

**CITY OF CAMPBELL**  
Community Development Department

**SB-9 ORDINANCE SUMMARY SHEET**

**Housing Development Examples**

■ **Housing Development Types.**

**With an Urban Lot Split (See 1, 2, 3, 4, 5)**

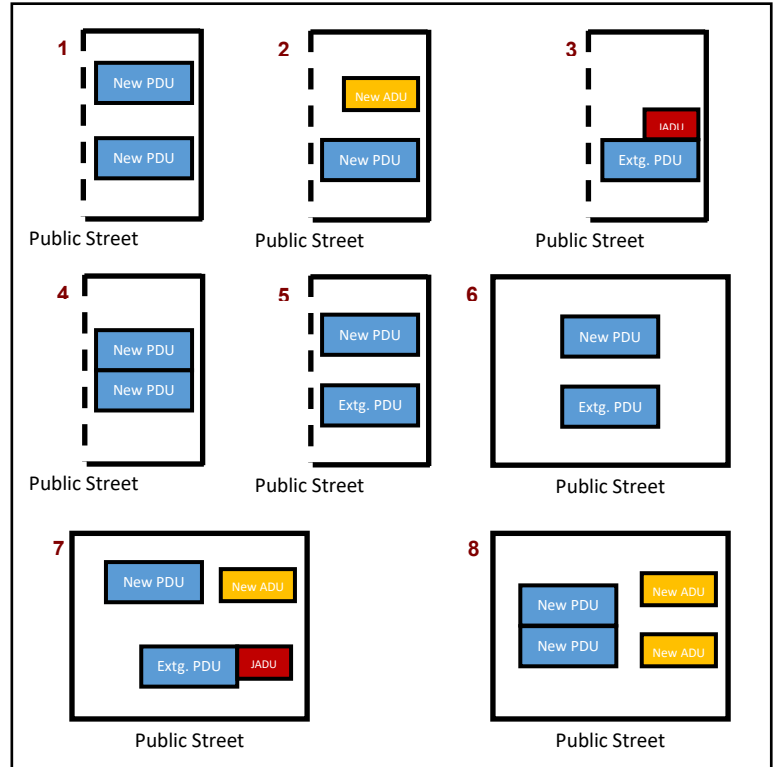
- Construction of one (1) new PDU (primary dwelling unit\*) and one (1) ADU/JADU
- Retention of one (1) existing PDU and construction of one (1) ADU/JADU

**With or without an Urban Lot Split (See 1, 4, 5, 6)**

- Construction of two (2) new PDUs
- Construction of one (1) new PDU and retention of one (1) existing PDU

**Without an Urban Lot Split (See 6, 7, 8)**

- Construction of one (1) new PDU and one (1) ADU/JADU and retention of one (1) PDU and ADU/JADU



\*Primary dwelling unit here means either an attached or detached unit

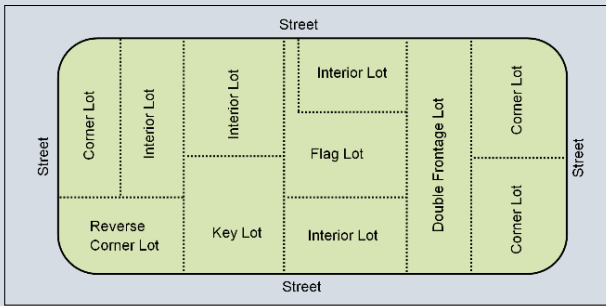
- **Zoning District.** All single-family residential zoning districts (R-1), except historic properties.
- **Existing Structures.** Existing structures are exempt from setback requirements, but they cannot span multiple properties.
- **Parking.** One 9-foot by 20-foot covered or uncovered parking stall per primary dwelling unit, which can include the driveway.
- **Intent to Occupy.** The applicant shall be required to occupy one of the newly created dwellings or parcels as their principle residence for three years.
- **Demolition.** The proposed housing development shall not demolish or alter more than 25% of an existing structure that has been rented for anytime in the last three years.

