



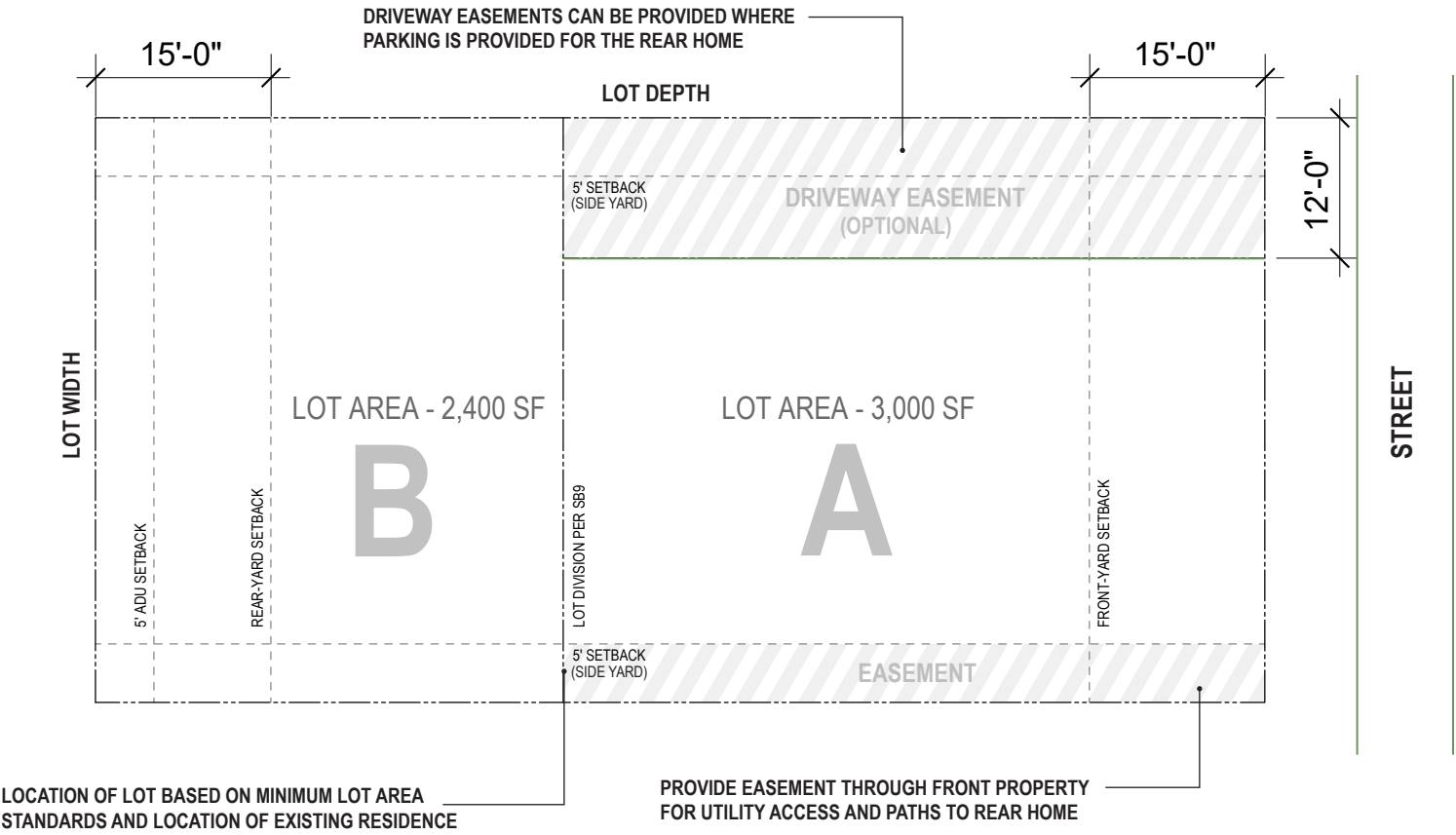
CALIFORNIA STATE BILL 9 LOT STUDIES AND DEVELOPMENT OPTIONS

DECEMBER 2022



ATTACHMENT A

LOT SPLIT FRONT AND BACK: EXISTING DWELLING UNIT + NEW DWELLING UNIT



LOT SPLIT: EXISTING DWELLING UNIT + NEW DWELLING UNIT

Existing Structure

New Single Family - 2 bed 2 bath

SCENARIO

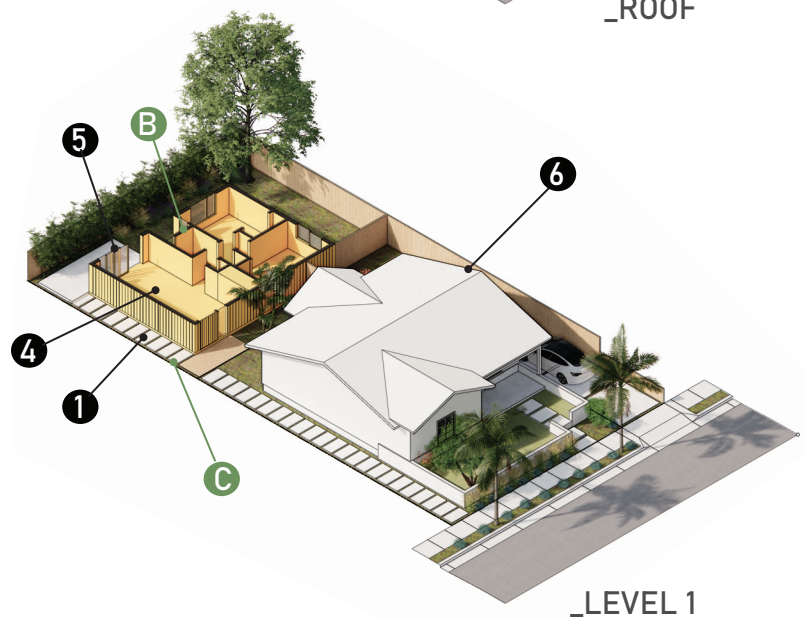
