

(a) — DEFINITIONS

ARTICLE 7: DEFINITIONS

Chapter 17.XX. Purpose

Sections:

17.76.010 ~~XX.XXX~~ Purpose.

17.76.020 ~~Definitions of specialized terms and phrases.~~

1) ~~17.76.010~~ ~~XX.XXX~~ Purpose.

~~_____~~ This ~~chapter~~ ~~Chapter~~ provides definitions of terms and phrases used in ~~this zoning code~~ ~~these Zoning Regulations~~ that are technical or specialized, or that may not reflect common usage. If definitions in this ~~chapter~~ ~~Chapter~~ conflict with definitions in other provisions of the ~~municipal code~~ ~~Municipal Code~~, these definitions shall apply for the purposes of ~~this zoning code~~ ~~these Zoning Regulations~~. If a word is not defined in this ~~chapter~~ ~~Chapter~~, or other provisions of the ~~municipal code~~ ~~Municipal Code~~, the most common dictionary definition is presumed to be correct. ~~(Ord. 688 § 1, 2006)~~

2) Chapter 17.XX. Definitions

Sections:

17.76.020 ~~XX.XXX – A~~ ~~Definitions of specialized terms and phrases.~~

~~_____~~ The following definitions are in alphabetical order.

~~_____~~ ~~“17.XX.XXX – B~~ ~~Definitions~~

~~17.XX.XXX – C~~ ~~Definitions~~

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~~17.XX.XXX – X~~ ~~Definitions~~

~~17.XX.XXX – Y~~ ~~Definitions~~

17.XX.XXX – Z Definitions

17.XX.XXX. A Definitions

Abutting ~~means two.~~ Two or more parcels of land sharing a common boundary line, or two or more objects in contact with each other.

_____“

Access ~~means the.~~ The place, means, or way by which pedestrians and vehicles shall have safe, adequate, and usable ingress and egress to a property and/or use.

_____ ~~Accessory Structure. See “Structure, accessory.”~~

_____ ~~Accessory Living Quarters. See “Second residential unit.”~~

_____ ~~Accessory Use. See “Use, accessory.”~~

_____“

Accessory Dwelling Unit (ADU). An attached or detached dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with another primary, single-unit dwelling. An ADU includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the primary unit. An ADU may be structured as one efficiency unit, as defined in of the Health and Safety Code Section 17958.1, and/or a manufactured home, as defined in of the Health and Safety Code Section 18007, among other formats.

Accessory Dwelling Unit, Attached. An ADU that is either attached to (by a minimum of one shared wall), or completely contained within, the primary existing space of the single-unit dwelling unit or existing accessory structure.

Accessory Dwelling Unit, Detached. An ADU that provides new residential square footage not attached or sharing any walls with the primary existing single-unit dwelling.

Accessory Structures and Uses.

Accessory Structures. A structure that is located upon the same site as the structure or use to which it is accessory. Accessory structures may consist of detached structures or additions to primary structures. The use of an accessory structure is incidental and subordinate to the use of the principal structure, or to the primary land use of the site. Does not include habitable accessory structures such as accessory dwelling units (ADUs).

Accessory Uses. A use that is customarily associated with, and is incidental and subordinate to, the primary use and located on the same parcel as the primary use. Accessory Use includes active or passive solar heating systems and cogeneration facilities.

Addition ~~means the.~~ The result of work that increases the volume of an existing structure or replaces a demolished portion.

_____“

Adjacent ~~means two.~~ Two or more parcels of land separated only by an alley, street, highway or recorded easement, or two or more objects that lie near or close to each other.

_____ ~~Administrative Office. See “Office, administrative.”~~

_____ ~~“Adult entertainment business” means as defined in the Los Alamitos Municipal Code.~~

~~“Adult-oriented business” means a~~

Adult Businesses. A business where employees or patrons expose specified anatomical areas or engage in specified sexual activities, or a business that offers to its patrons services or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing, or relating to specified sexual activities or specified anatomical areas.

Adult-oriented businesses do not include bona fide medical establishments operated by properly licensed and registered medical personnel with appropriate medical credentials for the treatment of patients.

In determining whether a use is an adult-oriented business, only conduct or activities which constitute a regular and substantial course of conduct or a use which has a majority of its floor area, stock-in-trade, or revenue derived from material characterized by an emphasis on matters depicting, exposing, describing, discussing, or relating to specified sexual activities or specified anatomical areas shall be considered. Isolated instances of conduct or activities described in this Section as characterizing an adult-oriented business shall not be considered except where these activities, taken together, constitute a regular and substantial course of conduct.

Adult-oriented businesses include, but are not limited to, the following:

Adult Arcade. A place to which the public is allowed or invited and coin-operated or slug-operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projections, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

Adult Bookstore. An establishment that has as a substantial portion of its stock-in-trade, a majority of its floor area, or revenue derived from and offering for sale for any form of consideration, any one or more of the following:

1. Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by an emphasis upon the depiction or description of specified anatomical areas.
2. Instruments, devices, or paraphernalia which are designed for use in connection with specified sexual activities.
3. Goods which are replicas of, or which simulate, specified anatomical areas, or goods which are designed to be placed on or in specified anatomical areas, or to be used in conjunction with specified sexual activities to cause sexual excitement.

Adult Cabaret. A bar, nightclub, or similar establishment which features dancers, strippers, or similar entertainers who expose specified anatomical areas of their bodies.

Adult Motel. A hotel, motel, or similar commercial establishment which:

1. Offers accommodations to the public for any form of consideration; provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions;
2. Offers a sleeping room for rent for a period of time i.e., less than ~~ten (10)~~ hours; or
3. Allows a tenant or occupant of a sleeping room to ~~subrent~~sub rent the room for a period of time i.e., less than ~~ten (10)~~ hours.

Adult Motion Picture Theater Arcade. A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depictions or description of specified sexual activities or specified anatomical areas.

Adult Tanning Salon or Parlor. A business establishment where patrons receive tanning services in groups of two or more and where patrons or employees of the establishment expose specified anatomical areas. Adult tanning salon or parlor also includes a business establishment where a patron and an employee of the establishment are nude or expose specified anatomical areas. An adult tanning salon or parlor also includes a business establishment where the employees are nude or expose specified anatomical areas.

Adult Theater. A place, building, enclosure, theater, concert hall, auditorium, or structure, partially or entirely used for live performances or presentations, which place, building, enclosure, theater, concert hall, auditorium, or structure is used for presenting matter characterized by an emphasis on depicting, exposing, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons. This place shall also include an adult theater where persons are regularly featured appearing in a state of nudity or giving live performances which are characterized by the exposure of specified sexual activities or by specified anatomical areas.

Nude Model Studio. Any place where a person who appears in a state of nudity or displays specified anatomical areas is provided to be conversed with or be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons, for any form of consideration. Nude model studio shall not include any classroom of any school licensed under state law to provide art education, while the classroom is being used in a manner consistent with a state license.

~~**Sex Supermarket/Sex Mini-Mall.** The establishment or operation of more than one type of adult-oriented business or use as defined in this zoning code within the same structure.~~

~~**Sexual Encounter Center.** A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:~~

- ~~1. Physical contact in the form of wrestling or tumbling between persons of the opposite sex.~~
- ~~2. Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or is semi-nude.~~

~~**Sexual Novelty Store.** An establishment having, as a substantial portion of its stock-in-trade, a majority of its floor area or a majority of its revenue derived from goods which are replicas of or which simulate, specified anatomical areas, or specified sexual activities, or goods which are designed to be placed on or in specified anatomical areas, or to be used in conjunction with specified sexual activities, to cause sexual excitement.~~

~~**Sexually-Oriented Business.** A business where employees or patrons expose specified anatomical areas or engage in or simulate specified sexual activities, or a business which offers to its patrons services or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing or relating to specified sexual activities or specified anatomical areas.~~

~~**Appeal.** Wherever there is a reference to an appeal being filed or available to be filed, the right of appeal shall also include the right to appeal administrative determinations made by the director in compliance with this chapter to the commission and council.~~

~~“Couch dancing” or “straddle dancing” means an employee of the adult-oriented business intentionally touching a patron while engaged in the display or exposure of specified anatomical areas, or while simulating specified sexual activities.~~

~~“Establishment” means and includes any of the following:~~

- ~~1. The opening or commencement of an adult-oriented business as a new business.~~
- ~~2. The conversion of an existing business, whether or not an adult-oriented business, to an adult-oriented business.~~
- ~~3. The addition of an adult-oriented business to another existing adult-oriented business; or to another existing nonadult-oriented business, with or without expansion of floor area.~~
- ~~4. The relocation of an adult-oriented business.~~

- 5. The expansion or enlargement of the premises by ten (10) percent or more of the existing floor area.

~~“Nudity” or “a state of nudity” means the appearance of a human bare buttock, anus, male genitals, female genitals, or female breast.~~

~~“~~
~~Private viewing area” means an~~**Viewing Area.** An area or areas in an adult-oriented business designed to accommodate no more than five or less patrons or customers for purposes of viewing or watching a performance, picture, show, film, videotape, slide, movie, or other presentation. Private viewing areas shall not be established, maintained, or authorized, and there shall be no doors, curtains, stalls, or other enclosures creating a private viewing area.

~~“School” means a public or private educational institution which is run by the state or a subdivision or which is licensed by the state to offer preschool, elementary or secondary academic instruction — including kindergartens, elementary schools, middle or junior high schools, and high schools.~~

~~“~~
Semi-nude” means aNude. A state of dress in which clothing, including supporting straps or devices, covers no more than the genitals, pubic region, and areolae of the female breast.

Sex Supermarket/Sex Mini-Mall. The establishment or operation of more than one type of adult-oriented business or use as defined in these Zoning Regulations within the same structure.

Sexual Encounter Center. A business or commercial enterprise that, as one of its primary business purposes, offers, in any form of consideration, physical contact in the form of wrestling or tumbling between persons of the opposite sex and/or activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or is semi-nude.

Sexual Novelty Store. An establishment having, as a substantial portion of its stock-in-trade, a majority of its floor area or a majority of its revenue derived from goods which are replicas of or which simulate, specified anatomical areas, or specified sexual activities, or goods which are designed to be placed on or in specified anatomical areas, or to be used in conjunction with specified sexual activities, to cause sexual excitement.

Sexually-Oriented Business. ~~—~~“A business where employees or patrons expose specified anatomical areas or engage in or simulate specified sexual activities, or a business which offers to its patrons services or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing, or relating to specified sexual activities or specified anatomical areas.

~~“~~
Specified Anatomical Areas. Includes any of the following human anatomical areas:

- ~~“~~
~~Less than completely and opaquely covered genitals, pubic regions, buttocks, anuses, or female breasts below a point immediately above the top of the areolae.~~
- ~~“~~
~~Human male genitals in a discernibly turgid state, even if completely and opaquely covered.~~

~~“~~
~~criminal act” and “specified criminal acts” means and includes sexual crimes~~**Specified Criminal Act.** Sexual crime against children; sexual abuse; rape; or ~~crimes~~crime connected with another adult-oriented business including, but not limited to, the distribution of obscenity; violations involving the distribution, display, or sale of material harmful to minors; prostitution; or pandering. Specified criminal acts shall exclude those acts that are authorized or required to be kept confidential in compliance with Welfare and Institutions Code Sections 600 to 900.

~~“~~
~~Specified anatomical areas” means and includes any of the following human anatomical areas:~~

- ~~1.~~ Less than completely and opaquely covered genitals, pubic regions, buttocks, anuses, or female breasts below a point immediately above the top of the areolae.
- ~~2.~~ **Sexual Activities. Includes** Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

~~“Specified sexual activities” means and includes~~ all of the following:

~~1.~~

- The fondling or other erotic touching of the following human anatomical areas: genitals, pubic regions, buttocks, anuses, or female breasts.
- ~~2.~~ Human sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy.
- ~~3.~~ Human masturbation, actual or simulated.
- ~~4.~~ The actual or simulated infliction of pain by one human upon another, or by an individual upon him or herself, for the purpose of the sexual gratification or release of either individual, as a result of flagellation, beating, striking, or touching of an erogenous zone, including without limitation, the thigh, genitals, buttock, pubic region or, if the person is a female, a breast.
- ~~5.~~ Sexual intercourse, actual or simulated, between a human being and an animal.
- ~~6.~~ Excretory functions as part of or in connection with any of the activities detailed in ~~subdivisions (1) through (5) of this definition. (Ord. 688 § 1, 2006)~~ **“Specified Sexual Activities.”**

~~“Agent” means a.~~ A person authorized in writing by the property owner to represent and act for a property owner in contacts with ~~city~~City employees, committees, commissions, and the ~~council~~Council, regarding matters regulated by ~~this zoning code~~these Zoning Regulations.

