

# Second Unit & Urban Lot Split (SB9) Guidance Document

Final Draft  
June 2023



*Prepared For:*

**City of Yuba City**

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# What is an Urban Lot Split? What is a Second Unit?

## Senate Bill 9 Urban Lot Splits

Senate Bill 9 (SB9) is a California state law that allows homeowners to split their single-family residential lot into two separate lots. Up to two housing units are allowed on each lot. In Yuba City, SB9 applies to lots zoned R-1. Development standards relevant to urban lot splits include the following:

### Q Definitions

#### Article 16 (Urban Lot Splits)

**Urban lot split:** The division of a single parcel into two separate parcels. See Article 16.

#### §8-5.5005 (Second units and two-unit developments)

**Second unit:** A second residential dwelling unit, other than an accessory dwelling unit or junior accessory dwelling unit, on a parcel with one and only one existing residential unit that is not an accessory dwelling unit or junior accessory dwelling unit.

**Two-unit development:** *The simultaneous development of two new residential dwelling units on a parcel with no existing residential dwelling units other than an accessory dwelling unit.*

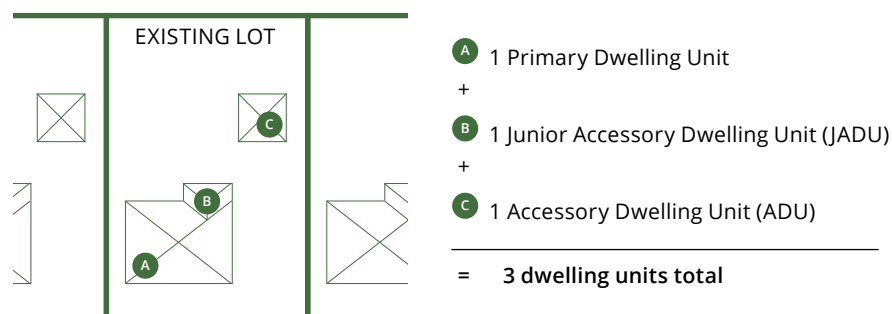
#### §8-5.5004 (Accessory dwelling units)

**Accessory dwelling unit (ADU):** *An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with proposed or existing primary residence.*

## Options for Additional Units on Single-Family Lots

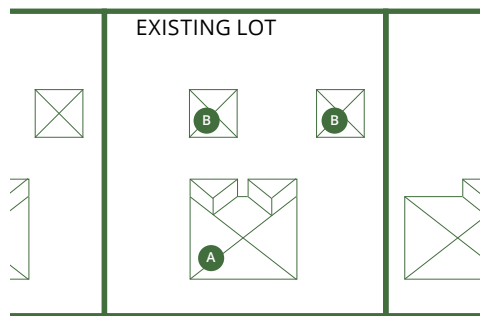
The following diagrams demonstrate different options for adding units to existing single-family lots. Approaches include the use of accessory dwelling units (ADUs), second units, and urban lot splits:

### EXISTING LOT



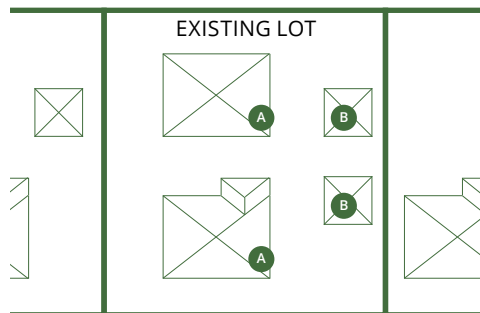
## EXISTING LOT WITH SECOND UNIT

See **§ 8-5.5005**  
in the Yuba City  
Municipal Code



$$\begin{aligned}
 &\text{A } 2\text{-Unit Duplex (Primary Dwelling Units)} \\
 &+ \\
 &\text{B } 2 \text{ Accessory Dwelling Units (ADUs)} \\
 &= \mathbf{4 \text{ dwelling units total}}
 \end{aligned}$$

