



County of Santa Clara  
**Department of Planning and Development**

**SENATE BILL 9 WAIVES DISCRETIONARY REVIEW AND PUBLIC HEARINGS FOR:**

**URBAN TWO-UNIT DEVELOPMENT**

*BUILDING TWO HOMES ON A PARCEL  
 IN A SINGLE - FAMILY ZONE*



**URBAN LOT SPLITS**

*SUBDIVIDING A LOT INTO TWO THAT CAN BE  
 SMALLER THAN REQUIRED MIN. SIZE*

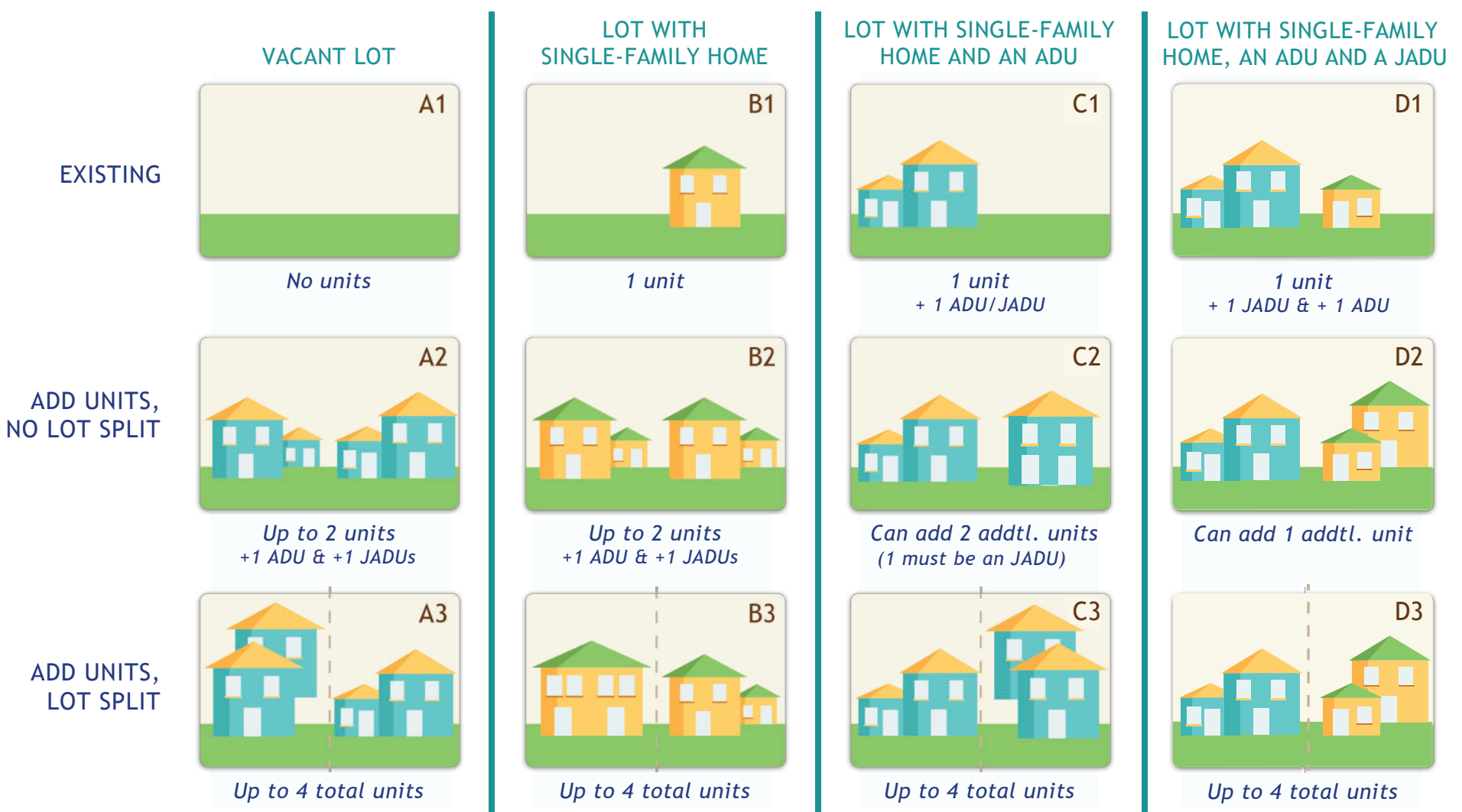
Used together, this allows **4 dwellings**, where 3 were allowed before.

**SB 9 CAN BE USED TO:** *Add new homes to existing parcel • Divide existing house into multiple units • Divide parcel and add homes*

Process requires [Building Permits](#) for construction, and [Grading Approval](#) subject to County Ordinance Code (if Applicable).  
 Applicants should speak to a Planner before submitting an application.

**WHAT IT CAN MEAN FOR DEVELOPMENT OF NEW DWELLING UNITS**

*Illustrations are based on a preliminary analysis of the law. Details are subject to change and are for informational purposes only.*



*For parcels with non-conforming buildings please check with Department of Planning & Development on the requirements for SB 9 to be utilized for building new units.*

**USING SB 9 WITHOUT A LOT SPLIT:**

- Without a lot split, two primary units and up to 2 new ADUs/JADUs can be built.

**USING SB 9 WITH A LOT SPLIT:**

- SB 9 does not require jurisdictions to approve more than 4 units total, including any ADUs/JADUs.
- Future subdivision prohibited.



**SINGLE-UNIT DEVELOPMENTS**

SB 9 can be used to develop single units - but projects must comply with all SB 9 requirements.