~~“Agriculture” means.~~ All methods of production and management of crops, vegetation, and soil. This includes, but is not limited to, the use of land ~~related activities of tillage, fertilization, pest control, harvesting and marketing.~~

~~**Agriculture, Commercial Indoor.** An establishment engaged in the growth and sale of vegetables, produce agricultural products, fruit crops, vines, shrubs, trees (including private Christmas trees), sod, and nursery plants, conducted within an enclosed structure. This use includes, but is not limited to, crop farms, orchards, groves, tree plantations, commercial greenhouses, horticultural collections, flower and vegetable gardens, and fruit trees. This use may also include the sale of nurseries, and a temporary stand for the agricultural sale of products grown on the same premises.~~

~~“Agricultural experimental facility” means an establishment engaged in the development of agricultural products and improvements in farm operations, including investigations into soil preparation, planting, harvesting, and management methods. May provide physical, chemical, or other analytical testing services.~~

~~“Aircraft and related aircraft accessories manufacturing” means establishments engaged in one or more of the following: (1) manufacturing or assembling complete aircraft; (2) developing and making aircraft prototypes; (3) aircraft conversion (i.e., major modifications to systems); and (4) complete aircraft overhaul and rebuilding (i.e., periodic restoration of aircraft to original design specifications).~~

~~“Alcoholic beverage sales” means the~~**Beverage Sales.** The retail sale of beer, wine, and/or other alcoholic beverages for on- or off-premises consumption.

~~“Alcohol Sales, Off-Site.~~ Any business selling alcoholic beverages as a primary use, including beer, wine, distilled spirits, hard liquor, and/or any other alcoholic beverages. Does not include grocery stores,

convenience stores, warehouse stores, or other alcohol sales authorized as part of an off-site wine tasting room or food and beverage product manufacturing.

~~Alley” means a roadway, generally not more than twenty (20) feet wide, that provides. A public way permanently reserved primarily for secondary vehicular service access to the rear or side of parcels having other public properties otherwise abutting on a street frontage and that is not intended for general traffic circulation.~~

~~Figure —“Allowed use” means land uses that are listed as allowed or conditionally allowed in Division 2 (Zoning Districts, Allowable Uses, and Development Regulations), subject to compliance with applicable provisions of this zoning code.~~

~~Allowed Use. See “Permitted Use.”~~

~~Alteration” means an. An exterior change or modification, through public or private action, to the character-defining or significant physical features of a local landmark. Changes may include modification of the structure, architectural details, or visual characteristics, surface paving, addition of new structures, cutting or removal of trees and other natural features, disturbance of archeological sites or areas, or the placement or removal of significant objects such as signs, plaques, light fixtures, walls, fences, steps, plantings, and landscape accessories affecting the visual or historical qualities of the property. Alteration shall not mean routine maintenance that does not require a building permit; landscaping, including sprinkler system work; flat concrete work; and replacement of existing screens, awnings, or windows with the same materials, where the purpose or effect of maintenance work is:~~

- ~~1.~~
 - ~~1.~~ To correct deterioration of or minor damage to a structure or part of it and to restore it to its condition prior to the occurrence of the deterioration or damage.
 - ~~2.~~
 - ~~2.~~ Does not result to any addition to the structure.

~~Ambient noise level” means theNoise Level. The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.~~

~~Ambulance Service. See “Medical services—ambulance services.”~~

~~Ambulance Fleet Services. A base facility where ambulances and similar vehicles are parked and from which they are dispatched, and/or where ambulance vehicles and crews are not based at a hospital or fire department stand by for emergency calls.~~

~~Amusement and Recreation Establishments, Indoor. “Indoor amusement and recreation establishments” means:See “Commercial Recreation – Indoors”~~

- ~~1.~~ Bowling alleys;
- ~~2.~~ Billiard parlors/poolhalls;
- ~~3.~~ Dance halls;
- ~~4.~~ Ice rinks;
- ~~5.~~ Laser tag;
- ~~6.~~ Nightclubs;
- ~~7.~~ Skating and roller hockey rinks;
- ~~8.~~ Theaters.

~~Amusement and Recreation Establishments, Outdoor. See also, “Outdoor commercial recreation facilities” and “Parks and playgrounds.” “Outdoor amusement and recreation establishments” means:“Commercial Recreation – Outdoors”~~

- ~~1.~~ Bike trails;

- ~~2. Country clubs;~~
- ~~3. Equestrian trails;~~
- ~~4. Golf courses;~~
- ~~5. Parks, public;~~
- ~~6. Pedestrian trails;~~
- ~~7. Playgrounds.~~

Animal Care, Sales, and Services.

Hospital. ~~See “Animal services.”~~ **Boarding/Kennels.** The commercial provision of shelter and care for dogs, cats, other household animals, and horses (where allowed), including activities associated with such shelter and care (e.g., feeding, exercising, grooming, and incidental medical care).

Animal Services.

- ~~1. “Animal hospital” means an establishment where domestic animals or household pets are given medical or surgical treatment and are cared for during the time of treatment. The use of the premises as a kennel or a place where animals or pets are boarded for remuneration may be allowed only when incidental to the primary use.~~
- ~~2. **Grooming.** The commercial provision of bathing and trimming services” means an establishment for the washing, brushing, trimming, for dogs, cats, and other associated activities for cleaning up the appearance of domestic animals or household pets.~~
- ~~3. “Kennel” means premises where four or more dogs or cats, at least four months of age, are kept, boarded, or trained, whether in special structures, runways, or other quarters.~~
- ~~4. **Kennels, Breeding.** “Breeding kennels” means premises where four or more dogs, cats, or other animals or fowl are maintained for breeding purposes.~~
- ~~5. “Shelter” means a facility used to house or contain stray, homeless, abandoned, or unwanted animals and owned, operated, or maintained household animals permitted by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.~~
- ~~6. “Veterinary clinic” means premises used for treatment of animals, but not including the Municipal Code. Overnight boarding or hospitalization is not included with this use (see “Animal Boarding/Kennels”).~~

Animal Retail Sales. The retail sales of household animals within an entirely enclosed building. These uses include grooming, if incidental to the retail use, but specifically excludes boarding of animals other than those for sale (see “Animal Boarding/Kennels”).

Animal Shelter. An establishment that provides a temporary home for dogs, cats, and other animals that are commonly offered for adoption with the provision of adequate heat, ventilation, sanitary shelter and wholesome and adequate food and water, in each case consistent with the normal requirements and feeding habits of the animal's size, age, species, breed, and physical condition.

Veterinary Services, Large Animal. Veterinary services for livestock, farm animals, and other large animals. This classification allows 24-hour accommodation of animals receiving medical services.

Veterinary Services, Small Animal. Veterinary services for household pets. This classification allows 24-hour accommodation of animals receiving medical services, but does not include kenneling of animals not receiving medical services (see “Animal Boarding/Kennels”).

Antenna. See “Antennas/Wireless Communication Facilities.”

Antiques, Art, Collectibles, and Gifts. See “Retail Sales – General.”

Apartment. See “Multiple- Unit Dwelling.”

Appeal. Wherever there is a reference to an appeal being filed or available to be filed, the right of appeal shall also include the right to appeal administrative determinations made by the ~~“Antenna” means a device used~~ Director in communications which transmits or receives radio signals, including the following:

~~1. Antenna, Amateur Radio. “Amateur radio antenna” means an antenna used to receive or transmit radio signals on the amateur radio bandwidth, as designated by the Federal Communications~~ compliance with this Chapter to the Planning Commission.

~~2. Antenna, Dish. “Dish antenna” means a dish-like antenna used to link communication sites together by wireless transmissions of voice or data. Also called microwave dish antenna.~~

~~3. Antenna, Panel. “Panel antenna” means an antenna or array of antennas that are flat and rectangular and are designed to concentrate a radio signal in a particular area. Also referred to as a directional antenna~~ Council.

~~4. Antenna, Satellite. “Satellite antenna” means an antenna for the home, business, or institutional reception of television, data, and other telecommunications broadcasts from orbiting satellites.~~

~~5. Antenna, Whip. “Whip antenna” means an antenna that transmits signals in three hundred sixty (360) degrees. These are typically cylindrical in shape and are less than six inches in diameter. Also called omnidirectional, stick or pipe antennas.~~

~~“Antiques, art, collectibles, and gifts” means retail sales uses including art galleries, antique shops, curio, gift, and souvenir shops, and the sales of collectible items including sports cards and comic books. Does not include secondhand stores (“Secondhand/consignment store”). See also “Retail sales, general.”~~

~~“Apartment” means a self-contained housing unit made up of a room or a suite of two or more rooms that occupies only part of a structure, occupied or suitable for occupancy as a residence for one individual or a family. See “Dwelling, multiple-family.”~~

~~“Approval” means and includes both approval and approval with conditions.~~

~~“Arcade” means places that have four or more amusement devices, games or activities requiring skill or chance on the premises (e.g., pinball, video games, computer games or virtual reality devices, etc.). These games may be operated by a form of payment or rented for periods of time. See also “Amusement and recreation centers, indoor.”~~

“Arcade (Electronic Game Center). An establishment that provides more than four amusement devices, whether or not the devices constitute the primary use or an accessory or incidental use of the premises. Amusement devices mean an electronic or mechanical equipment, game, or machine that is played or used for amusement, which, when so played or used involves skill and which is activated by coin, key, or token, or for which the player or user pays money for the privilege of playing or using. This use may also include internet/cyber cafes, where three or more computers and/or other electronic devices, for access to that system commonly referred to as the “internet,” e-mail, playing video games over the Internet or other network system, and/or access to other computer software programs, is provided to the public for compensation and/or for public access. Internet cafe is also synonymous with PC cafe, cyber cafe, internet gaming center, computer/internet rental and cyber centers.

~~“Armed Forces Reserve Center” means and includes the, The National Guard training facility, limited military airfield operations, disaster support area, and related maintenance and support facilities.~~

~~“Art and art supply store” means an establishment engaged in selling supplies for producing art, including paint, clay, paper, fabric, materials for framing or displaying artwork, and other related merchandise.~~

~~“Assisted living facility” means a type of residential care facility that provides a combination of housing, meals, supportive services, personalized assistance, and health care that responds to the individual requirements of those who need assistance with the activities of daily living, but who do not need twenty-four (24) hour skilled medical care. Other services such as transportation may also be provided.~~

~~“~~

Art and Art Supply Store. See “Retail Sales – General.”

Artist Studios. See “Studio – Art and Music.”

Assisted Living Facility. See “Residential Care Facility.”

Association ~~means the.~~ The organization of persons who own parcels, areas, airspace, or rights of exclusive occupancy in units of condominiums or other developments or tracts and who may have interests in the control of common areas of a project.

Attached structure ~~means a~~ **Structure.** A structure having at least five lineal feet of wall serving as a common wall with the structure to which it is attached, or connected to by a continuous roof of at least eight feet wide.

~~“Auditoriums, meeting halls, and theaters” means indoor facilities for public assembly and group entertainment, other than sporting events, including:~~

- ~~1. Civic theaters, meeting halls and facilities for “live” theater and events;~~
- ~~2. Exhibition and convention halls;~~
- ~~3. Meeting halls and banquet facilities for rent;~~
- ~~4. Motion picture theaters;~~
- ~~5. Public and semi-public auditoriums;~~
- ~~6. Similar public assembly uses.~~

Auditoriums, Meeting Halls, and Theaters. See “Clubs, Lodges, Private Meeting Halls.”

Automated teller machine (ATM) ~~means~~ **Teller Machines (ATMs).** An unstaffed computerized, self-service machine used by banking customers for financial transactions ~~(e.g., including deposits, withdrawals, and fund transfers, etc.) without need of financial institution personnel.~~ The machine. These machines may be located at or within banks, or in other locations. See also “Drive-Through or Drive-Up Facilities.”

Automobile accessories and installation facility ~~means an~~ **Accessories and Installation Facility.** An establishment in the commercial business of installing ~~“after market”~~ “aftermarket” parts and accessories into motor vehicles (e.g., lift kits, upholstery work, alarms, stereo equipment, or cellular telephones). See also “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

~~Automobile Dismantling. See “Recycling facilities – Scrap and dismantling yards.”~~

Automobile Dismantling. Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials from automobiles, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. See also “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

Automobile Repair. See ~~“Motor vehicle services”~~ “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

~~“Auto parts store” means a retail establishment that sells new automobile parts, tires, and accessories. May also install minor parts. Does not include major repair/bodywork or minor repair/maintenance. See “Motor vehicle services.”~~

Auto Parts Store. See “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

Awning ~~means a.~~ A canopy made of fabric to shelter people or things from rain or sun or as decoration (supported entirely from the exterior wall of a structure).