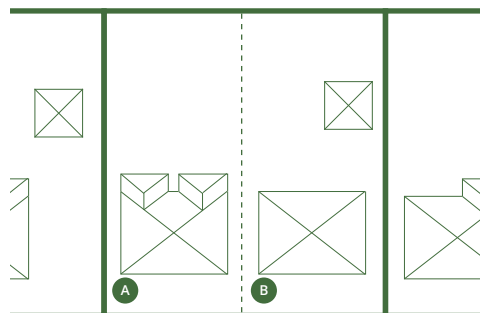
or



$$\begin{aligned}
 &\text{A } 2 \text{ Detached Primary Dwelling Units} \\
 &+ \\
 &\text{B } 2 \text{ Accessory Dwelling Units (ADUs)} \\
 &\quad \text{or Junior Accessory Dwelling Units (JADUs)} \\
 &= \mathbf{4 \text{ dwelling units total}}
 \end{aligned}$$

## LOT SPLIT WITH NEW UNITS

See **Article 16**  
**(Urban Lot Splits)**  
in the Yuba City  
Municipal Code



----- NEW LOT LINES  
CREATE TWO LOTS

$$\begin{aligned}
 &\text{A Lot A: Any combination* of 2 Dwelling Units} \\
 &+ \\
 &\text{B Lot B: Any combination* of 2 Dwelling Units} \\
 &= \mathbf{4 \text{ dwelling units total}}
 \end{aligned}$$

\*For example: 1 duplex –or– 1 primary dwelling unit  
+ 1 JADU –or– 2 primary dwelling units –or–  
1 primary dwelling unit + 1 ADU

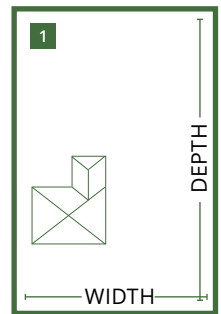
# Urban Lot Split (SB9) Brainstorming Checklist

for splitting an existing single-family lot and developing one primary unit on the new lot.

*Use this guide to understand if you can split an existing lot and build one primary dwelling unit. (Note that additional units are allowed)*

## 1 Determine existing lot size

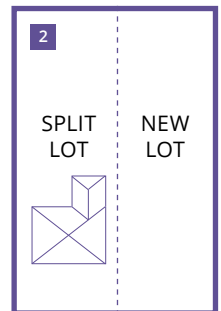
$$\text{Existing lot size} = \frac{\text{WIDTH}}{\text{WIDTH}} \times \frac{\text{DEPTH}}{\text{DEPTH}} = \frac{\text{LOT AREA}}{\text{LOT AREA}} \text{ sq ft}$$



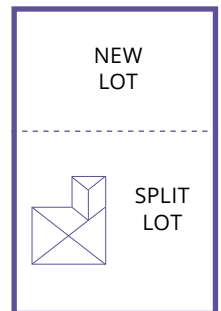
SPLIT  
EXISTING  
LOT

## 2 Determine minimum allowed lot sizes

$$0.4 \times \frac{\text{LOT AREA FROM 1}}{\text{LOT AREA FROM 1}} = \frac{\text{MIN. NEW LOT SIZE}}{\text{MIN. NEW LOT SIZE}} \text{ sq ft} \quad 0.6 \times \frac{\text{LOT AREA FROM 1}}{\text{LOT AREA FROM 1}} = \frac{\text{MIN. SPLIT LOT SIZE}}{\text{MIN. SPLIT LOT SIZE}} \text{ sq ft}$$



- OR -



## 3 Indicate intended lot sizes\*

New Lot: \_\_\_\_\_ sq ft      Split Lot: \_\_\_\_\_ sq ft

\*EACH LOT MUST BE AT LEAST 1,200 SQ FT.  
NO LOT CAN BE SMALLER THAN 40% OF EXISTING LOT AREA.

