in a Single-Family Zone** (R-1, RE, RR, and, with limitations, RC).



Two-unit developments may be detached (oneplex) or attached (twoplex) and can be combined with an Accessory Dwelling Unit (ADU). Junior ADUs cannot be combined with a two-unit development.



No more than three units may be constructed on any undivided lot in the Single-Family Zones.



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URBAN LOT SPLITS

KEY

Oneplex



Twoplex



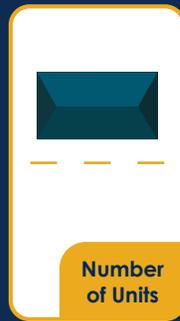
ADU



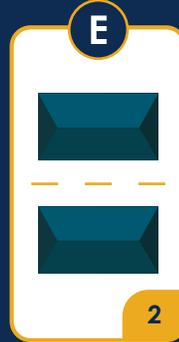
JADU



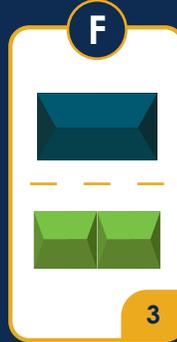
Original Lot



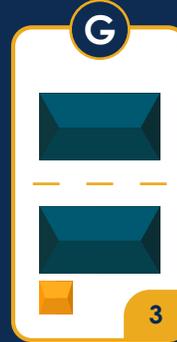
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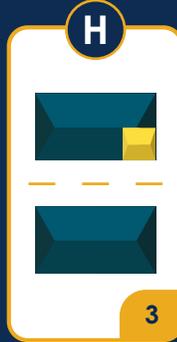
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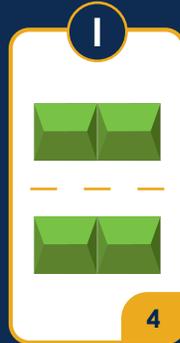
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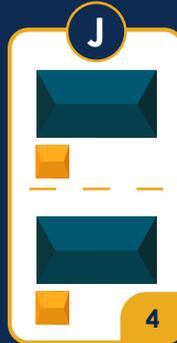
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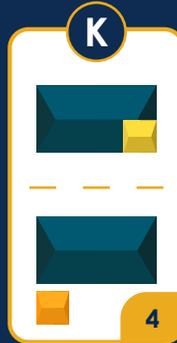
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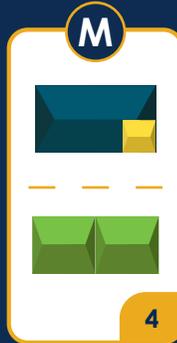
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L



M



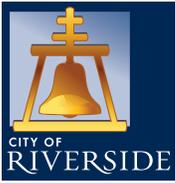
SB 9 provides for the **subdivision of an existing lot into two new parcels in the Single-Family Zones.** This is called an Urban Lot Split, and requires owner occupancy.



Urban lot splits **may be combined with two-unit developments, ADUs and JADUs** for the construction of up to two units on each new parcel resulting from the lot split.



No more than four units may be built on any original lot that is divided with an urban lot split (two per lot). Parcels created through an urban lot split cannot be further divided.



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ACCESSORY DWELLING UNITS

KEY

Oneplex



Twoplex



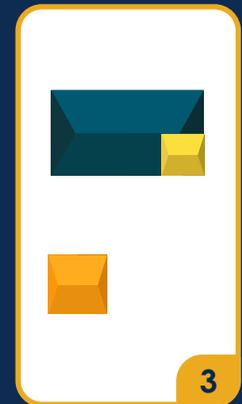
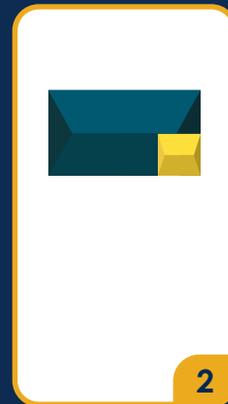
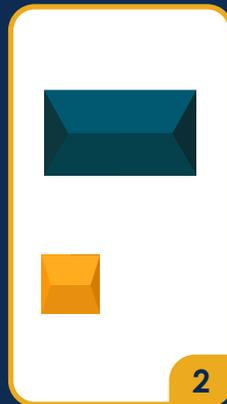
ADU



JADU



Pursuant to existing ADU law, SB 9 not involved:



Without using the provisions of SB 9, ADUs and JADUs **may also be constructed on any lot developed with an existing or proposed oneplex.** See the ADU/JADU FAQ published by the Planning Division for more information.



ADUs and JADUs may be an option to create additional units on lots that **are not eligible for SB 9.** See the SB 9 FAQ published by the Planning Division for more information on SB 9 eligibility criteria.