



# SENATE BILL (SB) 9

Senate Bill (SB) 9 went into effect January 1, 2022. SB9 allows ministerial review and approval of Urban Lot Splits (splitting a Single- Family parcel into two) and Two-unit projects (the construction of two dwellings on a single family lot).

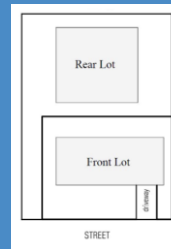
## SB 9 ALLOWS MINISTERIAL APPROVAL OF TWO- UNIT PROJECTS OR AN URBAN LOT SPLIT ON SINGLE FAMILY LOTS

### TWO-UNIT PROJECTS\*

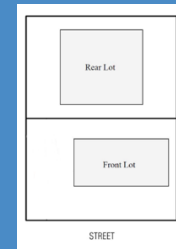
- Only allowed in Single-family (S-F) zone.
- All illegal structures must be corrected first prior to application submittal.
- No more than 2 units permitted on a lot. Includes ADU and JADU.
- Floor area must be at least 500 square feet but no more than 800 square feet.
- The dwelling unit may not exceed one story or 16 feet in height.
- New units shall meet the underlying zone, however if units cannot be built a minimum 4 feet side rear setback is required.
- The lot may not involve the demolition of more than 25% of the existing exterior walls.
- One off- street parking space per unit required
- Each unit shall have own utility connection.

### URBAN LOT SPLIT\*

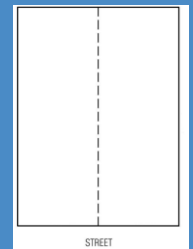
- No more than 2 lots.
  - Minimum lot size 1, 200 sq. ft. each.
  - One lot cannot be smaller than 40%.
  - The lot cannot have been created through previous lot split.
  - Flag lots and horizontal lot split are allowed. No vertical lot splits allowed.



Flag Lot Split  
Allowed



Horizontal Lot Split  
Allowed



Vertical Lot Split  
Not Allowed

- No more than 2 units permitted on a lot. Includes ADU and JADU.
- Must provide all easements required.
- Affidavit applicant will occupy dwelling units for minimum of 3 years.
- Unit shall comply with development standards for Two -Unit projects.

\*Other provisions will apply.

If you're interested in finding out more about SB 9 in the City of Pico Rivera, please email, [planning@pico-rivera.org](mailto:planning@pico-rivera.org) or call (562) 801-4476 or visit City Hall during business hours.