## 4 Indicate lot compliance

Existing lot must satisfy all of the following:

- ☐ Located in R-1 zone in the City of Yuba City.
- ☐ At least 1 existing residential unit on lot
- ☐ Only residential uses on existing lot
- ☐ Lot has not been split previously
- ☐ Lot is not adjacent to a parcel that was previously split by the same owner
- ☐ Existing lot complies with requirements of subsections (a)(6)(B) through (a)(6)(K), inclusive, of Government Code Section 65913.4:
  - ☐ Not located on prime farmland or farmland of statewide importance.
  - ☐ Not located on an officially designated wetlands.
  - ☐ Not located within a very high fire hazard severity zone.\*
  - ☐ Not located on a hazardous waste site\*.
  - ☐ Not located within a delineated earthquake fault zone\*.  
Not located within a special flood hazard area (FEMA 100-year flood zone).\*
  - ☐ Not located within a FEMA designated regulatory floodway\*.
  - ☐ Not in lands identified for conservation.
  - ☐ Not located within the habitat of a protected species  
Not located within lands under a conservation easement.
- ☐ Is not located within a historic district, is not included on the State Historic Resources Inventory, and is not a landmark or historic property designate by the City of Yuba City or Sutter County.

Continue to **5**

*\*If located on such a site, project must conform to required measures to reduce hazards*

## 5

## Indicate compliance of proposed second-unit and/or two-unit development

**Confirm that no structures with the following characteristics will be demolished:**

- ☐ Existing rent-restricted residential unit(s) rent-restricted
- ☐ Existing residential unit(s) subject to rent/price control
- ☐ Existing residential unit(s) that have been occupied by a tenant (renter) in the last 3 years.
- ☐ Existing residential units where an Ellis Act eviction has been executed per Chapter 12.75 of Division 7 of Title 1 of the Government Code

**Confirm intention to sign an affidavit committing to compliance with the following:**

- ☐ The proposed urban lot split will not violate the requirements of subsection (c) of **§8-5.5005**.
- ☐ Owner intends to occupy a residential dwelling unit on one of the parcels as their primary residence for at least 3 years, unless applicant is a community land trust or qualified nonprofit corporation.
- ☐ Residential units will not be rented for fewer than 31 days (no short term rentals).

**Confirm intent to comply with the following:**

Primary dwelling unit on split lot shall not exceed 1,200 sq. ft. in floor area.

With the exception of standards in **Article 16**, primary dwelling units must comply with all development standards and objective design standards that would be applicable to a primary dwelling unit on a lot that has not been split.



## 6 Indicate number of units per lot

- Each lot may include up to two units total.
- Each lot may include a first and second primary dwelling unit.
- Lots with only one primary dwelling unit may also include an ADU or JADU.

### Indicate proposed units on New Lot:

☒ First Dwelling\*

#### Then choose one:

☐ No additional units

☐ Second Dwelling\*

☐ ADU

SEE ADU CHECKLIST FOR  
STANDARDS FOR ADU AND JADU

☐ JADU

### Indicate proposed units on Split Lot:

☒ First (Existing) Dwelling\*

#### Then choose one:

☐ No additional units

☐ Second Dwelling\*

☐ ADU

SEE ADU CHECKLIST FOR  
STANDARDS FOR ADU AND JADU

☐ JADU

←  
IF ADDING A  
SECOND UNIT  
WITHOUT  
SPLITTING LOT,  
COMPLETE THIS  
SECTION FOR

5

\*MINIMUM 800 SQ FT FOR FIRST AND SECOND PRIMARY DWELLING UNIT(S), NO UNITS TO EXCEED 1,200 SQ FT FLOOR AREA.

**Next Steps:** If your lot qualifies, see **“How to Obtain a Building Permit”** to understand the permitting process.

For complete requirements and standards for Urban Lot Splits, see **Article 16 Urban Lot Splits**.

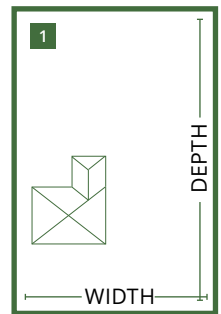
# Urban Lot Split (SB9) + Second Unit Brainstorming Checklist

for splitting an existing single-family lot and developing two units on one or both lots.