~~Bakery, Retail. “Retail bakery” means an establishment engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. May include incidental food service. See “Retail sales, general.”~~

~~_____ Bakery, Wholesale. “Wholesale bakery” means an establishment engaged in wholesaling baked goods and related products.~~

~~_____ “Banks and financial services” means financial institutions including:~~

- ~~_____ 1. _____ Banks and trust companies;~~
- ~~_____ 2. _____ Credit agencies;~~
- ~~_____ 3. _____ Holding (but not primarily operating) companies;~~
- ~~_____ 4. _____ Lending and thrift institutions;~~
- ~~_____ 5. _____ Other investment companies;~~
- ~~_____ 6. _____ Securities/commodity contract brokers and dealers;~~
- ~~_____ 7. _____ Security and commodity exchanges;~~
- ~~_____ 8. _____ Vehicle finance (equity) leasing agencies.~~

~~_____ “Bar/nightclub” means an establishment serving and selling alcoholic beverages to the public where the beverages are intended to be consumed on the premises.~~

~~_____ “~~

17.XX.XXX. B Definitions

Banks and Financial Services. See “Financial Institutions and Related Services (without drive-through facilities).”

Bar. See “Eating and Drinking Establishments – Bars, Lounges, Nightclubs, and Tasting Rooms.”

Bingo ~~means a.~~ **A** game of chance in which prizes are awarded on the basis of designated numbers or symbols that are marked or covered by the player on a tangible card in the player’s possession and that conform to numbers or symbols, selected at random and announced by a live caller, as further defined by Penal Code Section 326.5(o), as the same may be amended from time to time.

~~_____~~ **Bingo, remote caller** ~~means a~~ **Remote Caller.** **A** game of bingo ~~as defined herein~~ in which the numbers or symbols on randomly drawn plastic balls are announced by a natural person present at the site at which the live game is conducted, and the organization conducting the bingo game uses audio and video technology to link any of its ~~in-state~~ **instate** facilities for the purpose of transmitting the remote calling of a live bingo game from a single location to multiple locations owned, leased, or rented by that organization, as further defined by Penal Code Section 326.3(u)(1), as the same may be amended from time to time.

~~_____ “Boarding house” means a dwelling other than a hotel where lodging and meals for three or more persons are provided for compensation.~~

~~_____ Building.~~ See “Structure.”

~~_____ “Building materials store” means a retail establishment selling lumber and other large building materials, where most display and sales occur indoors. Includes paint, wallpaper, glass, fixtures, nursery stock, and lawn and garden supplies (which may also be sold in hardware stores, included under the definition of “Retail sales, general”). Includes establishments selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in “Warehousing and distribution.” Hardware stores are listed in the definition of “Retail sales, general” even if they sell some building materials. Also see “Lumber yards, retail and wholesale.”~~

Boarding House. A boarding house is a residence or dwelling, other than a motel or hotel, wherein two or more rooms, with or without individual or group cooking facilities, are rented to three or more individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in the residence. Meals may also be included. This use type includes convents, monasteries, and student dormitories, but does not include fraternities and sororities. Notwithstanding this definition, no single-unit dwelling operated as a group home pursuant to the Community Care Facilities Act, which is otherwise exempt from local Zoning Regulations, shall be considered a boarding house.

Brewery, Winery, or Distillery. An establishment which produces ales, beers, meads, hard ciders, wine, liquor and/or similar beverages on-site. Breweries may also serve beverages on-site, and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

Building. Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials. See also “Structure.”

Building Materials and Services. Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This classification includes the accessory retail sale of nursery and garden products, as defined under “Nursery and Garden Centers”.

Indoor. Storage and display of commercial goods or materials entirely within an enclosed building.

Outdoor. Storage and display of commercial goods or materials in open lots, outside of a structure other than fencing, either as an accessory or principal use.

Business, Retail. See “Retail sales, general/Sales – General.”

Business support services means establishments within structures, **Support Services.** Establishments providing goods and services to other businesses with on a fee or contract basis, including printing and copying, blueprint services (e.g., maintenance, repair, service, testing, rental, etc.) and includes:

1. Blueprinting;
2. Business, advertising and mailing, equipment repair rental and leasing, office security, custodial services (excluding motor, photo finishing, model building, taxi, or delivery services with two or fewer fleet vehicles; see “Motor vehicle services”);
3. Commercial art and design (production);
4. Computer related services (rental, repair);
5. Copying and quick printing;
6. Equipment rental businesses within buildings (rental yards are under “Equipment rental”);
7. Film processing laboratories;
8. Light equipment repair (on- on site);
9. Janitorial services;
10. Mail advertising services (reproduction and shipping);
11. Photocopying;
12. Photofinishing;
13. Protective/security services;
14. Window cleaning.

Business, Wholesale. See “Warehouse, Wholesaling and distribution/Distribution.”

Section 17.XX.XXX. C Definitions

Cannabis Definitions.

Authorized Grower. A person 21 years and older who is authorized by, and in compliance with, state law and the provisions of this Chapter relating to the cultivation of cannabis for personal use.

Cannabis. All parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant;

and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis, and any product containing cannabis. “Cannabis” includes cannabis that is used for medical, non-medical, or other purposes. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil or cake, or the sterilized seed of the plant which is incapable of germination. “Cannabis” also does not include industrial hemp, as defined in California Health and Safety Code Section 11018.5.

Commercial Cannabis Activities The cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, labeling, packaging, transportation, delivery or sale of cannabis and cannabis products for non-medical, medical or any other purpose, and includes the activities of any business licensed by the State or other government entity under Division 10 of the California Business and Professions Code or any other provision of State law that regulates the licensing of cannabis businesses. Notwithstanding any of the foregoing, “Commercial Cannabis Activity” shall not include: (1) an individual aged 21 years or older who possesses, processes, transports, purchases, obtains, or gives away to adults aged 21 years or older without compensation whatsoever, non-medical recreational cannabis; or (2) personal cultivation of cannabis in accordance with Section 17.39.040.

Cultivation. Any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

Delivery. The commercial transfer of cannabis or cannabis products to a customer. Delivery also includes the use by a retailer of any technology platform owned and controlled by the retailer.

Fully Enclosed and Secure Structure. A space within a building that complies with the California Building Code (“CBC”) as adopted by the City, or if exempt from the permit requirements of the CBC, a structure that has a complete roof, a foundation, slab, or equivalent base to which the floor is secured by bolts or similar attachments, is secure against unauthorized entry, and is accessible only through one or more lockable doors. Walls and roofs must be constructed of solid materials that cannot be easily broken through such as two-inch by four-inch nominal or thicker studs overlaid with three-eighths inch or thicker plywood or the equivalent. Plastic sheeting, regardless of the mil or inches, or similar products do not satisfy this requirement. If skylights are used, security bars shall be added to the skylights. The structure must provide complete visual screening.

Indoors. Space within a fully enclosed and secure structure.

MAUCRSA. The Medicinal and Adult-Use Cannabis Regulation and Safety Act, as codified in Division 10 of the California Business and Professions Code (Section 26000 et seq.) as the same may be amended from time to time.

Outdoors. Any location that is not within a fully enclosed and secure structure.

Person. Any person, firm, corporation, partnership, joint venture, limited liability company, collective, cooperative, non-profit, trust, estate, association, club, receiver, syndicate, society, or other organization. “Person” shall include any owner, manager, proprietor, employee, volunteer, or salesperson.

Private Residence. A house, apartment unit, condominium, mobile home, or other similar dwelling that is lawfully used as a residence.

Cabinet Shop. See “Furniture and ~~fixtures manufacturing, cabinet shops, and woodworking shops~~Fixtures Manufacturing, Cabinet Shops, and Woodworking Shops.”

“
California Environmental Quality Act (CEQA)” ~~means state~~, State law (California Public Resources Code Sections 21000 et seq.) requiring public agencies to document and consider the environmental effects of a proposed action, before allowing the action to occur.

“
California Public Utilities Commission (CPUC)” ~~means the~~, The governmental agency which regulates the terms and conditions of public utilities in the state.

“
Call center” ~~means an~~Center. An establishment designed and equipped to handle a large volume of telephone calls (especially for taking orders or serving customers).

“
Car Sharing – Parking The provision of parking spaces for membership-based car sharing vehicles that charges a use-based fee related to a specific vehicle, primarily for hourly or other short-term use through a self-service fully automated reservation system, but not by means of a separate written agreement that is entered into each time a vehicle is transferred to a customer.

Car Wash. See “Vehicle Repair and Services – Vehicle Washing/Detailing.”

Caretaker ~~or employee housing~~” means a temporary or Quarters. A permanent residence that is secondary or accessory and incidental to a ~~to the~~ primary use of the property, and used for housing a caretaker employed on the site of any nonresidential primary-use of the site, where needed for security purposes or twenty-four (to provide 24)– hour care or supervision. ~~Does not include living quarters within a single-family dwelling for domestic employees. See “Dwelling, single-family” and “Secondary residential unit.”~~monitoring of people, plants, animals, equipment, or other conditions on the site.

“~~Carpet cleaning and dyeing plants~~” means ~~establishments primarily engaged in cleaning and dyeing rugs, carpets, and upholstery.~~

Carpet Cleaning and Dyeing Plants. See “Laundries and Dry-Cleaning Plants.”

Carport. See “Garage or ~~carport~~Carport.”

“~~Catering service~~” means an establishment that prepares and delivers food and beverages for off-site consumption. A catering service may contain kitchen facilities and may also provide dining supplies (e.g., beverage dispensers, place settings, tablecloths, etc.).

“~~Cemetery~~” means a facility used, or intended to be used, for the burial of the dead and dedicated for that purpose, including columbariums, crematoriums, mausoleums, and mortuaries ~~when operated in conjunction with, and within the boundaries of, the subject premises.~~

“~~Ceramics manufacturing~~” means establishments primarily engaged in shaping, molding, baking, burning, or hardening ceramic tile, porcelain parts, structural clay tile, brick, and other structural clay building materials.

“~~Check cashing service~~” means an establishment that cashes checks for a fee and that may also provide services such as electronic bill paying or pay advance.

“~~Child day care facilities~~” means facilities that provide care and supervision of minor children for periods of less than twenty-four (24) hours. These facilities include the following, which are required to be licensed by the California State Department of Social Services:

1. ~~Child Day Care Home, Large.~~ “Large child day care home” means a day care facility located in a single-family residence where an occupant of the residence provides care and supervision for nine to fourteen (14) children. Children under the age of ten (10) years who reside in the home count as children served by the day care facility.

2. ~~Child Day Care Home, Small. “Small child day care home” means a day care facility located in a single family residence where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of ten (10) years who reside in the home count as children served by the day care facility.~~

3. ~~“Child day care center” means a commercial or nonprofit child day care facility with a capacity of more than twelve (12) children (unless licensed as a large family day care home allowing up to fourteen (14) children). Day care centers include day nurseries, extended day care facilities, infant centers, nursery schools, and preschools. This type of facility provides non-medical care, on a less than twenty-four (24) hour basis, to persons less than eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. These may be operated in conjunction with a business, school, or religious facility, or as an independent land use.~~

Catering Service. See “Food Preparation/Catering (No On-Site Sales or Service).”

Cemeteries, Crematories, Columbaria, and Related Facilities. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, memorial gardens, columbaria, and crematories.

Crematory. A structure designed, intended to be used, or used for the cremation of human or animal remains.

Columbarium. A structure or building substantially exposed above ground intended to be used for the inurnment of the cremated remains of a deceased person(s).

Check Cashing and/or Payday Loans. A commercial land use that generally includes some or all of a variety of financial services, including cashing of checks, warrants, drafts, money orders, or other commercial paper serving the same purpose; deferred deposit of personal checks whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement; money transfers; payday advances; issuance of money orders; making consumer or auto-title loans; and similar uses. This category does not include State or Federally chartered banks, savings associations, credit unions, or industrial loan companies. It also does not include retail sellers that are primarily engaged in the business of selling consumer goods, such as consumables to retail buyers, and that cashes checks or issues money orders as a service to its customers (for a fee not exceeding two dollars) incidental to their main purpose or business.

Child Day Care Centers. See “Day Care Center.”

Church. See “Religious facilities/Assembly Facilities.”

City means the city, ~~The City~~ of Los Alamitos, ~~state~~State of California, referred to in ~~this zoning code~~these Zoning Regulations as the “~~city~~City.”

City Council means the, ~~The~~ Los Alamitos ~~city council~~City Council, referred to in ~~this zoning code~~these Zoning Regulations as the “~~council~~Council.”

~~Clinic. See “Medical services—~~

Clinics, offices and laboratories.”

