



City of Westlake Village  
 SB 9 Multiple Unit and Lot Split  
 Objective Development Standards

*Graphics are illustrative concepts and are not intended to be prescriptive*



	<b>1   Convert Existing House with New ADU and JADU</b>	<b>2   New Construction of SB 9 Units with ADU and JADU</b>	<b>3   Lot Split with New Construction</b>	<b>4   Lot Split with New Construction</b>
<b>Lot Split</b>	No	No	Yes, side-by-side	Yes, front-to-rear (flag lot)
<b>Max Units</b>	4 units: existing dwelling converted to 2 SB 9 units + ADU + JADU	4 units: new construction of 2 SB 9 units (attached or detached) + ADU + JADU	2 units per lot: new construction (attached or detached) including ADU or JADU	2 units per lot: new construction (attached or detached) including ADU or JADU
<b>Max Gross Floor Area</b>	2 SB 9 units combined cannot exceed size of original house or 1,800 square feet, whichever is greater	2 SB 9 units combined cannot exceed size of original house or 1,800 square feet, whichever is greater	2 units combined cannot exceed 1,800 square feet per lot	2 units combined cannot exceed 1,800 square feet per lot
<b>Max Height</b>	<ul style="list-style-type: none"> <li>• New construction: 1 story, 18 feet</li> <li>• Existing dwelling: can remain at existing height with no increase and no expansion of second story</li> </ul>	1 story, 18 feet	1 story, 18 feet	1 story, 18 feet

	<b>1   Convert Existing House with New ADU and JADU</b>	<b>2   New Construction of SB 9 Units with ADU and JADU</b>	<b>3   Lot Split with New Construction</b>	<b>4   Lot Split with New Construction</b>
<b>Min Setbacks</b>	<ul style="list-style-type: none"> <li>• Front: 20 feet</li> <li>• Side and Rear: 4 feet</li> <li>• Existing house can remain or be rebuilt at existing setbacks</li> </ul>	<ul style="list-style-type: none"> <li>• Front: 20 feet</li> <li>• Side and Rear: 4 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Front: 20 feet</li> <li>• Side and Rear: 4 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Front: 20 feet</li> <li>• Side and Rear: 4 feet</li> </ul>
<b>Min Parking</b>	<ul style="list-style-type: none"> <li>• One space per SB 9 unit in enclosed garage</li> <li>• Can be in same garage or separate garages</li> </ul>	<ul style="list-style-type: none"> <li>• One space per SB 9 unit in enclosed garage</li> <li>• Can be in same garage or separate garages</li> </ul>	<ul style="list-style-type: none"> <li>• One space per SB 9 unit in enclosed garage</li> <li>• Can be in same garage or separate garages on each lot</li> </ul>	<ul style="list-style-type: none"> <li>• One space per SB 9 unit in enclosed garage</li> <li>• Can be in same garage or separate garages on each lot</li> </ul>
<b>Design</b>		<ul style="list-style-type: none"> <li>• If detached units, cannot be located side-by-side; rear unit cannot be wider or taller than front unit and must be positioned directly behind front unit</li> <li>• If attached units, building cannot be symmetrical</li> </ul>	<ul style="list-style-type: none"> <li>• Front buildings on each lot must have zero setback and be attached to appear as one building</li> <li>• Buildings must have identical architecture, colors, and materials</li> </ul>	

**General Requirements**

- The lot must meet all eligibility criteria specified in Government Code Section 65852.21(a)
- All objective development standards of the underlying zone apply except for special neighborhood-specific standards and except as superseded by these SB 9 standards
- No new unit can be accessed by passing through a flood control or storm drain easement
- No new unit can be placed in a restricted development area shown on a tract map or assessor map
- No exterior stairways are allowed except leading from grade to the first floor
- Only one unit entry door may face the street per lot
- Only one pedestrian path may connect to the street per lot
- The property owner must submit an executed restrictive covenant prohibiting all units from being used for short-term rental

**Additional Requirements for Lot Splits**

- The property owner must sign an affidavit stating that they intend to occupy one of the units as their primary residence for at least 3 years
- The same property owner cannot subdivide adjacent lots
- The area of each lot must be at least 40% of the original lot area
- All lots must have frontage on a public street

**Accessory Dwelling Units**

- ADUs and JADUs are subject to separate standards not reflected here including but not limited to floor area, height, and parking
- For [ADU requirements](#), refer to Westlake Village Municipal Code Sections [9.14.070](#) and [9.14.080](#)

For more information, refer to Westlake Village Municipal Code Sections 9.14.090 and 10.1.050