*Use this guide to understand if you can split an existing lot and build a second-unit and/or two-unit development.*

## 1 Determine existing lot size

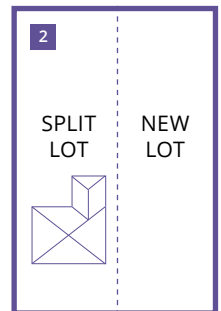
Existing lot size =  $\frac{\text{WIDTH}}{\text{DEPTH}} \times \text{LOT AREA} = \text{sq ft}$



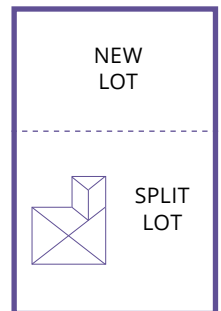
SPLIT  
EXISTING  
LOT

## 2 Determine minimum allowed lot sizes

$0.4 \times \frac{\text{LOT AREA FROM 1}}{\text{40\%}} = \text{MIN. NEW LOT SIZE}$  sq ft     
  $0.6 \times \frac{\text{LOT AREA FROM 1}}{\text{60\%}} = \text{MIN. SPLIT LOT SIZE}$  sq ft



- OR -



## 3 Indicate intended lot sizes\*

New Lot: \_\_\_\_\_ sq ft      Split Lot: \_\_\_\_\_ sq ft

\*EACH LOT MUST BE AT LEAST 1,200 SQ FT.  
NO LOT CAN BE SMALLER THAN 40% OF EXISTING LOT AREA.

## 4 Indicate lot compliance

Existing lot must satisfy all of the following:

- ☐ Located in R-1 zone in the City of Yuba City.
- ☐ At least 1 existing residential unit on lot
- ☐ Only residential uses on existing lot
- ☐ Lot has not been split previously
- ☐ Lot is not adjacent to a parcel that was previously split by the same owner
- ☐ Existing lot complies with requirements of subsections (a)(6)(B) through (a)(6)(K), inclusive, of Government Code Section 65913.4:
  - ☐ Not located on prime farmland or farmland of statewide importance.
  - ☐ Not located on an officially designated wetlands.
  - ☐ Not located within a very high fire hazard severity zone.\*
  - ☐ Not located on a hazardous waste site\*.
  - ☐ Not located within a delineated earthquake fault zone\*.  
Not located within a special flood hazard area (FEMA 100-year flood zone).\*
  - ☐ Not located within a FEMA designated regulatory floodway\*.
  - ☐ Not in lands identified for conservation.
  - ☐ Not located within the habitat of a protected species  
Not located within lands under a conservation easement.
- ☐ Is not located within a historic district, is not included on the State Historic Resources Inventory, and is not a landmark or historic property designate by the City of Yuba City or Sutter County.

Continue to **5**

*\*If located on such a site, project must conform to required measures to reduce hazards*

## 5

## Indicate compliance of proposed second-unit and/or two-unit development

**Confirm that no structures with the following characteristics will be demolished:**

- ☐ Existing rent-restricted residential unit(s) rent-restricted
- ☐ Existing residential unit(s) subject to rent/price control
- ☐ Existing residential unit(s) that have been occupied by a tenant (renter) in the last 3 years.
- ☐ Existing residential units where an Ellis Act eviction has been executed per Chapter 12.75 of Division 7 of Title 1 of the Government Code

**Confirm intention to sign an affidavit committing to compliance with the following:**

- ☐ The proposed urban lot split will not violate the requirements of subsection (c) of **§8-5.5005**.
- ☐ Owner intends to occupy a residential dwelling unit on one of the parcels as their primary residence for at least 3 years, unless applicant is a community land trust or qualified nonprofit corporation.
- ☐ Residential units will not be rented for fewer than 31 days (no short term rentals).