~~“Clothing manufacturing” means manufacturing establishments producing clothing, /or Urgent Care. See “Hospitals and fabricating draperies and other related products by cutting and sewing purchased textile fabrics, and related materials including furs, leather, plastics, and rubberized fabrics. Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store (“Retail sales, general”) are instead included under “Personal services/Clinic/Urgent Care.”~~

~~“Clubs, lodges, private meeting halls” means permanent, headquarters type or meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for:~~

- ~~1. Business associations;~~
- ~~2. Civic, social and fraternal organizations;~~
- ~~3. Labor unions and similar organizations;~~
- ~~4. Political organizations;~~
- ~~5. Professional membership organizations;~~
- ~~6. Other membership organizations;~~
- ~~7. Yacht clubs.~~

~~“Columbarium” means a structure substantially exposed above ground intended to be used for the interment of the cremated remains of a deceased person. See also “Cemetery.”~~

~~“Clubs, Lodges, Private Meeting Halls. See “Public Assembly Facilities.”~~

~~Columbarium. See “Cemeteries, Crematories, Columbaria, and Related Facilities” and “Funeral Parlors and Internment Services.”~~

~~Commercial” means an An enterprise that is carried on for profit by the owner, lessee, or licensee.~~

~~Commercial property” means a Property. A parcel of real property that is developed and used either in part or in whole for commercial purposes (e.g., retail and wholesale businesses, professional offices, etc.).~~

~~“Commercial recreation establishments” means privately owned amusement and recreation facilities whether indoors or outdoors where a fee is charged for use.~~

~~A. Commercial Recreation Establishments,~~

~~**Commercial Recreation.** Recreational facilities where visitors are participant actors rather than spectators. Examples include outdoor facilities such as amusement and theme parks, water parks, swimming pools; driving ranges, golf courses, miniature golf courses, riding stables; and indoor facilities such as large fitness centers, gymnasiums, handball, badminton, racquetball, dance hall and tennis club facilities; ice or roller skating rinks; trampoline and bounce house establishments; bowling alleys; pool and billiards lounges; and electronic game and amusement centers. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.~~

~~**Commercial Recreation – Indoors.** Privately owned facilities for various indoor spectator or participant sports and types of recreation where a fee is charged for use. Indoor-“Indoor amusement and recreation establishments” Commercial Recreation uses include, but are not limited to:~~

- ~~1.~~
- ~~▪ Arcades;~~
- ~~▪ 2. Bowling alleys;~~
- ~~▪ 3. Billiard parlors/poolhalls;~~
- ~~▪ 4. Dance halls;~~
- ~~▪ 5. Ice rinks;~~
- ~~▪ 6. Laser tag;~~
- ~~▪ 7. Skating and roller hockey rinks;~~

~~Theaters8. Theaters-~~

- ~~▪ B.~~

~~**Commercial Recreation Establishments, Outdoor.** See also, “Outdoor commercial recreation – **Outdoors**. Privately owned facilities” for various outdoor spectator or participant sports and “Parks and playgrounds.”~~

~~“Outdoor amusement and types of recreation establishments” where a fee is charged for use. Outdoor Commercial Recreation uses include, but are not limited to:~~

- ~~1. Amphitheaters;~~
- ~~2. Amusement parks;~~
- ~~3. Batting cages~~
- ~~4. Bocce ball~~
- ~~5. Bike trails;~~
- ~~6. Country clubs;~~
- ~~7. Drive-in theaters;~~
- ~~8. Equestrian trails;~~
- ~~9. Go-cart and miniature auto race tracks;~~
- ~~10. Golf courses and driving ranges; (separate from golf courses)~~
- ~~11. Miniature golf courses~~
- ~~12. Motorcycle racing and drag strips;~~
- ~~13. Parks, public;~~
- ~~14. Pedestrian trails;~~
- ~~15. Playgrounds;~~
- ~~16. Race tracks;~~
- ~~17. Shooting ranges;~~
- ~~18. Skateboard parks;~~
- ~~19. Stadiums and coliseums;~~
- ~~20. Swim and tennis clubs~~
- ~~21. Swimming pools~~
- ~~22. Tennis courts~~
- ~~23. Water slides;~~
- ~~24. Zoos;~~

~~“Commercial recreation facilities” means privately owned amusement and recreation facilities whether indoors or outdoors where a fee is charged for use. See also “Amusement and recreation establishments, outdoor,” and “Amusement and recreation establishments, indoors.”~~

~~“Commission” means the or Planning Commission. The Planning Commission of the City of Los Alamitos planning commission, referred to in this zoning code as the “commission.”~~

~~“Common area or property” means a Property. A portion of land within a development, together with improvements on the land, that is not individually owned or dedicated for public use and that is intended for the common use or enjoyment of all property owners within the development.~~

~~“Common use” means the Use. The utilization of common areas by the owners of condominium interests within a condominium or the lot owners or residents of a development or a tract.~~

~~“Community care facility” means any state licensed facility, place, or building that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. (Reference Health and Safety Code Section 1502.)~~

~~“Community/cultural center” means multipurpose meeting and recreational facility typically consisting of one or more meeting or multipurpose rooms, kitchen, and/or outdoor barbecue facilities that are available for use by various groups for activities such as meetings, parties, receptions, dances, etc.~~

~~“Community/Cultural Center. See “Cultural Institutions.”~~

Community Gardens. A site used for growing plants for food, fiber, herbs, flowers, and others which is shared and maintained by community residents, either as an accessory or principal use of property.

Completely enclosed structure means a **Enclosed Structure.** A structure enclosed by a permanent roof and by solid exterior walls pierced only by windows and customary entrances and exit doors.

Consignment Store. See “Secondhand/ Store.”
consignment stores.”

Conditional use means a **Use.** A use of land identified by Division 2 (Zoning Districts, Allowable Land Uses and Development Regulations) as being allowed in a particular zoning district subject to a conditional use permit approval in compliance with Chapter 17.42 (Conditional Use Permits).

Condominium means a **A** condominium project as defined in Civil Code Section 1350 ~~of the Civil Code~~, containing two or more condominiums, as defined in Civil Code Section 783 ~~of the Civil Code~~; a community apartment project, as defined in ~~Section 11004 of the~~ Business and Professions Code Section 11004, containing two or more rights of exclusive occupancy; stock cooperative, as defined in ~~Section 11003.2 of the~~ Business and Professions Code Section 11003.2, containing two or more rights of exclusive occupancy or another project as defined by law. ~~See, “Dwellings, multiple family.”~~

~~Condominium, Industrial. “Industrial condominium” means a structure or structures proposed for construction or conversion, comprising a project in which an undivided interest in the land is coupled with the right to the exclusive occupancy of a designated industrial or manufacturing space and accompanying facilities.~~

~~Condominium, Office. “Office condominium” means a structure or structures proposed for construction or conversion, comprising a project in which an undivided interest in the land is coupled with the rights to the exclusive occupancy of a designated interior office space and accompanying facilities.~~

~~“Confectionery shop” means a retail business engaged in selling candy and other similar sweets primarily for off-site consumption.~~

~~Congregate Care Facility. See “Residential care facilities.”~~

~~“Construction equipment rental/sales” means a retail establishment engaged in selling or renting heavy construction equipment, including cranes, earth moving equipment, heavy trucks, etc.~~

~~“Contractor’s storage yard” means a base facility for contract construction services (building, electrical, plumbing, etc.), including administrative offices, and the storage of new, used or discarded lumber, building materials, equipment, scrap metals, and other items associated with the building trades, whether or not for purposes of sale.~~

Construction Equipment Rental/Sales. See “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

Contractor’s Storage Yard. See “Storage.”

Convalescent Home. See “Medical services—Extended care Residential Care Facilities.”

~~“Convenience store” means a retail establishment engaged in selling a variety of items generally oriented toward convenience or travelers’ and motorists’ shopping needs. These stores may be part of a service station or an independent facility.~~

Convenience Store. A retail establishment with not more than 4,500 square feet of gross floor area, offering for-sale prepackaged food products, household items, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption. Sale of alcoholic beverages is limited to beer and wine only in conjunction with an ABC License Type 20.

Corner Cut-Off. See “Sight ~~safety triangle~~ Safety Triangle.”

Corner Lot. ~~See “Lot, corner.”~~

~~“Corporation yard” means base~~**Yard.** ~~Base~~ facility for ~~city~~**City** construction and property maintenance services including administrative offices, mechanical equipment, motor vehicles, trucks, and other items associated with the care, repair, and maintenance of ~~city~~**City**-owned real and personal property. Not open to the public. See also “Utility Facilities.”

~~“~~**Couch Dancing/Straddle Dancing.** ~~An employee of an adult-oriented business intentionally touching a patron while engaged in the display or exposure of specified anatomical areas, or while simulating specified sexual activities.~~

~~“~~**County** ~~means the county.~~ The County of Orange, California.

~~“~~**Court** ~~means a.~~ A space, open and unobstructed to the sky, bounded on three or more sides by walls of a structure or structures. An inner court is a court entirely enclosed within the exterior walls of a structure. Other courts are outer courts.

~~“~~**Coverage.** ~~See “Site~~ coverage~~Coverage.”~~

~~“~~**Crematorium** ~~means an establishment containing properly installed, certified apparatus intended for~~ See “Cemeteries, Crematories, Columbaria, and Related Facilities” and “Funeral Parlors and Interment Services.”

~~“~~**Cultural Institutions.** ~~A nonprofit institution displaying or preserving objects of interest in one or more of the arts or sciences. This use in the act of cremation. See~~ includes libraries, museums, and art galleries. May also ~~“Cemetery.”~~ include accessory retail uses such as a gift/book shop, restaurant, etc.

~~“~~**Cul-de-Sac Lot.** ~~See “Lot, cul-de-sac.”~~

~~“~~**Cumulative period** ~~means an~~ Period. An additive period of time composed of individual time segments that may be continuous or interrupted.

~~“~~**Cutlery and handtool manufacturing** ~~means establishments primarily engaged in one or more of the following: (1) manufacturing metal cutlery, flatware; kitchen utensils, pots and pans; or (2) manufacturing nonpowered hand and edge tools.~~

17.XX.XXX. D Definitions

~~“~~**Data Centers.** ~~An industrial building containing floor space that houses computer mainframes, servers, and IT equipment primarily for the purpose of storing data and distributing data stored on-site. Data centers also contain all associated power distribution, cooling, cabling, fire suppression, and physical security systems.~~

~~“~~**Day Care Center.** ~~Establishments providing non-medical care for persons (adults or children) on a less than 24-hour basis other than “Family Day Care Homes.” This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State.~~

~~“~~**Decibel (dB)** ~~means a.~~ A unit which denotes the ratio between two quantities which are proportional to power: the number of decibels corresponding to the ratio of two amounts of power is ten ~~(10)~~ times the logarithm to the base ten ~~(10)~~ of this ratio.

~~“~~**Density** ~~means the.~~ The number of dwelling units that may be constructed per acre, ~~unless otherwise calculated measured in density units.~~ This definition of density does not preclude the requirements of other property development standards ~~(e.g., such as~~ maintenance of required yard setbacks, maximum site coverage, off-street parking, outdoor living space, structure height, structure intensity, and ~~vehicular access, etc.).~~

Density bonus ~~means an~~ **Bonus.** An increase in the number of dwelling units normally allowed on a parcel by the applicable zoning district, granted by the ~~city~~City in compliance with Section ~~17.38.040~~XXXX (Affordable ~~housing~~Housing).

Department ~~means the~~ The Los Alamitos community development department, referred to in this zoning code as the “department.”Development Services Department.

Developer ~~means and includes individuals,~~ Individuals, firms, or corporations that buy land in order to build on it or to sell it to others who want to build on it.

Dining, Accessory Outside Seating Areas. See “Eating and Drinking Establishments.”

Director ~~means the city,~~ The City of Los Alamitos ~~community development director~~Development Services Director, referred to in ~~this zoning code~~these Zoning Regulations as the “~~director~~Director.”

Discretionary Permits and Actions. Authority granted by the City to use a specified site for a particular purpose, including conditional use permits, home occupation permits, planned development permits, site development permit, temporary use permits, and variances, as established by Article 5 (Land Use and Permit Procedures) of these Zoning Regulations.

Domestic animals ~~or “household pets” means various~~ Animals. Various animals customarily kept as household pets (e.g., such as dogs, cats, rabbits, etc.) ~~and birds.~~

~~“Drive in/drive thru sales” means facilities where motorists may purchase food or other products without leaving their vehicles (e.g., fast food restaurants, drive thru coffee, dairy, photo services, etc.). See also “Restaurant, drive thru” and “Restaurant, fast food.”~~

~~“Drive in/drive thru services” means facilities where motorists may obtain services without leaving their vehicles (e.g., drive up bank teller windows, drive up ATMs, dry cleaners, etc.). Does not include car washes or service stations, which are defined under “Motor vehicle services.”~~

Donation Boxes. A bin, storage shed, or similar facility measuring no more than eight feet in height, and established as an accessory use to a primary use for the purpose of providing a collection location for donated clothes, shoes, and small household items. Such facilities generally are established by a charitable or non-profit organization.