Development Standards		
<b>Property Line Setbacks</b>	Front	Applicable zoning district/ area plan
	Garage Entry	25-feet
	Interior/Rear	4-feet
	Street Side	12-feet
<b>Separations Between Primary Dwelling Units</b>	Units located to the front/back	10-feet
	Units located to the side	5-feet
<b>Separations Between Accessory Dwelling Units</b>	Units located to the front or back	10-feet
	Units located to the side	5-feet
<b>Lot Coverage/FAR</b>	Applicable zoning district/area plan	
<b>Private Open Space</b>	750 sq. ft. per PDU	

**Urban Lot Splits**

- **Lot Types.** Only lots meeting the following

Lot Type (1)	Allowability
Interior Lot	Allowed
Corner Lot	
Reverse Corner Lot	
Flag Lot	
Key Lot	
Cul-de-Sac Lot	
Pie-Shaped Lot	
Double Frontage Lot	Not Allowed
Irregular Lot*	



- **Minimum Lot Size.** Minimum of 40% of the original net lot area, not less than 1,200 square feet. The calculation of lot size for a flag lot shall exclude the access corridor.
- **Minimum Public Frontage.** Standard lots shall have a minimum of 25-feet. Flag lots shall have a minimum of 12-feet and a maximum of 15-feet.
- **Minimum Lot Width.** 25-feet. The calculation of lot width for a flag lot shall exclude the access corridor.
- **Adjacent Parcels.** A single applicant cannot propose Urban Lot Splits on adjacent parcels.
- **Number of Lots.** The parcel map to subdivide an existing parcel shall create no more than two (2) new parcels.
- **Number of Units.** The plans must show two (2) units per lot, with at least one (1) primary dwelling unit.

\*Irregular Lot here means a lot that does not meet any of the provided Lot Type definitions

**Answers to Common SB-9 Questions**

- 1. What is the permitting process?** First, the applicant shall apply for a Zoning Clearance reviewed by the Planning Division. If an Urban Lot Split is proposed, the applicant will need to also submit a Parcel Map with the Public Works Department concurrently with the Zoning Clearance. Once the Zoning Clearance is approved, the Applicant will then apply for a Building Permit to construct the unit(s).
- 2. Do I have to live on the property?** Yes, the Applicant shall sign an affidavit attesting the intent to occupy one of the units for a minimum of three years after the Certificate of Occupancy is received.
- 3. Can I rent the new unit(s) separately from the main home?** Yes.
- 4. Can I Airbnb my new unit(s)?** Short-term rentals such as Airbnb and VRBO are not allowed.
- 5. Do I have to install fire sprinklers?** All new primary dwelling units require fire sprinklers. For ADUs/JADUs refer to the [ADU Summary Sheet](#) handout.
- 6. Are there design review standards for SB-9 projects?** Yes. SB-9 projects have unique design review standards that apply, see [SB-9 Ordinance](#) for more information.
- 7. Will my property taxes increase if I build an additional unit?** Yes. Under Proposition 13 the County Assessor will appraise the new construction at fair market value. Learn more at [sccassessor.org](http://sccassessor.org).
- 8. Can I sell the new unit separately from my home when on the same parcel?** No. Units on the same parcel cannot be sold separately.
- 9. Can the new unit have separate utilities?** Yes. Units on the same lot can have separate utilities and meters. Utilities serving new parcels shall not cross property lines.
- 10. How long does it take to get a permit?** The typical Zoning Clearance review period is between 8-12 weeks, while the typical Building Permit Application review period before a permit may be issued is 6-10 weeks, for a total of 14-22 weeks for both processes.
- 11. Can I legalize an unpermitted unit?** Yes, if it can be made to satisfy all current requirements.
- 12. Are there any exceptions to the required standards for lot constraints?** Yes. Exceptions shall be granted by the Community Development Director in order of their priority, see [SB-9 Ordinance](#) for more information.