**Second-unit and or units in a two-unit development must satisfy all\* of the following:**

- ☐ Only two primary dwelling units per lot. Accessory dwelling units allowed as per **§8-5.5004**.
- ☐ If the parcel has been occupied by a tenant in the last three years, no more than 25% of exterior walls of existing primary dwelling unit structure will be demolished during construction of the second unit.

- ☐ New units shall be no larger than 1,200 sf each
- ☐ New shall be no taller than 16 ft in height from ground level and shall be on story, unless the new unit is located completely within a permitted structure, in which case this does not apply.
- ☐ A second unit, and both of the units in a two-unit development, shall have a separate entrance.
- ☐ Each unit in a two unit development must comply with all development standards and objective design standards that would be applicable to a primary dwelling unit on the same parcel, unless otherwise specified in **§8-5.5005**.

Continue to **6**

*\*Note: relief from certain standards may be available if standards prevent construction of a second unit or would prevent the second unit from being at least 800 square feet in floor area.*

# 6

## Indicate number of units per lot

- Each lot may include up to two units total.
- Each lot may include a first and second primary dwelling unit.
- Lots with only one primary dwelling unit may also include an ADU or JADU.

### Indicate proposed units on New Lot:

☒ First Dwelling\*

#### Then choose one:

☐ No additional units

☐ Second Dwelling\*

☐ ADU

SEE ADU CHECKLIST FOR  
STANDARDS FOR ADU AND JADU

☐ JADU

### Indicate proposed units on Split Lot:

☒ First (Existing) Dwelling\*

#### Then choose one:

☐ No additional units

☐ Second Dwelling\*

☐ ADU

SEE ADU CHECKLIST FOR  
STANDARDS FOR ADU AND JADU

☐ JADU

←  
IF ADDING A  
SECOND UNIT  
WITHOUT  
SPLITTING LOT,  
COMPLETE THIS  
SECTION FOR **5**

\*MINIMUM 800 SQ FT FOR FIRST AND SECOND PRIMARY DWELLING UNIT(S)

## 7 Indicate parking strategy for first and second unit(s)

**No parking required for second unit or for either unit in a two-unit development if:**

- ☐ Site is located within 1/2 mile of a transit stop  
(See Yuba-Sutter Transit for current bus stop locations)
- 1 space per unit required if none of the above apply\*.
- Parking for existing unit on split lot must comply with zone.
- Each lot must have access to or adjoin the public right-of-way.  
If necessary, the parcel adjoining the public right-of-way must provide the other parcel with access to the right-of-way through an easement.

**Indicate number of required parking spaces\*\*:**

\_\_\_\_\_  
SPACES FOR NEW LOT

\_\_\_\_\_  
SPACES FOR SPLIT LOT

*\*additional conditions that waive parking requirements but which are not applicable in Yuba City at the time of publication of this document may be available. See Government Code §65852.2 for these and other parking requirement waivers.*

*\*\*if including an ADU or JADU, see ADU CHECKLIST for parking requirements*

**Next Steps:** If your lot qualifies, see **“How to Obtain a Building Permit”** to understand the permitting process.

For complete requirements and standards, see **Article 16 Urban Lot Splits** and **§8-5.5005 Second units and two-unit developments.**

# Second Unit Brainstorming Checklist

for adding a second primary dwelling unit to an existing single-family lot.

*Use this guide to understand if you can develop an additional primary dwelling unit on an existing single-family lot with one existing primary dwelling unit.*

## 1 Indicate lot compliance

**Existing lot must satisfy all of the following:**

- ☐ Located in R-1 zone in the City of Yuba City.
- ☐ Existing lot complies with requirements of subsections (a)(6)(B) through (a)(6)(K), inclusive, of Government Code Section 65913.4:
  - ☐ Not located on prime farmland or farmland of statewide importance.
  - ☐ Not located on an officially designated wetlands.
  - ☐ Not located within a very high fire hazard severity zone.\*
  - ☐ Not located on a hazardous waste site\*.
  - ☐ Not located within a delineated earthquake fault zone\*.
  - ☐ Not located within a special flood hazard area (FEMA 100-year flood zone)\*.
  - ☐ Not located within a FEMA designated regulatory floodway\*.
  - ☐ Not in lands identified for conservation.
  - ☐ Not located within the habitat of a protected species
  - ☐ Not located within lands under a conservation easement.
- ☐ Is not located within a historic district, is not included on the State Historic Resources Inventory, and is not a landmark or historic property designate by the City of Yuba City or Sutter County.