Drive-Through or Drive-Up Facilities. An establishment that sells products or provides services to occupants in vehicles, including automated teller machines, drive-in or drive-up windows and drive-through services. Examples include fast food restaurants, banks, and pharmacies. Does not include “click and collect” facilities in which an online order is picked up in a stationary retail business without use of a drive-in service (see “Retail Sales – General”). Does not include drive-in theaters or “Vehicle Services - Washing.”

Driveway ~~means a,~~ A paved portion of a parcel located between the public right-of-way and the garage or carport designed and intended as an ~~access way~~accessway between the public right-of-way and the garage or carport.

Drought-tolerant plant material ~~means plants~~ Tolerant Plant Material. Plants that tolerate heavy clay to sandy soil with use of limited supplemental water. These plants are able to thrive with deep infrequent watering once their root systems are established (~~nine to twelve (12) months~~). These plants include those that grow naturally in areas of limited natural water supply and are adaptable to weather and soil conditions prevalent in Los Alamitos.

Dry Cleaning Establishments. See “Laundries and ~~drycleaning plants~~” or “~~Personal services~~Dry-Cleaning Plants.”

~~“Duplex” means a residential structure under single ownership containing two dwelling units designed exclusively for occupancy by two families living independently of each other. See “Dwelling, multiple family.”~~

Duplex. See “Two-Unit Dwelling (Duplex).”

Dwelling means a structure designed or used for the shelter or housing of one or more persons, including single-family unit and multiple-family multi-unit dwellings, but not including hotels, boarding houses, or rooming houses.

Dwelling, Single-Family. See “Single-family dwelling” means a detached residential unit, other than a mobilehome, designed for and occupied by one family only. Family Dwelling.”

Dwelling, Multiple Family. See “Multiple Family Dwelling.”

Dwelling Unit. Any structure or portion thereof designed for living and sleeping purposes that contains independent cooking and sanitation facilities.

17.XX.XXX. E Definitions

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars, Lounges, Nightclubs, and Tasting Rooms. Any establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the State Department of Alcoholic Beverages and in which persons under 21 years of age are restricted from the premises. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee. This use includes wine tasting rooms and micro-breweries where alcoholic beverages are sold and consumed on-site and any food service is subordinate to the sale of alcoholic beverages. Does not include adult entertainment businesses.

Food Preparation/Catering (No On-Site Sales or Service). Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Typical uses include catering kitchens, bakeries, and small-scale specialty food production. Food Preparation may also be considered accessory to allowed restaurant uses.

Restaurant. Establishments where food and beverages may be consumed on the premises, taken out, or delivered.

Restaurant – Small Accessory Outside Seating Areas. Outdoor restaurant seating that has a footprint occupying a total of three hundred (300) square feet or less in area.

Restaurant – Large Accessory Outside Seating Areas. Outdoor restaurant seating that has a footprint occupying more than a total of three hundred (300) square feet.

~~Dwelling, Multiple Family.~~ “Multiple family dwelling” means a structure or a portion of a structure used and/or designed as residences for three or more families living independently of each other. Includes: triplexes, fourplexes (buildings under one ownership with three or four dwelling units, respectively, in the same structure) and apartments (five or more units under one ownership in a single building); townhouse development (three or more attached single-family dwellings where no unit is located over another unit); and senior citizen multiple-family housing. See “Apartment,” “Condominium,” “Duplex,” “Senior residential housing projects,” and “Townhouse.”

~~“Dwelling unit” means a structure designed or used for the shelter or housing of one or more persons.~~

Restaurant – Full or Limited Service, Serving Alcohol. A restaurant that provides alcohol service after 11:00 PM.

Restaurant – with Drive-Through Facilities. See “Drive-Through or Drive-Up Facilities.”

Snack Bar. A food facility limited to serving labeled prepackaged food, including, but not limited to, candy, chips, prepackaged cookies, canned beverages, hot dogs, sandwiches, or comparable items which are considered nonpotentially hazardous and limited to single service utensils.

Educational and Research Institutions. See “Schools” and “Research and Development.”

~~“Electrical supply store” means an establishment engaged in selling electrical supplies, wiring, and equipment.~~

~~“~~

~~Emergency machinery, vehicle, or alarm” means machinery~~**Machinery, Vehicle, or Alarm.** Machinery, vehicle, or alarm that is used, employed, performed, or operated in an effort to protect, provide, or restore safe conditions in the community or for the citizenry, or work by private or public utilities when restoring utility service.

~~“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (Reference Health and Safety Code Section 50801(e).)~~

~~“~~

Emergency Shelter. See “Lodging – Homeless Shelters.”

~~Emergency work” means work~~**Work.** Work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.

~~“Employee cafeteria/coffee shop” means an establishment that is located within another primary use (e.g., health care, hotel, office, or industrial complex, etc.) for the purpose of serving employees or customers food and beverages that are prepared, served, and consumed within that primary use.~~

~~“~~

~~Enlargement of use” means the~~**Use.** The expansion of a land use activity on a site or within a structure so that the use or activity occupies more floor or site area than before the expansion.

Entertainment, Indoor. An establishment offering predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, live performance theaters, meeting halls, and dance halls.

Establishment. Includes any of the following:

- ~~The opening or commencement of an adult-oriented business as a new business.~~
- ~~The conversion of an existing business, whether or not an adult-oriented business, to an adult-oriented business.~~
- ~~The addition of an adult-oriented business to another existing adult-oriented business; or to another existing nonadult-oriented business, with or without expansion of floor area.~~
- ~~The relocation of an adult-oriented business.~~
- ~~The expansion or enlargement of the premises by ten (10) percent or more of the existing floor area.~~

~~“Exaction” means a. A contribution or payment required as an authorized precondition for receiving a development permit.~~

~~Extended Care. See “Medical facilities – Extended care.”~~

~~“Family” means one or more persons occupying a premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall be deemed to include domestic help employed by the family.~~

~~Family Day Care Homes, Large (Seven or More Clients). “Large family day care home” means a state-authorized, certified, or licensed facility, place, or structure which is maintained and operated to provide nonmedical care, day treatment, or day care for less than twenty four (24) hours a day to seven or more mentally impaired~~

persons, incompetent persons, physically disabled persons, or the elderly. Does not include child day care homes, small or large (“Child day care facilities”) or facilities that provide twenty four (24) hour a day nonmedical care (“Residential care homes”).

~~Family Day Care Homes, Small (Six or Fewer Clients). “Small family day care home” means a state-authorized, certified, or licensed facility, place, or structure which is maintained and operated to provide nonmedical care, day treatment, or day care for less than twenty four (24) hours a day to six or fewer mentally impaired persons, incompetent persons, physically disabled persons, or the elderly. Does not include child day care homes, small or large (“Child day care facilities”) or facilities that provide twenty four (24) hour a day nonmedical care (“Residential care facilities”).~~

~~“Farmer’s market” means an open-air market~~

17.XX.XXX. F Definitions

Family. A group of persons, whether related or unrelated, who live together in a nontransient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a “family” for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of these Zoning Regulations.

Family Day Care Homes. A day care facility licensed by the State that is located in a single-unit residence or other dwelling unit where a resident of the dwelling provides care and supervision for children under the age of 18 for periods of fewer than 24 hours a day.

Small. A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10. See Health and Safety Code Section 1596.78.

Large. A facility that offers for provides care for nine to 14 children, including children who reside at the home and are under the age of 10. See Health and Safety Code Section 1596.78.

Farmers’ Market. A temporary marketplace, either indoors or outdoors, for the display and sale fresh of produce and other agricultural products directly to the consumer and where the vendors are generally the individuals who have raised the such as, but not limited to, fresh fruits, vegetables or produce, nuts, honey, shell eggs, flowers, and nursery stock.

“

Feasible means capable. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

“

Fence means a freestanding structure made of a combination of metal, masonry, or wood that rests on or is partially buried in the ground and rises above ground level; used for confinement, privacy, protection, screening, or partition purposes.

“

Financial Institutions and Related Services (without drive-through facilities). Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but does not include “Check Cashing Shops and/or Payday Loans.”

Fixed noise source means a **Noise Source.** A stationary device that creates sounds while fixed or motionless, including but not limited to, industrial and commercial machinery and equipment, pumps, fans, compressors, generators, air conditioners, and refrigeration equipment.

“

Flood control facility means a **Control Facility.** A structure designed and constructed to control floodwaters.

“

Floor-Area Ratio (FAR). The numerical value obtained by dividing the aboveground floor area of any building(s) located on a lot by the net area of the lot. See Figure X-XX: Floor-Area Ratio.

Florist ~~means a.~~ A retail establishment engaged in selling cut flowers, floral arrangements, and potted plants purchased from others. These establishments customarily prepare the arrangements they sell.

~~“Food products manufacturing” means manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products. Includes:~~

- ~~1. Bakeries;~~
- ~~2. Bottling plants;~~
- ~~3. Breweries;~~
- ~~4. Candy, sugar and confectionery products manufacturing;~~
- ~~5. Coffee roasting;~~
- ~~6. Dairy products manufacturing;~~
- ~~7. Gelatin processing, packaging or treating;~~
- ~~8. Fruit and vegetable canning, preserving, related processing;~~
- ~~9. Juice processing, packaging or treating;~~
- ~~10. Grain mill products and by products;~~
- ~~11. Meat, poultry, and seafood canning, curing, byproduct processing;~~
- ~~12. Soft drink production;~~
- ~~13. Miscellaneous food item preparation from raw products.~~

~~May include incidental tasting and accessory retail sales of products produced on-site.~~

~~“Fortunetelling/palm reading/psychic readers” means the telling of fortunes, forecasting of future events or furnishing of information not otherwise obtainable by the ordinary process of knowledge, by means of occult or psychic power, faculty or force, including, but not limited to, clairvoyance, clairaudience, cartomancy, phrenology, spirits, tea leaves or other such reading, mediumship, seership, prophecy, astrology, palmistry, necromancy, mind-reading, telepathy, or other craft, art, cards, talisman, charm, potion, magnetism, magnetized article or substance, crystal gazing, or magic, of a kind or nature for a form of consideration.~~

Food Preparation. See “Eating and Drinking Establishments.”

Food Processing. Food processing establishment includes any room, building, or place or portion thereof, maintained, used, or operated for the purpose of commercially storing, packaging, making, cooking, mixing, processing, bottling, canning, packing, slaughtering, or otherwise preparing or handling food except restaurants.

Fortune-Telling/Palm Reading/Psychic Readers. See “Personal Services, Restricted.”

Fraternities and Sororities. See “Organizational ~~houses~~Houses.”

~~Front Yard.~~ See “Yard, front.”

~~“~~

Freight/Truck Terminals. Transportation facilities furnishing services incidental to freight, courier, and postal services by truck, airplane, or rail. This classification does not include local messenger and local delivery services (see “Light Fleet-Based Services”).

Frozen ~~food locker~~Food Locker. Refrigerated warehousing and storage facilities. The services provided by these establishments include blast freezing, tempering, and modified atmosphere storage services.

~~“~~

Funeral Parlors and Internment Services. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses include crematories, columbaria, mausoleums, mortuaries, funeral chapels, and funeral homes.

~~Furniture and fixtures manufacturing, cabinet shops, and woodworking shops~~ means manufacturing **Fixtures Manufacturing, Cabinet Shops, and Woodworking Shops.** Manufacturing establishments that produce wood and metal household furniture and appliances; bed-springs and mattresses; office furniture and partitions, lockers, shelving and store furniture; and miscellaneous drapery, hardware, window blinds, and shades. Also includes wood and cabinet shops, but not sawmills or planing mills.

~~“Furniture, furnishings, and appliance stores” means stores engaged in selling the following products and related services, including incidental repair services:~~

- ~~1. Draperies;~~
- ~~2. Floor coverings;~~
- ~~3. Furniture;~~
- ~~4. Glass and chinaware;~~
- ~~5. Home appliances;~~
- ~~6. Home furnishings;~~
- ~~7. Home sound systems;~~
- ~~8. Interior decorating materials and services;~~
- ~~9. Large musical instruments;~~
- ~~10. Lawn furniture;~~
- ~~11. Movable spas and hot tubs;~~
- ~~12. Office furniture;~~
- ~~13. Other household electrical and gas appliances;~~
- ~~14. Outdoor furniture;~~
- ~~15. Refrigerators;~~
- ~~16. Stoves;~~

~~17. Televisions.~~ **XX.XXX. G Definitions**

~~“Gas/fueling station” means retail sales facility for the fueling of gasoline powered and electric vehicles. Facilities where other vehicle services are also provided are classified under “Motor vehicle services, service stations.”~~

~~“~~
Gas/Fueling Station. See “Service/Fueling Station.”

~~Garage or carport” means parking~~ **Carport.** Parking space and shelter for automobiles or other motor vehicles, where the size of the parking space complies with the provisions of Chapter 17.26XX (Off-~~Street~~street Parking and Loading).