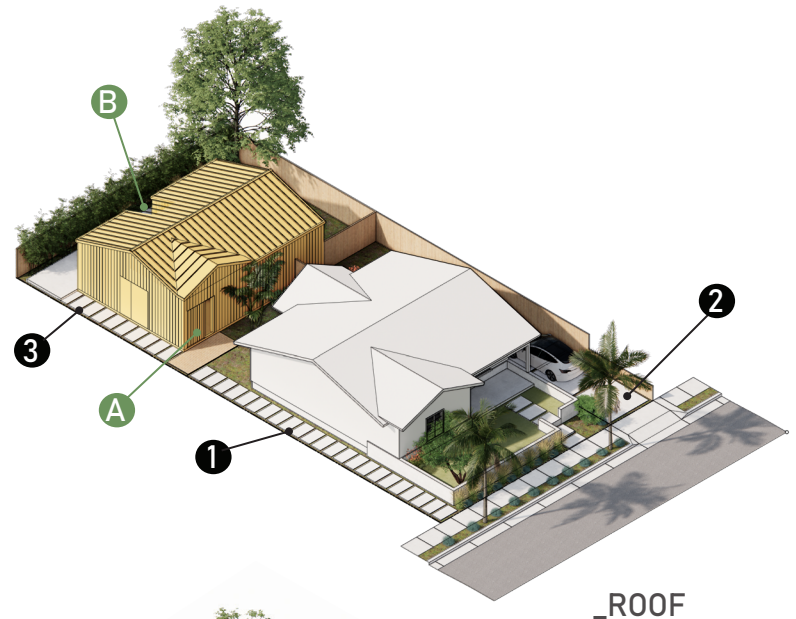
A current home-owner subdivides their lot front and back and either creates two independent dwelling units (SFDs) on each lot or sells the new lot created by the subdivision. The original property owner must occupy one dwelling unit on one of the two subdivided properties for at least three years.