*\*If located on such a site, project must conform to required measures to reduce hazards.*



## 2

## Indicate compliance of proposed second-unit and/or two-unit development

Confirm that no structures with the following characteristics will be demolished:

- ☐ Existing rent-restricted residential unit(s)
- ☐ Existing residential unit(s) subject to rent/price control
- ☐ Existing residential unit(s) that have been occupied by a tenant (renter) in the last 3 years.

**Second unit must satisfy all\*\* of the following:**

- ☐ Only two primary dwelling units per lot. Accessory dwelling units allowed as per **§8-5.5004**.
- ☐ If the parcel has been occupied by a tenant in the last three years, no more than 25% of exterior walls of existing primary dwelling unit structure will be demolished during construction of the second unit.
- ☐ New units shall be no larger than 1,200 sf each
- ☐ New shall be no taller than 16ft in height from ground level and shall be on story, unless the new unit is located completely within a permitted structure, in which case this does not apply.
- ☐ A second unit shall have a separate entrance.
- ☐ Will not be rented for a term of less than 31 consecutive days.
- ☐ Each unit in a two unit development must comply with all development standards and objective design standards that would be applicable to a primary dwelling unit on the same parcel, unless otherwise specified in **§8-5.5005**.

Continue to **3**

*\*\*Note: relief from certain standards may be available if standards prevent construction of a second unit or would prevent the second unit from being at least 800 square feet in floor area.*

# 3

## Indicate parking strategy

**No parking required for second unit or for either unit in a two-unit development if:**

- ☐ Site is located within 1/2 mile of a transit stop  
(See Yuba-Sutter Transit for current bus stop locations)
- 1 space per unit required if none of the above apply\*.
- Parking for existing unit must comply with zone.

**Indicate number of required parking spaces\*\*:**

\_\_\_\_\_  
SPACES FOR NEW LOT

\_\_\_\_\_  
SPACES FOR SPLIT LOT

*\*additional conditions that waive parking requirements but which are not applicable in Yuba City at the time of publication of this document may be available. See Government Code §65852.2 for these and other parking requirement waivers.*

*\*\*if including an ADU or JADU, see ADU CHECKLIST for parking requirements*

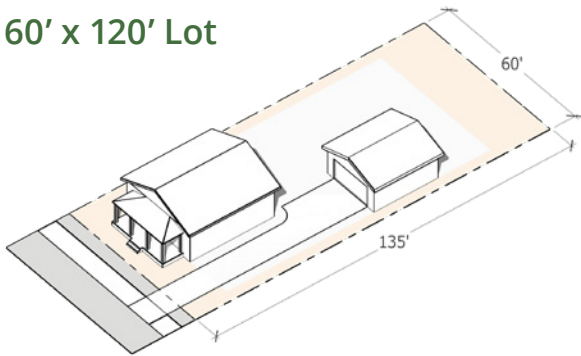
**Next Steps:** If your lot qualifies for a second unit, see **How to Obtain a Building Permit** to understand the permitting process.