~~1. A garage is an attached or detached accessory structure with a door, enclosed on at least three sides.~~

~~2. A carport is an~~

Carport. An attached or detached accessory structure enclosed on no more than two sides.

~~Garage, Public.~~ See “Parking, An attached or detached accessory structure.” enclosed on no more than two sides

~~Garage sale” means a~~ **Sale.** A temporary event, generally only one or two days held for the sale or offering for sale, to the general public, of over five items of personal property on a portion of a parcel in a residential zoning district, whether within or outside a structure.

~~General plan” means a~~ **Plan.** A comprehensive declaration of goals, policies, and programs for the development of the ~~city~~City and including, where applicable, diagrams, maps, and text identifying objectives, principles, standards, and other features, and which has been adopted by the ~~council~~Council.

~~“Gift shops and specialty shops” means an establishment engaged in retailing new gifts, novelty merchandise, souvenirs, greeting cards, seasonal and holiday decorations, and curios.~~

~~“Golf courses/country clubs” means golf courses, and accessory facilities and uses including: clubhouses with bar and restaurant, locker and shower facilities; driving ranges; “pro shops” for on-site sales of golfing equipment; and golf cart storage and sales facilities.~~

~~“~~
General Retail. See “Retail Sales - General”

~~**Golf Courses/Country Clubs.** A tract of land which is laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course includes a clubhouse and shelters as accessory uses. Country clubs provide private recreational, social, and multi-purpose uses associated with a private golf course for the benefit and enjoyment of members and their guests. Typical uses include clubhouses, tennis courts, playgrounds, and swimming pools.~~

~~**Government facility” means a Facilities.** A building or structure owned, operated, or occupied by a governmental agency to provide a governmental service to the public.~~

~~“~~
Grade” means the. The average level of the finished surface of the ground adjacent to the exterior walls of the structure.

~~“~~
Grading” means excavating. Excavating or filling of earth material, or any combination conducted to prepare the site for construction or the placement of the improvements on the site.

~~“~~
Granny flat” means a Flat. A residential unit that was approved in accordance with Government Code Section 65852.1 and is grandfathered under state law.

~~“~~
Grocery store” means a Store. A retail establishment where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store.

~~“~~
~~Grooming Services. See “Animal services.”~~

~~“~~
Gross floor area” means the Floor Area. The total horizontal area of the floor of a structure included within the surrounding walls, exclusive of vent-shafts and courts.

~~“Guest house” means a detached structure, incidental to and located on the same premises as the main structure, that provides living quarters to temporary guests of the occupant(s) of the main structure, has no kitchen facilities, and is not rented or otherwise used as a separate dwelling unit.~~

~~“~~
Group Home – 6 residents or fewer. A facility which provides 24-hour care and supervision to children, provides services to a specific client group, and maintains a structured environment, with such services provided at least in part by staff employed by the licensee. The care and supervision provided by a group home shall be nonmedical except as permitted by Welfare and Institutions Code Section 17736(b). Since small family and foster family homes, by definition, care for six or fewer children only, any facility providing 24-hour care for seven or more children must be licensed as a group home.

17.XX.XXX. H Definitions

Hazardous Waste Facilities. See also “Hazardous Waste Facilities.”

~~**Applicant.** Any person applying to the City for a Conditional Use Permit or a land use decision concerning a specified hazardous waste” means refuse, or discarded materials facility, as defined under the term “proponent” of State Health and Safety Code Section 25199.1 (j).~~

~~**Governor’s Appeal Board.** A board formed to review the appeal of an “Applicant,” as defined in this section, of a specified hazardous waste facility land use decisions disapproved by the City or of one or more conditions of approval placed on an approved specified hazardous waste facility or an appeal by an~~

“Interested Person.” as defined in this section, based solely on the ground that the conditions imposed do not adequately protect the public health, safety, or welfare. The Governor’s Appeals Board’s membership, purpose, and procedures are defined by State Health and Safety Code Sections 25199.9 through 25199.14.

Hazardous Waste. A waste, or combination of wastes, which because of ~~their~~ its quantity, concentration, toxicity, corrosiveness, mutagenicity, or flammability, or physical, chemical, or infectious characteristics may: (1) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

~~_____ Hazardous Waste Facility, Off-Site. “Off-site hazardous waste facility” means a facility that serves more than one producer of hazardous waste and is~~

Health and Safety Assessment. A technical and environmental evaluation of a proposed facility, site, and surrounding area before approval of a Conditional Use Permit. The assessment shall consider the qualities and the physical and chemical characteristics of the specific types of waste that would be handled. The assessment shall include a hydraulic evaluation as well as risks due to flooding, earthquakes, and potential water or air pollution. It is not intended that the health and safety assessment duplicate information developed for environmental impact reports or risk assessments required under local, state, or federal regulations.

Immobile populations. Occupants associated with schools, hospitals, convalescent homes, prisons, facilities for the mentally ill, and other similar facilities.

Interested Person. A person who participated in one or more public meetings or hearings held to consider an application for a land use decision for a specified hazardous waste facility project. “Participation” as defined in State Health and Safety Code Section 25199.1 (c) includes, but is not limited to, the giving of oral or written testimony at a meeting or hearing, submission of questions at a meeting or hearing, or attendance at the meeting or hearing.

Land Use Decision. A discretionary decision of the City concerning a specified hazardous waste facility including the issuance of a permit, a Conditional Use Permit, the granting of a variance, the subdivision of property, and the modification of existing property lines in compliance with Title 7 (commencing with Section 65000) of the Government Code.

Local Assessment Committee (LAC). A state-required committee of locally appointed representatives, designed to represent, generally, the interests of the residents in the City and residents in adjacent communities in meetings with the applicants of a proposed hazardous waste facility. The membership, duties, and mission of the committee are defined by State Health and Safety Code Section 25199.7(d), as reiterated in this chapter under Section ~~XXXX~~ (Local Assessment Committee).

Off-Site Hazardous Waste Facility. Any structures, other appurtenances, and improvements on the land, and all contiguous land serving more than one producer of hazardous waste and used for the treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous waste including, but not limited to:

- ~~_____ 1. _____~~
- _____ 1. _____ Incineration facility (i.e.g., rotary kiln, fluid bed, etc.);
- _____ 2. _____ Residual repository (receives only residuals from hazardous waste treatment facilities);
- _____ 3. _____ Stabilization/solidification facilities;
- _____ 4. _____ Chemical oxidation facilities;
- _____ 5. _____ Neutralization/precipitation facilities; ~~or~~
- _____ 6. _____ Transfer/storage facilities;

_____“**Residuals Repository.** A waste disposal facility specifically restricted to receiving only residuals from hazardous waste treatment facilities.

_____ **Specified Hazardous Waste Facility.** A specific off-site facility project proposal.

Health/ Facilities, Therapy and Rehabilitation. Establishments of independent health practitioners primarily engaged in one of the following:

Rehabilitation. Planning and administering educational, recreational, and social activities designed to help patients or individuals with disabilities, regain physical or mental functioning or to adapt to their disabilities;

Specialized Sensory Treatments. Diagnosing and treating speech, language, or hearing problems. These practitioners operated private; and

Therapy. Administering medically prescribed physical therapy treatment for patients suffering from injuries or muscle, nerve, joint, and bone disease.

Health/Fitness Facilities.

Small. An indoor facility of 2,500 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness facilities/spas” means, improved circulation or flexibility, and/or weight control. Examples of uses include Pilates, personal training, dance, yoga, and martial arts studios.

Large. A full-service fitness centers, gymnasiums, center, gymnasium, or health and athletic clubs including indoor club which is over 2,500 square feet in size and may include any of the following: sauna, spa, or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball; courts; rock climbing wall, boxing ring, cheerleading, aerobic classes and other indoor sports activities; locker rooms, and showers.

_____“**Height (of structures)**” means the **Structures).** The vertical distance from the top of the nearest curb to the highest point of the roof.

_____“**Historical landmark**” means an **Landmark.** An individual structure or group of structures having a special historical, architectural, cultural, or aesthetic value.

Home Occupation. The conduct of a business within a legal dwelling unit, with the business activity being incidental and clearly accessory to the primary residential use of the property.

Homeless Shelters. See “Lodging – Homeless Shelters.”

Hospitals and Clinic/Urgent Care. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see “Animal Care, Sales, and Services”).

Clinic/Urgent Care. A facility other than a hospital, providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities such as blood banks and plasma centers, and emergency medical services offered exclusively on an outpatient basis such as urgent care centers. Typically operates beyond standard medical office hours and may provide emergency

treatment. May include educational aspects such as medical instruction and/or training as well as house a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale, see “Office, Medical and Dental Office.”

Hospital. ~~———— “Home occupation” means the use of a residence as a receiving “telephone office” of a primary business and where there are no advertising signs, displays, stocks of merchandise or commodities sold or stored on the premises and no employees other than the occupants of the residence.~~

~~———— Hospital. See “Medical services—Hospitals.”~~

~~———— “Hotel” means guest rooms or suites rented to the general public for overnight or other temporary lodging (usually up to thirty (30) days). Accesses to individual guest rooms within a hotel are generally from an interior hallway. A full service hotel is able to provide meeting rooms, and banquet facilities. Also may include accessory guest facilities (including accessory retail uses, elevators, indoor athletic facilities, swimming pools, and tennis courts). Also see, “Motel.”~~

~~———— “A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.~~

Hotel. See “Lodging – Hotel and Motel.”

~~**Hydrozone** means a. A portion of the landscaped area having plants with similar water needs that are served by a valve or a set of valves with the same schedule. A hydrozone may be irrigated or nonirrigated, e.g. such as a naturalized area planted with native vegetation that will not need supplemental irrigation once established in a nonirrigated hydrozone.~~

~~———— “Ice and cold storage plant” means a warehouse facility or a location for food processing operations that may be available to rent or lease for processing inventories of other companies. These facilities may also produce ice.~~

17.XX.XXX.I Definitions

~~**Impact noise** means the **Noise. The** noise produced by the collision of one mass in motion with a second mass that may be either in motion or at rest.~~

~~**Impound Yard.** See “Motor vehicle services, impound yard” See “Vehicle Storage.”~~

~~**Industrial Condominium.** See, “Condominium, industrial.”~~

~~———— “Industrial property” means a **Property. A** parcel of real property that is developed and used either in part or in whole for manufacturing purposes including research and development uses.~~

~~———— “Industrial training center” means a facility for on-site specialized technical education of personnel in industrial professions (e.g., engineering, electronic, mechanical, communication). Facility may provide office space, classrooms and laboratories.~~

~~**Improvement.** An improvement adds to the value of a facility, prolongs its useful life, or adapts it to new uses. Improvements are distinguished from repairs. Repairs keep facilities in good operating condition, do not materially add to the value of the facility, and do not substantially extend the life of the facility.~~

~~**Instructional Services.** Commercial establishments that offer specialized programs in personal growth and development served provided on an individual or group setting. Typical uses include classes or instruction in music, fitness, art, sports, or academics. Instructional Services also include rehearsal studios as an accessory use.~~

Intensification of use ~~means a~~ **Use.** A change in the use of a structure or site, where the new use is required by Chapter 17.26 (Off-~~Street~~street Parking and Loading) to have more off-street parking spaces than the former use; or a change in the operating characteristics of a use (for example, hours of operation), which generate more activity on the site.

~~Interior Lot.~~ See “Lot, interior.”

~~“Internet café” means a place where one can use a computer with internet access for a fee, often per hour or minute; sometimes one can have unmetered access with a pass for a day or month, etc. The establishment may or may not also serve as a café.~~

~~“Jewelry store” means an establishment that sells new merchandise primarily and some used merchandise from estate sales or that reconstitute precious metals into jewelry forms that are sold at retail on the premises.~~

Internet Café. See “Arcade (Electronic Game Center).”

17.XX.XXX. J Definitions

Jewelry Store. See “Retail Sales – General.”

Junk or Salvage Yard. See “Recycling facilities—Scrap and ~~dismantling yards~~Dismantling Yards.”

17.XX.XXX. K Definitions

Kennel. See “Animal ~~services.~~”

~~Kennel, Breeding.~~ See “Animal ~~services~~Care, Sales, and Services.”

