

## University Neighborhood Livability - EXHIBIT U

### Santa Barbara County Land Use and Development Code Section 35.28.180

#### 35.28.180 - Single Family Restricted (SF) Overlay Zone

- A. Purpose and intent.** The Single Family Restricted (SF) overlay zone is intended to preserve the character of single family residential zones in areas subject to significant high density development pressures, by preventing the development of illegal second units and dormitory-type rental units, and to provide additional onsite parking.
- B. Applicability.** The SF overlay zone may only be applied within the Coastal Zone. All new residential development, additions to, or conversions of residential development shall comply with the regulations of the primary zone in addition to the requirements of this Section.
- C. Development standards.** Each addition or conversion shall comply with all of the following standards.
- 1. Dwelling unit size.** No dwelling unit shall have more than four bedrooms or more than 2,000 square feet of living area per lot.
    - a. Any room other than a living room, a dining room, a kitchen, or bathrooms shall be considered a bedroom for the purposes of this Subsection.
    - b. 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.
  - 2. Parking.** A dwelling unit with more than 1,800 square feet of living area shall provide one more additional off-street parking space than the number otherwise required for the unit by Chapter 35.36 (Parking and Loading Standards).