

LOCAL JURISDICTION SB 9 REGULATIONS COMPARSION TABLE ¹

Jurisdiction	Summary	Unit Size & FAR	Max Height	Units – Urban Lot Split
Burlingame	Adopted SB 9 Two Unit Residential Overlay District	32% FAR + 1,100 sq. ft. + 400 sq. ft.	30 ft. 10 ft. plate and 15 ft. peak height limit within rear 20 ft. of parcel	Restricted to two dwelling units
Redwood City	City Council Study Session planned June 2022	40% lot coverage (no FAR standards)	28 ft. or 2.5 stories	Restricted to two dwelling units
San Francisco	Adopted SB 9 Objective Design Standards (ODS) January 2022	Defers to ODS for setback and height requirements; Second unit may not be less than 800 sq. ft.	3-story limit at 45% rear yard line 2-story limit at 30% rear yard line	Restricted to two dwelling units
Sunnyvale	Adopted local Ordinance (“Dual Urban Opportunity Housing – Chp. 19.78)	45% FAR or 3,600 sq. ft. (whichever is less); 50% or 4,000 sq. ft. (which ever is less) if project meets at least 3 certain findings (Chp.19.78.040(2))	30 ft. 17 ft limit within the rear 20 ft.	Restricted to two dwelling units
San Carlos	Adopted Interim Urgency Ordinance through 2022	Max 800 sq. ft. SB 9 unit size cap. Existing units that remove more than 50% are considered new units and will be capped at 800 sq. ft. Additions to existing SB 9 units not permitted.	16 ft for new units 20 ft. for hillside sites	Restricted to two dwelling units

¹ Notes: Local jurisdictions’ development standards shall not preclude at least two SB 9 units that are 800 sq. ft. each in size. Except for San Francisco, the cities shown on this list generally defer to underlying zoning and development standards and have not adopted specific SB 9 standards at this time.

Foster City	Adopted Interim Urgency Ordinance on 2/22	50% lot coverage	25 ft, 2 stories	Restricted to two dwelling units
Millbrae	Adopted Interim Urgency Ordinance	55% FAR and 50% lot coverage	25 ft (or up to 30 ft if the additional 5 ft has a min 3" roof slope)	Restricted to two dwelling units Affordability requirements
Woodside	Adopted Urgency Ordinance	All SB 9 units limited to 800 sq. ft. Basements prohibited.	11 ft plate 17 ft. peak	Restricted to two dwelling units