

## SB 9 Objective Standards Overview – SLO County Jurisdictions

	Arroyo Grande	Pismo Beach	Grover Beach	San Luis Obispo
<b>Pass an urgency ordinance?</b>	N	Y <a href="#">Coastal SB9 Ordinance</a>  <a href="#">Non-Coastal SB9 Ordinance</a>	N	N
<b>Zones Prohibited</b>	Village Historic Overlay  Non-R1 Zones  <a href="#">Zoning Map</a>	<a href="#">VHFHSZ</a>  Pismo Heights  <a href="#">Zoning Map</a>	Non R-1, CPR, or CPR1 Zones  <a href="#">Zoning Map</a>	Non SFR Zones  <a href="#">Zoning Map</a>
<b>Coastal Zone?</b>	N	Y	Y	N
<b>Parking Required</b>	1 space per main unit  <i>(See ADU parking requirements)</i>	1 enclosed or partially enclosed space per main unit  <i>(See ADU parking requirements)</i>	1 space per main unit  <i>(See ADU parking requirements)</i>	1 space per main unit  <i>(See ADU parking requirements)</i>
<b>Height Limit</b>	16ft within underlying setback  Up to 30ft outside underlying setback	25ft  <i>(existing standard)</i>	16ft within underlying setback  25ft outside underlying setback	25ft  <i>(existing standard)</i>
<b>Square Footage or Floor Area Ratio</b>	<u>Parcels 0-4,000 sqft</u> .35  <u>Parcels 4,001-7,199 sqft</u> .40  <u>Parcels 7,200-11,999 sqft</u> .50  <u>Parcels 12,000-39,999 sqft</u> .45  <u>40,000 + sqft</u> Square feet net	<u>Parcels ≤2700sqft</u> FAR 0.86  <u>Parcels &gt;2700sqft</u> FAR 0.72  <i>(existing standard)</i>	No FAR specified  Max square footage 1200sqft for each main unit	FAR 0.40 except in conjunction with other types of architectural features  <a href="#">Dev Code Overview</a>  <i>(existing standard)</i>

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<b>Front Setback</b>	<u>Residential Estate</u> 50ft  <u>Residential Hillside &amp; Residential Rural</u> 35ft  <u>Residential Suburban</u> 25ft  <u>Single Family</u> 20ft  <i>(existing standard)</i>	10-20ft depending on lot size  <a href="#">Setback Dev Code</a>     <i>(existing standard)</i>	20ft     <i>(existing standard)</i>	20ft     <i>(existing standard)</i>
<b>Maximum Lot Coverage</b>	<u>RE, RH, &amp; RR</u> 35%  <u>RS</u> 30%  <u>SF</u> 40%	55%  <i>(existing standard)</i>	45%  <i>(existing standard)</i>	40%  <i>(existing standard)</i>
<b>Other Notes</b>	Planning Commission recommended more liberal development standards  Council agreed to allow up to 6 units total on 20k sqft lots that undergo an urban lot split (one main unit, one ADU and one JADU on each parcel, consistent with AB 68)	Requires coastal dev permit in coastal zone (ministerial)	None	<a href="#">New Times Article 1/6/22</a>

	<b>Unincorporated County</b>	<b>Paso Robles</b>	<b>Atascadero</b>	<b>Morro Bay</b>
<b>Pass an urgency ordinance?</b>	N	Y  <a href="#">12/7/21 Urgency Ordinance</a>	Y  <a href="#">Minutes 12/14 City Council Meeting</a>	N  <a href="#">12/21 Draft Zoning Ordinance Update</a>

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<b>Zones Prohibited</b>	Non R-1 Zones <a href="#">Zoning Map</a>	Non R-1 Zones <a href="#">Zoning Map</a>	Non R-1 Zones <a href="#">Zoning Map</a>	Non R-1 Zones <a href="#">Zoning Map</a>
<b>Coastal Zone?</b>	Y  County is currently not accepting SB9 applications in the Coastal Zone and is writing an Local Coastal Plan consistent with SB9	N	N	Y
<b>Parking Required</b>	1 space per main unit  See ADU parking requirements	1 covered onsite space per main unit  See ADU parking requirements	1 space per main unit  See ADU parking requirements	1 space per main unit  See ADU parking requirements
<b>Height Limit</b>	35ft  <i>(existing standard)</i>	<u>Lots &gt;5k sqft</u> Current R1  <u>Lots 2k-4,999 sqft</u> 16ft  <u>Lots &lt; 2ks qft</u> Two stories or 22ft, extra 5ft setback for 2 <sup>nd</sup> story  No roof deck allowed on lot split projects	None specified, but it is implied by other standards that new builds would not be over 1 story or about 16ft  Two-story projects must have the 2 <sup>nd</sup> story limited to 75% of area of main floor	<u>Non-Coastal</u> 30ft  <u>Coastal</u> 14-25ft
<b>Square Footage or Floor Area Ratio</b>	Existing R1	≥800 sqft for each main unit	Max 800sqft, including any garage or enclosed porch	No FAR listed in residential development code
<b>Front Setback</b>	Existing R1	Existing R1  <u>Replacing existing legal structure</u> Existing setbacks OK  New Builds 4ft side and rear	<u>Primary Street Frontage</u> 25ft  <u>Secondary Street Frontage</u> 12.5ft	<u>Structure</u> 15ft  <u>Garage Entrance</u> 20ft

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			<u>Corner Street Frontage or Flag/Easement Access Way</u> 10ft	
<b>Lot Coverage</b>	Existing R1	50% for all main buildings, provided two main units can be 800sqft each	40%  300sqft private open space for 2 or fewer bedrooms, 3+ bedrooms require additional 50 sqft per bedroom  Front setback cannot satisfy open space requirement	60%
<b>Other Notes</b>	<a href="#">County Planning and Building SB9 Page</a>	<a href="#">KSBY Piece 12/7/21</a>	Porches mandatory on all new units  300 cubic feet of shelved storage area per unit, not including bedroom and entry coat closets  All utilities must be undergrounded  <a href="#">Atascadero News Article 12/15/21</a>	None

### Universal to All SB9 Projects

-ministerial approval for projects meeting objective development standards

-short term rental use prohibited

-any development standards precluding duplex units from being at least 800sqft (each) are waived

-cannot mandate more than 4ft interior setbacks

-urban lot splits require affidavit that owner intends to live in one lot for the next three years

-cannot demolish any structure held by a tenant in the last three years

-cannot alter any property currently occupied by a tenant if it means demolishing more than 25% of structure walls

-can add units and/or split lot on a property currently held by a tenant if it *does not involve* demolishing more than 25% of structure walls

-cannot use SB9 on any property that's had an Ellis Act eviction in 15 years

-cannot use SB9 by the same owner on adjacent lots or in conjunction with the same owner

-2400 minimum lot size for urban lot splits

-maximum split differential is 60/40

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