Eligibility Criteria

- 1) Easements shall be provided for: pedestrian, stormwater, sewer, vehicle and utility access, where applicable.
- 2) While parking is not required, parking may be provided and used by one of the two properties.
- 3) Newly created lot must be a minimum lot area of 2,400 square feet.
- 4) Newly created dwelling unit is entitled up to 800 square feet maximum or 0.5 FAR based on the current FAR of the pre-subdivided lot and existing home, which ever is greater.
- 5) The rear residence remains clear of the rear-yard setback unless there is no feasible way to achieve at least 800 square foot unit.
- 6) More than 25 percent of the existing exterior structural walls may be demolished if the property has not been occupied by a tenant in the last 3 years.

Best Practice Design Strategies

- A) Rear property entry should be visible or directly accessible from street from street, with accommodations for mail, delivery services, emergency responders and guests.
- B) Provide access to light and air on at least three exposures of each habitable room to passive daylight and ventilate
- C) Space for mail and refuse bins must be provided in the rear residence. Refuse containers are wheeled out to street on collection day.



LOT SPLIT: EXISTING DWELLING UNIT + NEW DWELLING UNIT WITH ADU

SCENARIO

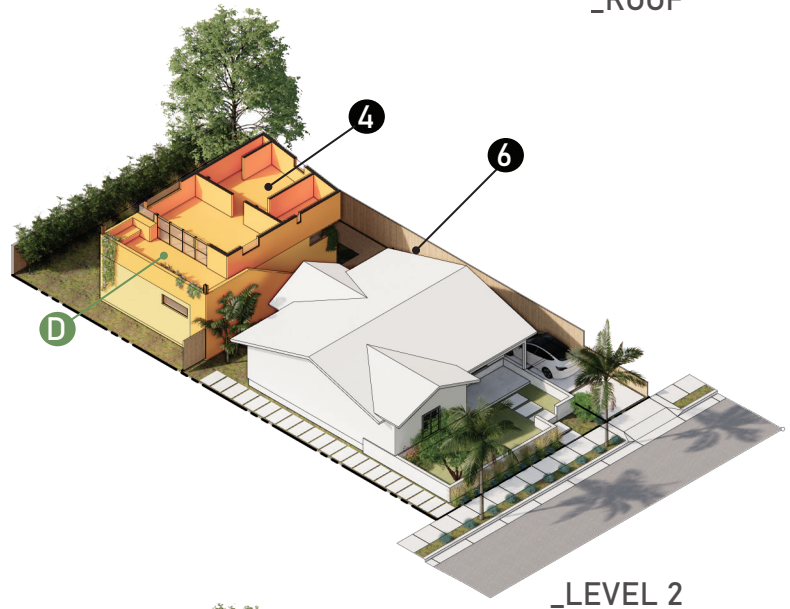
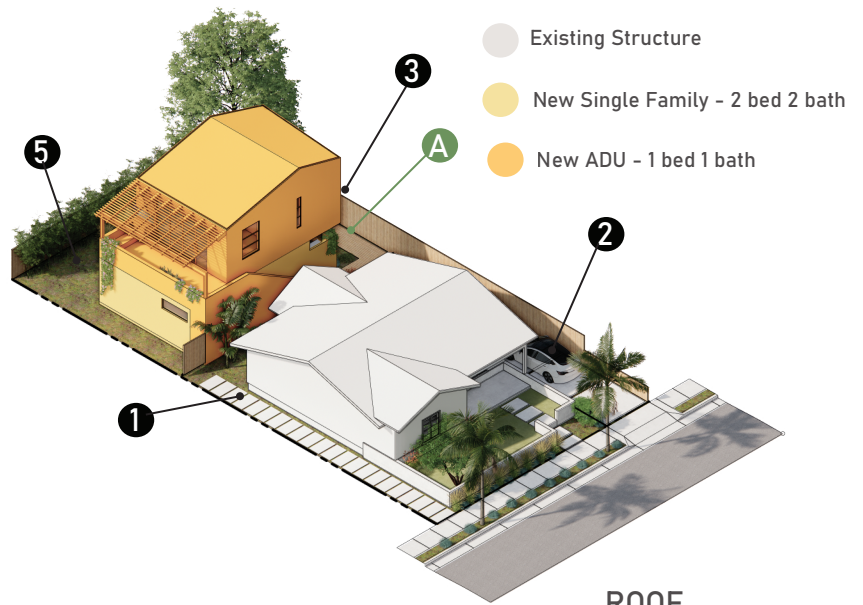
A current home-owner subdivides their lot front and back and keeps the existing home and develops a new dwelling unit with an Accessory Dwelling Unit (ADU) on the newly subdivided lot, or sells the new lot created by the subdivision. The original property owner must occupy one dwelling unit on one of the two subdivided properties for at least three years.

