Overview of Housing Developments under the Provisions of SB 9

City of Citrus Heights

Municipal Code Sections 82 and 106.42.250

Under **Senate Bill 9 (SB 9)**, also known as the California HOME Act, property owners in single-family residential zones have two primary options for increasing housing density: **Two-Unit Development** and **Urban Lot Splits**.

SB 9 Unit Count Overview

Development Option	Primary Units	ADUs / JADUs	Total Max Units
Option 1: No Lot Split (One Parcel)	Up to 2 units	+2 ADUs/JADUs (under single-family zoning standards)	**4 Units** total
Option 2: Urban Lot Split (Two Parcels)	Lot A: Up to 2 units (either 1 primary + 1 ADU; or 2 primary units) Lot B: Up to 2 units (either 1 primary + 1 ADU; or 2 primary units)	1 ADU per lot (only if the lot has 1 primary unit)	**4 Units** across both lots

Option 1: Two-Unit Development (No Lot Split)

This option allows the addition of a second primary home on lots with an existing home or if the lot is vacant, two primary homes.

Total Units: You can have up to four units on the single parcel: two primary units plus two accessory dwelling units created through any combination by applying the single-family accessory dwelling allowances (attached, detached, or junior accessory dwelling).

- Flexibility: Units can be attached (creating a duplex) or detached (two separate houses).
- Requirements: Each new primary unit must be at least 800 square feet in size.

Option 2: Urban Lot Split (Subdividing the Parcel)

This allows one single-family lot to be subdivided into two separate parcels, which can then be sold or developed individually.

- Unit Distribution: Each lot would be allowed up to two units and existing dwellings would count towards the allowed unit count. The dwellings can be two primary homes, or one primary home and one ADU/JADU.
- The "Rule of 4" applies which states no more than four units total across both parcels.
- Lot Requirements: Resulting lots must be roughly equal in size (minimum 40/60 split) and at least 1,200 square feet each.
- Owner Occupancy: To split a lot, the owner must sign an affidavit stating they intend to live in one of the units as their primary residence for at least three years.

Other Key Information

- No Short-Term Rentals: Any unit created using SB 9 must be rented for a term longer than 30 days.
- Parking: One space, either covered or uncovered, is required for each primary unit. Additional parking is not required for the development of ADUs/JADUs.
- Setbacks: Side and rear setbacks are limited to a maximum of four feet.

For further guidance, please visit the City's webpage www.citrusheights.net/1171 for more information on SB 9.