For complete requirements and standards for Urban Lot Split, see **Article 16 Urban Lot Splits.**

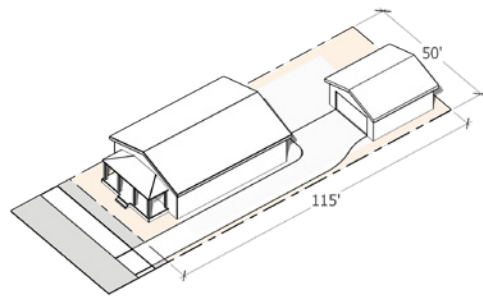
# Example Test Fits

The following pages show how an SB-9 lot split could work on typical lots in Yuba City. The lot dimensions and proportions used in these models correspond to actual lot patterns found in different parts of town. The existing buildings are similar to the building types that would be found on the corresponding lot types used in the model. The intent of these models is to show some possible approaches allowed under the urban lot split and second unit/two-unit development standards. Since the existing conditions on specific lots are unique, it is important to note that the approaches modeled in these test fits may not apply to your lot.

**60' x 120' Lot**



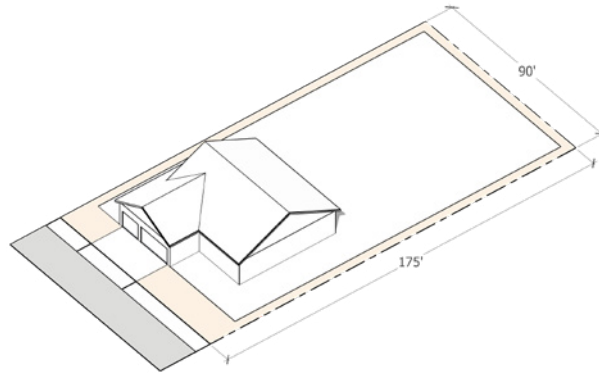
**50' x 115' Lot**



# SB-9 Lot Split — 90'x175' Lot

## Existing Conditions

Zone	R-1
Lot Area	15,750 sf
Existing (Primary) Building	2,664 sf
Max. Lot Coverage	45%
Actual Lot Coverage	17%
Existing Parking	3 spaces
Rear Setback	25'
Side Setback	5'
Front Setback	15'



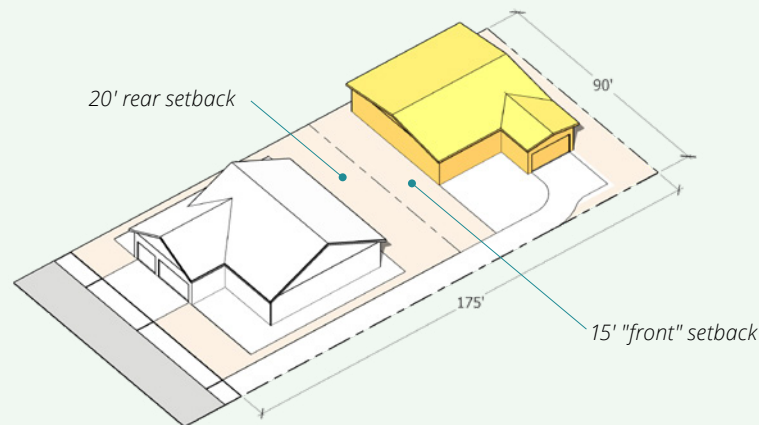
## Notes

- Additional 5% lot coverage allowed beyond 40% maximum for lots with only single-story buildings.
- Access to new rear lot via easement within side setback in front lot.
- R-1 zone allows rear setbacks to be the lesser of 25 ft. or 20% of the total lot depth. Lot split test fit utilizes 20% dimension (20' front lot, 14' rear lot)
- Second unit limited to 16' in height if lot is not split. Test Fit model shows 16' building on split lot. Existing building modeled at 24' height.

