

## Terner Center Sample of Local SB 9 Implementing Requirements

	Maximum Unit Size (sq. ft.)	Design Requirements	Side and Rear Setbacks	Parking	Development Impact Fees
<a href="#">State SB 9 Standards</a>	Local discretion	Local discretion	4' maximum	1 parking unit except for 1/2 mile near major public transit or car share.	Local discretion
<a href="#">San Diego</a>	Not listed, assume no maximum	Not listed	4' for multi-story buildings adjacent to residential. 0' for multistory buildings adjacent to non-residential and all single-story buildings.	1 parking unit except for near "transit priority area" or car share.	First 2 units are exempt. 3rd and 4th units pay scale development impact fees.
<a href="#">San José</a>	Not listed, assume no maximum	Not listed	4' maximum	State standard	N/A
<a href="#">Martinez</a>	850 sq. ft.	Must use similar exterior materials and design of a primary dwelling, including color tones, window types, door and window trims, roofing materials, and roof pitch.	4' maximum	State standard	N/A
<a href="#">Carlsbad</a>	Not listed, assume no maximum	A new structure may be constructed in the same location and to the same dimensions as an existing structure, despite city setback requirements, provided the new structures meet building code safety standards and are sufficient to allow separate conveyance. The city shall waive the objective design standards if the applicant can show that the standards physically preclude the construction of either of the two units from being at least 800 sq. ft. in floor area.	4' minimum/maximum	State standard	N/A
<a href="#">Sonoma</a>	Must be the maximum floor area ratio of the base zoning or 1600 sq. ft. for both units.	Design standards for lot lines, parcel design, map requirements, and utilities and sewage. No new ADUs or JADUs on the lots. More requirements on linked source document.	4' maximum, unless double frontage	1 parking unit except for 1/2 mile near major public transit or car share. No tandem parking.	Yes
<a href="#">Walnut Creek</a>	800 sq. ft., not including garage or carport	A 5-ft. minimum sill height for second-story windows located within 10 ft. of a side or rear property line, an architecturally compatible design for garage conversions, and that the two dwelling units on the same lot share the same architectural features.	4' maximum	State standard	N/A
<a href="#">Goleta</a>	800 sq. ft.	Step back requirement for 2 story buildings on small lots. No septic tanks.	4' maximum	State standard	N/A
<a href="#">Beverly Hills</a>	800 sq. ft.	Not listed	4' maximum	State standard, but not within a front setback.	N/A
<a href="#">Temple City</a>	800 sq. ft.	No vaulted ceilings allowed. New construction must match architectural style of main dwelling including but not limited to roof pitch, window size, proportion of window to wall, direction window opening, exterior building materials, and real stone. Must be Spanish Colonial Revival style of architecture and must also conform to additional requirements in the ordinance.	4' maximum	Prohibits residents of SB 9 lot splits from parking on-site or overnight on city streets. Prior to issuance of building permit, applicant must obtain encroachment permit to remove existing driveway. Driveway must be removed before building permits or certificate of occupancy can be approved.	Conducting yearlong study
<a href="#">Los Altos Hills</a>	800 sq. ft.	30-ft. side and rear yard setbacks with a maximum floor area up to 1,600 sq. ft.	4' maximum	1 uncovered parking space, located a minimum of 40 ft. from the front parcel line and 30 ft. from the side and rear parcel lines	Subject to all fees