Eligibility Criteria

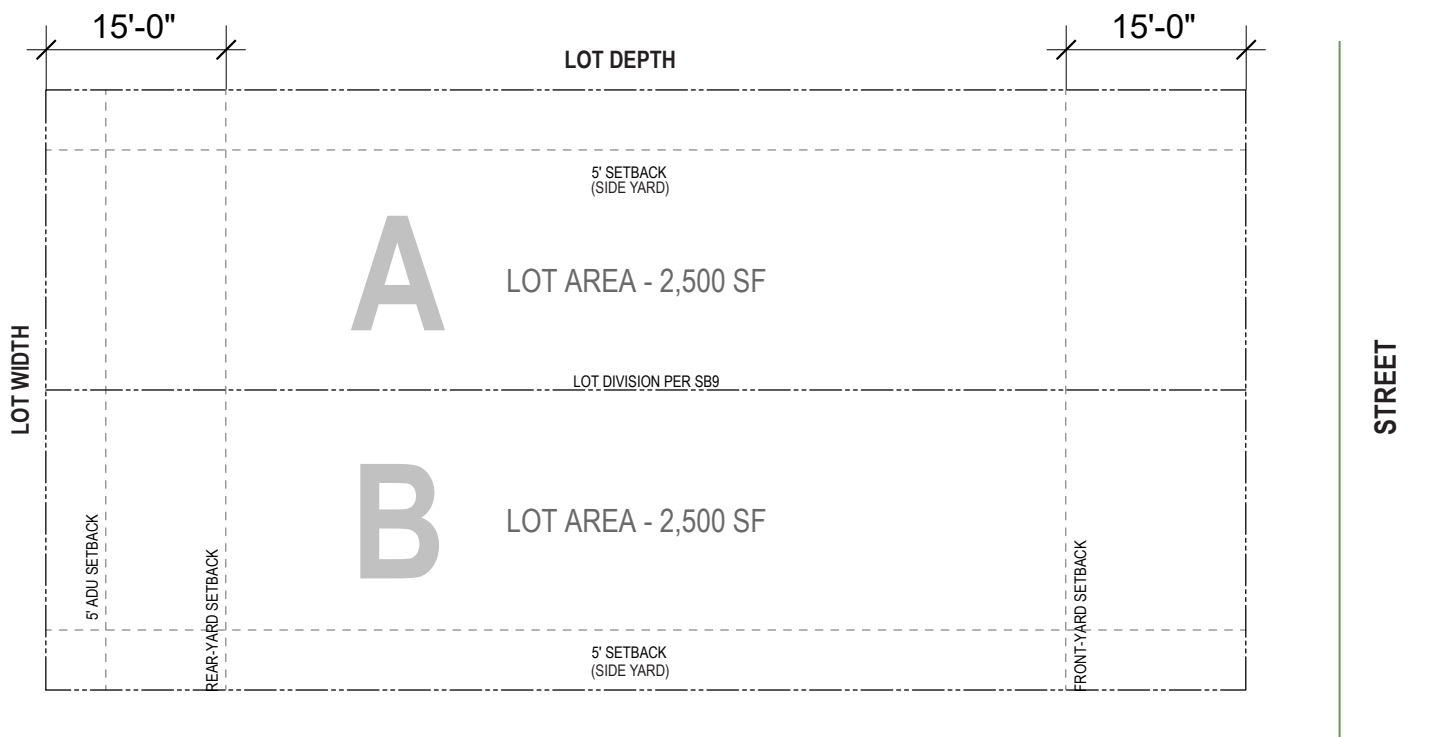
- 1) Easements shall be provided for: pedestrian, stormwater, sewer, vehicle and utility access, where applicable.
- 2) While parking is not required, parking may be provided and used by one of the two properties.
- 3) Newly created lot must be a minimum lot area of 2,400 square feet.
- 4) Newly created dwelling unit is entitled up to 800 square feet maximum or 0.5 FAR based on the current FAR of the pre-subdivided lot and existing home, which ever is greater.
- 5) The rear residence remains clear of the rear-yard setback unless there is no feasible way to achieve at least 800 square foot unit.
- 6) More than 25 percent of the existing exterior structural walls may be demolished if the property has not been occupied by a tenant in the last 3 years.