## Test Fit

### Front Lot

Lot Area	9,000 sf
Existing Building	2,664 sf
Lot Coverage	30%
Parking	3 spaces
Rear Setback	20'
Side Setback	5'
Front Setback	15'



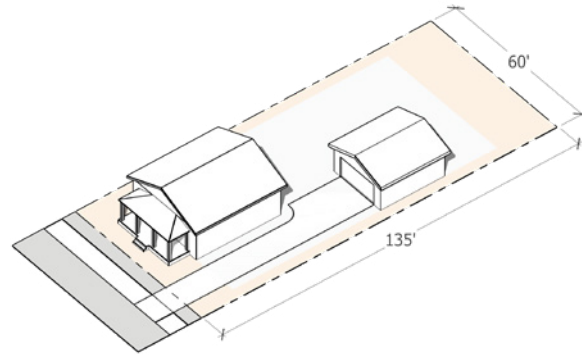
### Rear Lot

Lot Area	6,750 sf
New Building	2,340 sf
Lot Coverage	35%
Parking	2 spaces
Rear Setback	14'
Side Setback	5'
Front Setback	15'

# SB-9 Lot Split — 60'x135' Lot

## Existing Conditions

Zone	R-1
Lot Area	8,100 sf
Main Building	960 sf
Max. Lot Coverage	45%
Actual Lot Coverage	18%
Existing Parking	2 spaces
Front Setback	15'



## Notes

- Additional 5% lot coverage allowed beyond 40% maximum for lots with only single-story buildings.
- Test fit model assumes access to new rear lot via easement in side setback in front lot.
- Side and rear setbacks 4'.
- Second unit limited to 16' in height if lot is not split. Test fit model assumes lot split to show second story in detached second unit; single-story test fit models could be developed without a lot split, see §8-5.5005 (Second units and two-unit developments).

## Test Fits

### Front Lot

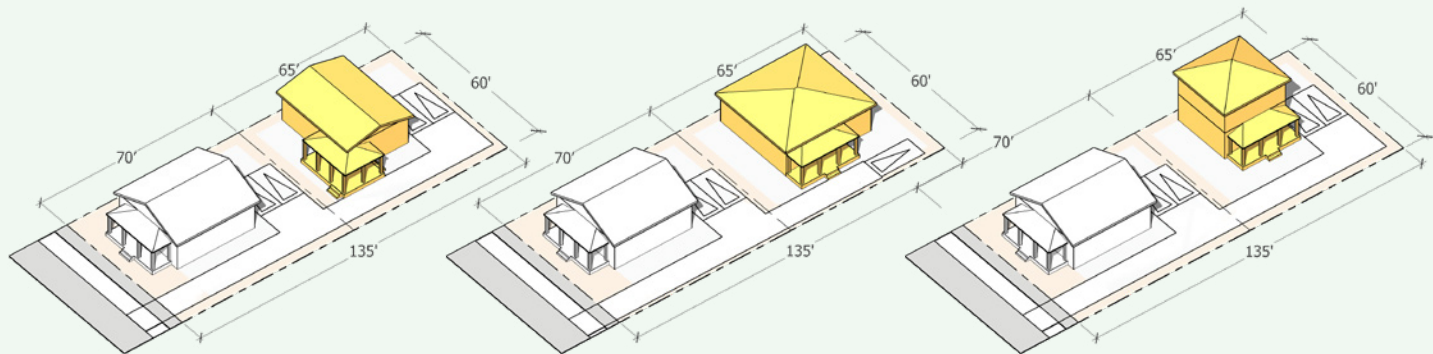
Lot Area	4,200 sf
Rear Setback	4' min.
Side Setbacks	4' min.

### Rear Lot

Lot Area	3,900 sf
Rear Setback	4' min.
Side Setbacks	4' min.

\*Note: two dwelling units allowed on each lot. Buildings in test fit models could contain one or two units each. Units could be some combination of detached primary dwelling units (up to two buildings per lot), attached duplex units, and/or ADUs/JADUs.

\*\*Note: side and rear setbacks for split lots established by state law.



### Smaller Single-Story Building

Building Area	800 sf
Lot Coverage	21%
Building Height	16'
Parking Spaces	2

### Larger Single-Story Building

Building Area	1,200 sf
Lot Coverage	31%
Building Height	16'
Parking Spaces	1

### Two-Story Building

Building Footprint	600 sf
Total Building Area	1,200 sf
Lot Coverage	15%
Building Height	27'
Parking Spaces	2

