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**Sec. 35-102A. SF Single Family Restricted Overlay District**

*(Added by Ord. 3737, 11/21/88)*

***Sec. 35-102A.1. Purpose and Intent***

The purpose of this district is to preserve the character of the single family residential zones in areas subject to strong high density development pressures. The intent of this overlay district is to prevent the development of illegal second units and dormitory-type rental units, and to provide additional on-site parking.

***Sec. 35-102A.2. Effect of SF Overlay District.***

Within the SF Overlay District, all new residential development, additions to, or conversions of residential development shall comply with the regulations of the base zone district and shall comply with the additional regulations of the SF Overlay District.

***Sec. 35-102A.3. Processing.***

1. The site plan required under Section 35-169.4 shall clearly indicate the use, full dimensions, and size of all proposed and existing rooms.
2. In order for a Coastal Development Permit to be issued for the proposed development, addition, or conversion, the following standards shall be complied with:
  - a. Residential development shall be limited to a maximum of four (4) bedrooms and a maximum of 2,000 square feet of living area per lot.
  - b. An additional parking space shall be required for residential development which results in a total of more than 1,800 square feet of living area.
  - c. Bedrooms shall be defined as any room other than a living room, a dining room, a kitchen, or bathrooms.
  - d. Any attic or basement area which meets Uniform Building Code minimum height requirements shall be counted as the interior living portion of a dwelling unit.