Best Practice Design Strategies

- A) Rear property entry should be visible or directly accessible from street from street, with accommodations for mail, delivery services, emergency responders and guests.
- B) Provide access to light and air on at least three exposures of each habitable room to passive daylight and ventilate
- C) Space for mail and refuse bins must be provided in the rear residence. Refuse containers are wheeled out to street on collection day.
- D) Green roof or second floor patio would provide opportunities for connection with outdoors and flora/fauna.



LOT SPLIT SIDE-BY-SIDE:
TWO NEW DWELLING UNITS



LOT SPLIT: NEW PRIMARY DWELLING UNIT WITH ADU AND NEW DWELLING UNIT

SCENARIO

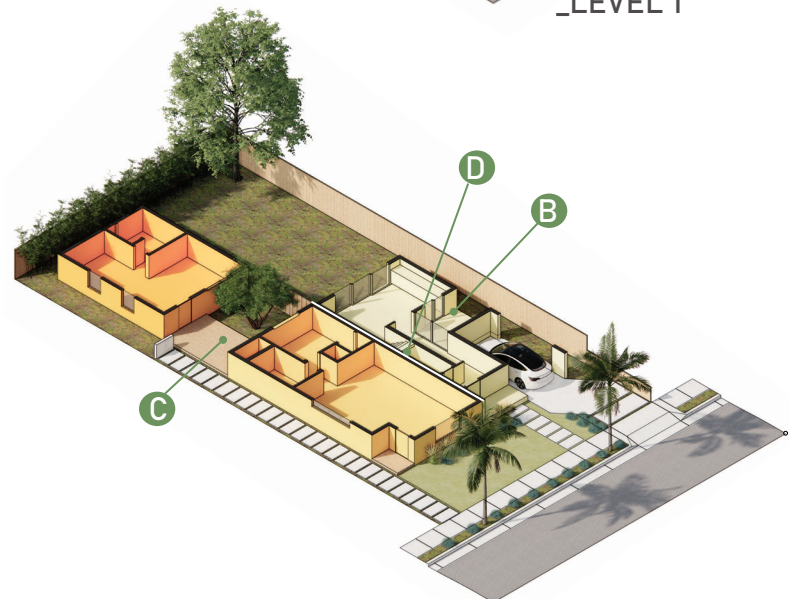
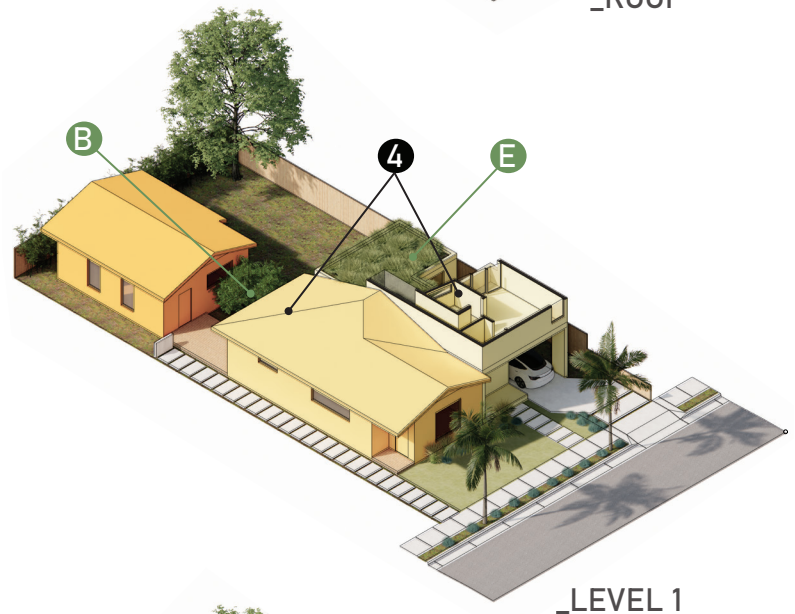
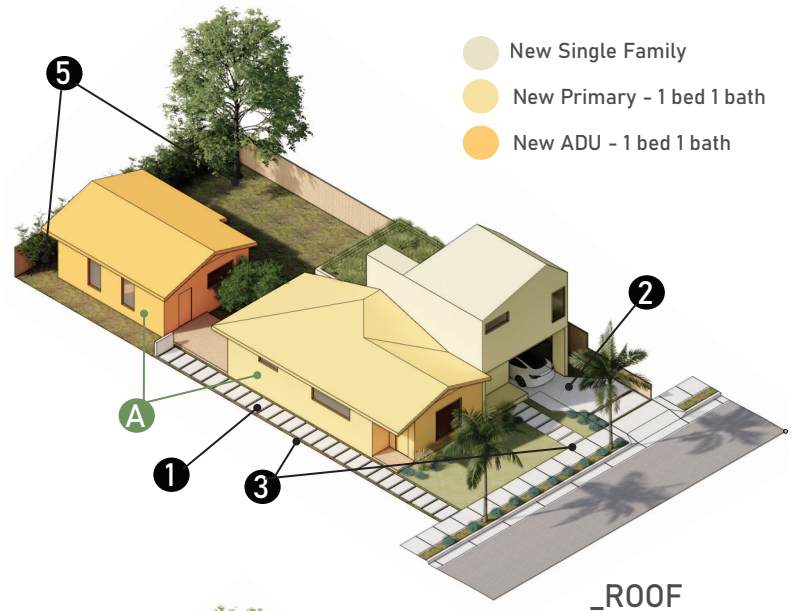
A current property-owner subdivides their lot side by side and builds a (1) new dwelling unit with an Accessory Dwelling Unit (ADU) and a (2) second new dwelling unit, or sells the new lot created by the subdivision. The original property owner must occupy one dwelling unit on one of the two subdivided properties for at least three years.