“

Kitchen ~~or “kitchenette” means an area designed and/or~~ **Kitchenette.** A room used for the preparation of food, which includes three of the following features:

- ~~1. Cooking or food heating equipment, including a hot plate, microwave, oven, or range;~~
- ~~2. A. A complete kitchen contains a sink, refrigerator or other device for cold storage; stove or range top, and oven or microwave. A partial kitchen is missing one of the above components.~~
- ~~3. Cabinets, shelves, or other facilities for storage of food and/or utensils; or~~
- ~~4. A sink and water supply.~~

~~Laboratory, Biological and X-ray. “Biological and x-ray laboratory” means an establishment providing analytical, experimental, photographic, research, or testing (e.g., chemical, physical, etc.) services.~~

17.XX.XXX. L Definitions

Laboratory – Medical, Analytical, Research, Testing. A facility for testing, analysis, and/or research. Examples of this use include medical labs, soils and materials testing labs, and forensic labs. This type of facility is distinguished from industrial research and development (see “Research and Development”) in its orientation more toward testing and analysis than product development or prototyping; an industrial research and development facility may typically include this type of lab. The “medical lab” subset of this land use type is oriented more toward specimen analysis and processing than direct blood drawing and specimen collection from patients (see “Hospitals” and “Clinics”), but may also include incidental specimen collection.

Laboratory, Medical and Dental. “Medical and dental laboratory” means an establishment providing medical or dental laboratory services. See also “~~Office, Medical services—clinics, offices and laboratories~~and Dental Office.”

~~Laboratory, Film Processing. “Film processing laboratory” means an establishment engaged in developing film and/or making photographic slides, prints, and enlargements. Does not include “one-hour” photofinishing shops. See “Photofinishing shops.”~~

“

Landscaping means the planting and maintenance of some, Any combination of native or exotic plants, lawn, groundcover, trees, shrubs, vines, groundcovers, flowers, or lawns. In addition, the combination or design may include natural features and other plant materials, plus decorative outdoor and complementary elements such as rock and stone, and structural features, including but not limited to pools, fountains, reflecting pools, works of art, screen walls, fences and benches. For purposes of this title, crops shall not be water features, paved or decorated walkways or surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements. Plants on rooftops or porches or in boxes attached to structures typically are not considered landscaping.

Landscaping screen means the **Screen.** The planting and continued maintenance of a compact screen of evergreen shrubbery forming a physical barrier or enclosure not less than six feet in height.

~~“Land use permit” means authority granted by the city to use a specified site for a particular purpose, including conditional use permits, home occupation permits, planned development permits, temporary use permits, variances and minor exceptions, wireless communications facilities permit, site plan review and zoning clearances, as established by Division 5 (Land Use/ Development Review Procedures) of this zoning code.~~

Land Use Permit. See “Discretionary Permits and Actions.”

Laundries and drycleaning plants means establishments **Dry-Cleaning Plants.** Establishments engaged in high volume laundry and garment cleaning services, including: power laundries; garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries (“laundromat”) or dry-cleaning drop-off/pick-up stores (“personal services”) without dry cleaning equipment.

Laundromat means an An establishment engaged in operating facilities with coin-operated or similar self-service laundry and drycleaningdry-cleaning equipment for customer use on the premises.

~~“Library and reading room” means collections of books, manuscripts, and similar materials for study and reading. Does not include facilities primarily devoted to meetings or public assembly (“Clubs, lodges, and private meeting halls,” “Religious facilities,” or “Auditoriums, meeting halls, and theaters”).~~

Library. See “Cultural Institutions.”

Live entertainment means a **Entertainment.** A musical act (including karaoke), theatrical act (including stand-upstandup comedy), play, revue, scene, dance act, or combination, performed by one or more persons, whether or not they are compensated for the performance, in a privately-owned premisespremise that is open to the public, whether or not admission is charged.

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit or multiple-unit, and may include only commercial activities and pursuits that are compatible with the character of a residential environment. May be designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: (1) complete kitchen space and sanitary facilities in compliance with the City building code and (2) working space reserved for and regularly used by one or more occupants of the unit.

Loading space/area means an **Space/Area.** An off-street space or berth on the same parcel with a main structure, or contiguous to a group of structures, for the temporary parking of commercial vehicles while loading or unloading. The space shall not abut a street, alley, or other appropriate means of ingress or egress.

Local landmark means a **Landmark.** A designated structure, natural, or manmade feature having a historic character or historic, cultural, architectural, or aesthetic value relating to the heritage of the cityCity that is shown to merit preservation, restoration, and/or protection.

“
Locksmith” means an establishment that can install and repairs locks; make or sell locks and keys; or open locks when keys are lost, misplaced, or stolen.

“Lot or parcel” means a

Lodging. An establishment providing overnight accommodations to transient patrons for payment for periods of fewer than 30 consecutive calendar days.

Homeless Shelters. Churches, public buildings, or quasi-public facilities that provide emergency or temporary shelter for more than 31 days in any six-month period to homeless individuals and/or groups. These accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services.

Hotel and Motel. An establishment with guest rooms or suites, with or without kitchen facilities, rented to the general public for overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, personal services, retail services, or recreational facilities available to guests or to the general public. This use classification does not include boarding or rooming housings (see “Boarding Houses”) or bed and breakfasts (see “Bed and Breakfast Inns”), or hostels (see “Hostels”) which are separately defined and regulated.

Lot. A recorded lot or parcel of real property under single ownership, lawfully created as required by the Subdivision Map Act and city ordinances, including this zoning code. Types of parcels include the following these Zoning Regulations. See Figure 7-01X-XX (Lot Types) for various lot types.

Abutting Lot. A lot having a common property line or separated by a public path or lane, private street, or easement to the subject lot.

Corner Lot. A lot bounded on two or more sides by street lines that have an angle intersection that is not more than 135 degrees.

Cul-de-Sac Lot. A lot located on the curving portion of a cul-de-sac street.

Flag Lot. A lot that is located to the rear of another lot and is shaped such that the main portion of the lot area does not have access to a street other than by means of a corridor having less than 25 feet of width.

Interior Lot. A lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots or that is bounded by more than one street with an intersection greater than 135 degrees.

Irregular Lot. A lot of irregular, rather than rectangular, shape.

Figure 1. “Corner lot” means a parcel located at the intersection of two or more streets. A parcel abutting a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side parcel lines to the foremost point of the parcel meet at an interior angle of less than one hundred thirty five (135) degrees.

2. Lot, Cul-de-Sac. “Cul-de-sac lot” means a pie-shaped parcel at the end of a street with no exit.

3. “Flag lot” means a parcel having access from the structure site to a public street by means of private right-of-way strip that is owned in fee.

4. “Interior lot” means a parcel abutting only one street.

5. “Key lot” means an interior parcel

~~_____~~ **Key Lot.** ~~An interior lot,~~ the front of which adjoins the side property line of a corner ~~parcel~~ lot.

~~_____~~ 6. _____ “

~~Reverse~~ **Corner Lot.** ~~A corner” means a corner parcel~~ lot, the rear of which abuts the side of another ~~parcel~~ lot, whether across an alley or not.

~~_____~~ 7. _____ “

~~Through~~ **Lot.** ~~A lot” means a parcel~~ having a frontage on two parallel or approximately parallel ~~dedicated~~ streets, not including a corner or reversed corner ~~parcel~~ streets.

~~_____~~ “Lot area” means the computed area contained **Area.** The total area measured in a horizontal plane, included within the parcel lines. ~~If there is a recorded subdivision or parcel map, “lot lines” as defined in this chapter shall be located as shown on the map. See Figure 7-02 (Lot Features).~~ of a lot.

~~Lot Area, Net.~~ The ultimate lot area after the area of right-of-way dedications and private street easements have been subtracted.

~~Lot Coverage.~~ — **Lot Coverage.** ~~The percentage of the net area of the lot covered by structures. This includes the perimeter of the building as viewed from a plan view, plus the area of all accessory buildings and structures, including but not limited to: covered porches and patios (including trellis covers), carports, porte-cocheres, storage sheds, and permanent playhouses.~~

~~Lot~~ See “Site coverage.”

~~_____~~ “**Depth.** Lot depth” means ~~is the average linear measured distance between~~ along an imaginary straight line drawn from the midpoint of the front ~~and property line of the lot to the midpoint of the rear parcel lines or the intersection of the two side parcel lines if property line or to the most distant point on any other lot line where~~ there is no rear lot line. See Figure 7-02 (

~~Lot~~ Features). The Director shall determine parcel depth for parcels of irregular configuration.

~~_____~~ “Lot frontage” means the **Frontage.** The boundary of a parcel adjacent to a public street right-of-way.

~~_____~~ “

~~Lot~~ line” or “property line” means a recorded **Line.** The boundary of a parcel. Types of parcel lines are as follows: ~~between a lot and other property or the public right-of-way. See Figure 7-02X-XX (Lot Features).~~ Lines) for various lot lines.

~~_____~~ 1. _____ Common. A parcel line, except the front line of the parcel or the parcel line of a corner parcel that abuts the side street, or a parcel line separated from another parcel line by a dedicated alley.

~~_____~~ 2. _____

~~Lot~~ **Line, Front.** ~~In the case of On an interior parcel, a lot,~~ the line separating the parcel from the street; in the case of a corner parcel, the line separating the narrowest street frontage of the parcel from the street. (If the parcel lines of a corner parcel are equal in length, the front parcel line shall be determined by the Director.) On a through parcel, both parcel lines are front lot lines and the parcel is considered to have no rear parcel line.

~~_____~~ 3. _____ Interior. A parcel line ~~not~~ lot from the street. On a corner lot, the shorter lot line abutting a street

~~_____~~ 4. _____ Rear. A parcel. ~~On a through lot, the lot line that is not abutting a street~~ the street providing the primary access to the lot. On a flag lot, the interior lot line most parallel to and that is opposite and most distant from the front parcel line ~~nearest the street from which access is obtained.~~

~~_____~~ 5. _____

~~Lot~~ **Line, Side.** A parcel ~~Any lot boundary~~ line that is not a front lot line or a rear ~~parcel~~ lot line.

~~“Lot width” means the~~
Lot Line, Street Side. On a corner lot, the longer lot line abutting a street.

Lot Line, Rear. A lot line which is opposite and most distant from the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line (or from a straight line drawn at a tangent to the midpoint of a front lot line on a curved street), will be deemed the rear lot line for the purpose of establishing the minimum rear setback.

Lot Line Adjustment. The adjustment of property lines between four or fewer legally created adjoining lots, where the land taken from one lot is added to an adjoining lot, and where a greater number of lots than originally existed is not created; approved by the Director in compliance with Subsection **XXXX** (Lot Line Adjustments).

Lot Width. The horizontal distance between the side ~~parcel~~lot lines, measured at right angles to the ~~parcel~~lot depth at a point midway ~~between~~line, measured from the front and rear parcel lines. See Figure 7-02 (Lot Features). The director shall determine parcel width for parcels of irregular shape ~~property line or at the required front setback line, whichever is greater.~~

~~“Low- and very low income households” mean persons~~ and **Very Low Income Households.** Persons and families of incomes as defined by ~~Sections 50093 and 50105 of the California Health and Safety Code~~ Sections 50093 and 50105.

~~“Low water flow irrigation” means a~~
Low Water Flow Irrigation. A system of watering plant material using drip or other reduced water emitting devices that restrict the amount of water in gallons per minute to allow for deep percolation into the soil.

~~Lumber Yards, Retail and Wholesale. “Retail—See “Building Materials and wholesale lumber yards” mean establishments—Services.”~~

17.XX.XXX. M Definitions

Machine Shop. See “Vehicle Service, Major.”

Maintenance and Repair Services – Indoor Establishments engaged in ~~selling lumber and other building materials (e.g., brick, tile, cement, insulation, roofing) the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see “Vehicle Sales and Services”) and personal apparel (see “Personal Services”).~~

Manufactured Home. See “Accessory Dwelling Unit (ADU).”

Manufacturing – Heavy. Manufacturing of products from extracted or raw materials or recycled or secondary materials, etc.). ~~Other building materials such as plumbing supplies, electrical supplies, paint, glass, hardware, and wallpaper are allowed but are considered incidental to lumber yard sales. See also “Building materials stores” and “Outdoor~~ bulk storage and handling of such products and materials. This classification includes operations such as biomass energy conversion; textile mills; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing (such as sand, gravel, or clay into products for intermediate or final consumption); primary metal manufacturing; fabricated metal product manufacturing; petroleum refining and related industries; and automotive, ship, aircraft, and heavy equipment manufacturing. Includes accessory office uses associated with the on-site use. This classification does not include recycling (see “Recycling”) or the processing of animals.

Manufacturing – Light. A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, and treatment packaging, taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. Includes accessory wholesale and/or direct ~~retail sales and activities.~~ sale to consumers of only those goods produced on-site. Includes accessory office uses associated with the on-site use. Examples of light industrial uses include, but are not limited to the manufacture of electronic instruments, equipment, and appliances; brewery and alcohol production, pharmaceutical manufacturing; and production apparel manufacturing.

_____ “Machine shop” means an establishment engaged in machining metal parts on a job or order basis. Generally machine shop jobs are low volume and use machine tools, such as lathes (including computer numerically controlled); automatic screw machines; and machines for boring, grinding, and milling. See also “Metalworking/ fabrication.”