**Turner Center Sample of Local SB 9 Implementing Requirements (Continued)**

	<b>Affordability Requirement</b>	<b>Landscape/ Exterior Requirements</b>	<b>Height Standards/ Front Setbacks</b>	<b>Easements</b>	<b>Other</b>
<a href="#"><u>State SB 9 Standards</u></a>	Local discretion	Local discretion	Local discretion	Local discretion	Local discretion
<a href="#"><u>San Diego</u></a>	No	1 tree for every 5,000 sq. ft. of lot area. Compliance with street tree regulations if more than 2 units are constructed. Similar to 1 tree per every 30 ft. facing the street.	Height limit of 30 ft. and front setback of 15 ft.	N/A	N/A
<a href="#"><u>San José</u></a>	No	No	30 ft. maximum height (2 stories), unless within 20 ft. of the rearmost property then maximum of 20 ft.	Split of 30 ft. between 2 lots, 12 ft. minimum for one side	N/A
<a href="#"><u>Martinez</u></a>	No	No	Height limit of 16 ft.	N/A	N/A
<a href="#"><u>Carlsbad</u></a>	No	No more than 2 new parcels of approximately equal lot size can be created.	N/A	Each lot shall provide access (frontage or access easement) to the public right-of-way per city standards, which is a minimum of 20 ft. in width.	Must have different owners for lot split. Standards in coastal zone must be approved by commission.
<a href="#"><u>Sonoma</u></a>	Yes, under 80 percent AMI for renters and under 120 percent AMI for homeowners.	Street trees must be planted in city's right-of-way, and each parcel must have at least 3 mature trees and 10 shrubs. No flag lots and 600 sq. ft. area per unit must not be occupied by structures, parking, or driveways to be shared by both units.	Height limit of 18 ft., but exception up to 25 ft. (requiring planning director approval) possible if the height limit precludes SB 9 unit construction.	Easement of 12–16 ft., car access easement of minimum 20 ft. and parking is required for lot split.	N/A
<a href="#"><u>Walnut Creek</u></a>	No	The removal, or construction within the dripline, of a highly protected tree is prohibited. This regulation is a more lenient one than for single-family homes, where homeowners or residents cannot remove any tree.	Height limit of 16 ft., unless such a limit would physically preclude the SB 9 units from being at least 800 sq. ft. in floor area.	N/A	N/A
<a href="#"><u>Goleta</u></a>	No	No window or door of a principal dwelling that is constructed on the lot may have a direct line of sight to—or be within 10 ft. of—an adjoining residential property without screening. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line. At least one 15-gallon size plant shall be provided for every 5 linear ft. of exterior wall. Alternatively, at least one 24-inch box size plant shall be provided for every 10 linear ft. of exterior wall.	Height limits: Lots > 2,000 sq. ft.: 16 ft. Lots < 2,000 sq. ft.: 25 ft.	The owner must enter into an easement agreement with each public-service provider, as needed, to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots. On-site wastewater treatment systems are not allowed.	Must be owned by natural persons or living trusts, no common interest developments.
<a href="#"><u>Beverly Hills</u></a>	Yes, unit should be rented at maximum rate for someone earning 80 percent AMI.	No flag lots. Any unit other than the frontmost unit shall be completely screened by either other unit(s) on the lot or landscaping. The two resulting lots shall be approximately equal, and in no event less than 48 percent and more than 52 percent of the lot area of the original parcel. No right-of-way dedications shall be imposed upon urban lot split projects.	Height limit of 14 ft., separate entrances, and front setback of 10 ft.	N/A	N/A
<a href="#"><u>Temple City</u></a>	30 year deed for low-income or very low-income. Low-income is under 50 percent AMI in LA/Long Beach. Yearly check of tenant tax returns with the city to ensure eligibility.	A courtyard of 125 sq. ft. or 25 percent of parcel (whichever less) is required and must be surrounded by structures on at least 2 sides. It is illegal to remove mature trees or to remove 30 percent of vegetation.	Height limit of 18 ft., unless part of existing structure or needed to fit floor area of 800 sq. ft.	Easement for front to rear parcel, access to right-of-way for public services and utility maintenance.	LEED Platinum for new SB 9 unit. Only one bedroom can be rented per urban dwelling.
<a href="#"><u>Los Altos Hills</u></a>	Deed restrictions for all new units restricted to households at low- and very low-income levels according to Santa Clara County AMI.	A hedge at a minimum of 15-gallon size plants at 5 ft. intervals is required. A 25-ft.-wide panhandle for a flag lot or an ingress/egress easement shall be provided for all new parcels that do not have direct frontage. Driveway access to the new parcels shall be shared unless the new driveways are a minimum of 100 ft. apart. Lot split approximately perpendicular to the longest contiguous property line. Adding a patio, deck, other hardscape automatically sets town's 40 ft. front yard and 30 ft. side yard setbacks.	Height limit of 16 ft. and front setback of 40 ft.	Easement minimum of 25 ft. for a flag lot that does not have direct frontage for public or private access.	N/A