Eligibility Criteria

- 1) Easements shall be provided for: pedestrian, stormwater, sewer, vehicle and utility access, where applicable.
- 2) While parking is not required, parking may be provided and used by one of the two properties.
- 3) Newly created lot must be a minimum lot area of 2,400 square feet.
- 4) Newly created dwelling unit is entitled up to 800 square feet maximum or 0.5 FAR based on the current FAR of the pre-subdivided lot and existing home, whichever is greater.
- 5) Each dwelling unit remains clear of the rear-yard setback unless there is no feasible way to achieve at least 800 square foot unit.

Best Practice Design Strategies

- A) Property entry should be visible or directly accessible from street from street, with accommodations for mail, delivery services, emergency responders and guests.
- B) Provide access to light and air on at least three exposures of each habitable room to passive daylight and ventilate
- C) Space for mail and refuse bins must be provided in the rear. Refuse containers are wheeled out to street on collection day.
- D) If the property is divided through the middle, both properties can build up to the shared lot line.
- E) Green roof or second floor patio would provide opportunities for connection with outdoors and flora/fauna.



LOT SPLIT: NEW PRIMARY DWELLING UNIT AND NEW DWELLING UNIT

SCENARIO

A current property-owner subdivides their lot side by side and builds a new dwelling unit on each subdivided lot or sells the new lot created by the subdivision. The original property owner must occupy one dwelling unit on one of the two subdivided properties for at least three years.

Eligibility Criteria

- 1) Easements shall be provided for: pedestrian, stormwater, sewer, vehicle and utility access, where applicable.
- 2) While parking is not required, parking may be provided and used by one of the two properties.
- 3) Newly created lot must be a minimum lot area of 2,400 square feet.
- 4) Newly created dwelling unit is entitled up to 800 square feet maximum or 0.5 FAR based on the current FAR of the pre-subdivided lot and existing home, whichever is greater.
- 5) Each dwelling unit remains clear of the rear-yard setback unless there is no feasible way to achieve at least 800 square foot unit.

Best Practice Design Strategies

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