_____ “Manufactured home” means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or forty (40) body feet or more in length, or, when erected onsite, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating, air conditioning, and electrical systems. The term shall include a structure that meets the requirements of this definition, except the size requirements, and whose manufacturer has voluntarily filed a certification and has complied with the standards established under Health and Safety Code Sections 18000 through 18040.5 (Part 2 of Division 13) “Manufactured home” includes a mobilehome subject to the National Manufactured Housing construction and Safety Act of 1974 (42 U.S.C. Section 5401, et seq.). (California Health and Safety Code Section 18007.)

_____ A manufactured home is not the same as a commercial coach, as defined in Health and Safety Code (HSC) Section 18001.8, factory-built housing, as defined in HSC Section 19971, or a recreational vehicle, including a park trailer, as defined in HSC Sections 18010 and 18009.3, which may look similar from their exterior appearances. A factory-built home most closely resembles a manufactured home, but is constructed to the California Building Standards Code, in CCR, Title 24.

_____ “Manufacturing” means establishments engaged in the mechanical, physical, or chemical conversion of substances, components, or raw materials to a product. Does not include industrial facilities that are separately defined within this code.

_____ “Massage” shall have the same meaning as set forth in Chapter 5.32.

_____ “Massage establishment” shall mean a location where massages are provided.

Massage. See “Personal Services.”

Massage Establishment. See “Personal Services.”

Materials Storage Yard. See “Contractor’s storage yard Building Materials and Services.”

_____ “Mausoleum” means a structure containing aboveground tombs. See also “Cemetery.”

Mausoleum. See “Cemeteries, Crematories, Columbaria, and Related Facilities” and “Funeral Parlors and Internment Services.”

Medical Services.

_____ 1. _____ “Ambulance service” means facilities from which emergency personnel and transportation are dispatched to emergencies. Including incidental storage and maintenance of vehicles.

_____ 2. _____ “ See “Hospitals and Clinics and offices” mean facilities primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services, but which are separate from hospitals, including:

_____ a. _____ ” and “Office, Medical, dental and psychiatric offices; Dental Office.”

_____ b. _____ Out-patient care facilities;

_____ c. _____ Other allied health services;

_____ d. _____ Urgent care services.

3. “Extended care” means residential facilities providing in-patient nursing and health-related care as a primary use for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services, including:

- a. Skilled nursing facilities;
- b. Convalescent homes;
- c. Hospices;
- d. Rest homes.

4. ~~Health Facilities—Therapy and Rehabilitation.~~ “Therapy and rehabilitation health facilities” mean establishments of independent health practitioners primarily engaged in one of the following:

- a. “Therapy” means administering medically prescribed physical therapy treatment for patients suffering from injuries or muscle, nerve, joint, and bone disease;
- b. “Rehabilitation” means planning and administering educational, recreational, and social activities designed to help patients or individuals with disabilities, regain physical or mental functioning or to adapt to their disabilities; and
- c. “Specialized sensory treatments” mean diagnosing and treating speech, language, or hearing problems. These practitioners operated private or group practices in their own offices (e.g., centers, clinics) or in the facilities of others (e.g., hospitals, HMO medical centers).

5. “Hospitals” means institutions designed and primarily engaged in providing diagnostic services and extensive medical treatment, including surgery. These establishments have an organized medical staff, in-patient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses and emergency heliports.

“Messenger service” means establishments primarily engaged in providing local messenger and delivery services of small items within a single metropolitan area or within an urban center. These establishments generally provide point-to-point pickup and delivery and do not operate as part of an intercity courier network.

“Metal plating” means and includes: chromium plating, electroplating and galvanizing. Establishments primarily engaged in one or more of the following:

1. Hot Dip Galvanizing. Coating (iron or steel) with zinc;
2. Powder Coating. Coating metals and metal products by means of a polymeric coating deposited via electrostatic attraction;
3. Covering Metal. Mechanically, chemically, or electrically covering metal with an adherent layer; or
4. Other Surfacing. Providing other metal surfacing services for the trade.

“Metal working/fabrication” means an establishment engaged in the assembly and/or fabrication of metal parts, including blacksmith and welding shops, machine shops, sheet metal shops, and boiler shops, that produce metal duct work, cabinets and enclosures, metal doors and gates, tanks, towers, and similar products. Also see “Machine shop” and “Welding service.”

~~Mixed-Use Project, Residential and Commercial.~~ “Residential and commercial mixed-use project” means a Metal Plating. See “Manufacturing – Heavy.”

Metal Working/Fabrication. See “Manufacturing – Heavy.”

Mixed-Use. A development project, containing both residential and commercial floor space, which is conceived and designed as a single integrated environment and in which both residential and commercial amenities are provided. A residential and commercial mixed-use development project shall be contained within one structure or on one site.

“~~Mobile noise source~~” means a Noise Source. A noise source other than a fixed noise source.

“~~Mobilehome~~” means a

Mobile Home. A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and ~~forty (40)~~ feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach, or factory-built

housing. A ~~mobilehome~~mobile home on a permanent foundation is included under the definition of “Single-family dwellings Family Dwelling.”

_____“~~Mobilehome park~~” means an area or tract of land where two or more mobilehome lots are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobilehomes used for human habitation. The rental paid for a manufactured home or mobilehome shall be deemed to include rental for the parcel it occupies.

_____“~~Mobilehome space~~” means the

Mobile Home Parks. A parcel of land under one or more ownerships that has been planned and improved for the placement of two or more mobile homes, as the term “mobile home” is defined in Civil Code Section 798.3 or successor provision of the State Mobile home Residency Law, for nontransient use.

Mobile Home Space. The portion of a ~~mobilehome~~mobile home park set aside and designated for the occupancy of a ~~mobilehome~~mobile home or a manufactured home, including the area set aside for parking or structures which are accessory to the ~~mobilehome~~ (e.g., mobile home such as awnings, cabanas, and armadas, etc.).

_____“~~Mortuary~~” means an establishment where the deceased are prepared for burial or cremation, and funeral services may be conducted. Includes funeral homes, funeral parlors, and crematoriums.

_____“~~Motel~~” means guest rooms or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (for up to thirty (30) days). Accesses to the individual guest rooms within a motel are generally from an exterior walkway. Also may include accessory guest facilities (including accessory retail uses, elevators, indoor athletic facilities, swimming pools, and tennis courts). Also see, “Hotel.”

_____“~~Motor vehicle sales, leasing, and rental~~” means retail establishments selling, leasing, and/or renting automobiles, trucks, and vans. May also include incidental repair shops and the sales of parts and accessories incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see “Auto parts sales”); tire recapping establishments (see “Motor vehicle services”); businesses dealing exclusively in used parts, (see “Recycling facilities—Scrap and dismantling yards”); or “Service stations,” which are separately defined.

_____“~~Motor vehicle services~~” means the repair, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats, and other motor vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes the following categories.

_____1. _____“~~Car wash~~” means permanent, self-service, or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are fund-raising activities, typically conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is generally limited to one day. See “Use, temporary.”

_____2. _____“~~Impound yard~~” means a facility that provides temporary outdoor storage for vehicles waiting to be claimed by titleholders or their agents.

_____3. _____“~~Repair/maintenance~~” means establishments that specialize in limited aspects of repair and maintenance including oil change and lubrication, tire and brake replacement, smog certification shops, and electrical equipment installation. May also rebuild engines and transmissions; perform muffler and upholstery work, radiator repair, collision repair, chassis work, other bodywork, and painting services.

_____4. _____“~~Service station~~” means a retail establishment selling gasoline or other motor vehicle fuels that also provides other vehicle services. These secondary services may include vehicle engine maintenance and repair, towing and trailer rental services. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, bodywork, fender work, or the rental of vehicle storage or parking spaces (“Parking structure” and “Parking lot”). See also “Gas/fueling Stations.”

_____“~~Motor vehicle/transportation equipment manufacturing and assembly~~” means establishments primarily engaged in manufacturing or assembling complete equipment for transporting people and goods. Includes: passenger automobiles, trucks, commercial cars and buses, special purpose motor vehicles (e.g., auto trailers, campers, recreational vehicles, etc.), chassis or passenger car bodies, boat building, motorcycle building, and related incidental parts manufacturing.

_____“

Mortuary. See “Cemeteries, Crematories, Columbaria, and Related Facilities” and “Funeral Parlors and Internment Services.”

Motel. See “Lodging – Hotel and Motel.”

Moving company means an **Companies. An** establishment that moves the possessions of a family or business from one site to another. The company may also provide storage, or incidental sales of moving supplies.

Mulch means ~~shredded~~, **Shredded** or chipped wood from tree branches and trunks and from uncontaminated wood products or lumber; this matter is often mixed with leaves and grass clippings for optimal effect.

Multiple Family Dwelling. See “Dwelling, multiple family.”

Museum means a facility for the preservation and exhibition of objects of permanent interest in the arts, nature, and science. Includes aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, and planetariums. Does not include facilities primarily devoted to meetings or public assembly (“Clubs, lodges, and private meeting halls,” “Religious facilities,” or “Auditoriums, meeting halls, and theaters”).

Multiple Family Dwelling. Two or more dwelling units attached or detached on a site or lot, which does not include an accessory dwelling unit. Types of multiple unit dwellings include a duplex, triplex, fourplex, townhouses, common interest subdivisions, garden apartments, senior housing developments, and multistory apartment buildings. Multiple-unit dwellings may also be combined with nonresidential uses as part of a mixed-use development.

Museum. See “Cultural Institutions.”

17.XX.XXX. N Definitions

Nightclub. See “~~Bar/nightclub~~ **Eating and Drinking Establishments**.”

Noise level means the **Level. The** “A” weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of twenty (20) micropascals (micronewtons per square meter). The unit of measurement shall be designated as dB(A).

Nonconforming lot means **Lot or Parcel.** Any property created by a legal ~~parcel~~ **subdivision** of land ~~having less area, frontage, or dimensions than required in the zoning district where it is located.~~

Nonconforming structure means a structure or a portion of a structure that was designed, and erected or structurally altered before the effective date of these regulations or subsequent amendments, and which, at the time it was constructed or altered, ~~was created~~ **in compliance with all applicable building and zoning codes ordinances and laws at the time the property was subdivided but which, due to subsequently enacted ordinances or laws, no longer complies due to changes or amendments with the applicable regulations and standards for the zone in which the property is located.**

Nonconforming use means a use of a **Structure.** Any structure ~~(either conforming, building, or nonconforming) or land improvement that was legally lawfully established and maintained before the adoption of this zoning code and that does not conform to current code provisions governing allowable land uses for the zoning district where the use in compliance with all applicable ordinances and laws at the time it was erected but which, due to subsequently enacted ordinances or laws, no longer complies with the applicable regulations and standards for the zone in which the structure is located.~~

Nursery School. See “Child day care facilities—Commercial child day care center.”

Nursing Home. See “Medical services—Extended care.”

Office, Administrative. “Administrative office” means a workplace for the rendering of a service or general management of a business.

~~Office, Professional. “Professional office” means a room, a suite of rooms or a portion of a structure used to conduct a business having limited conduct with the public (e.g., accountant, architect, attorney, chiropractor, optician, engineer, surveyor, drafting office, dentist, doctor, physical therapist or similar profession, etc.). Merchandise shall not be sold on the premises, except as are incidental or accessory to the primary allowed use. See also “Medical services—clinics, offices and laboratories.”~~

~~Office,~~
Nonconforming Use. See “Use, Nonconforming.”

Nudity/State of Nudity. The appearance of a human bare buttock, anus, male genitals, female genitals, or female breast.

Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This classification includes wholesale and retail nurseries offering plants for sale. This classification also includes farm supply and feed stores.

Nursery School. See “Day Care Centers.”

Nursing Home. See “Residential Care Facilities.”

17.XX.XXX. O Definitions

Offices.

Business and Professional (Non-Medical and Dental Office). Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices, and tax preparation offices, but excluding banks and savings and loan associations (see “Financial Institutions and Related Services” and “Check Cashing and/or Payday Loans”).

Medical and Dental Office. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective ser treatment services by doctors, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, medical and dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see “Hospitals and Clinics”), and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.

Public Utility Commercial. ~~“Public utility commercial office” means a~~ workplace for a government establishment engaged in the administration, regulation, licensing, and inspection of utilities, such as communications, electric power (including fossil, nuclear, solar, water, and wind), gas and water supply, and sewerage.

Office Condominium~~Supply Store.~~ See “Condominium, office”~~Retail Sales – General.~~

~~“Office supply store” means an establishment engaged in selling new stationery, school supplies, and office supplies. May also sell new office equipment and furniture.~~

~~“~~
Open space” means the **Space.**

Open Space, Common. The total land area of within a parcel residential development that is not occupied by structures, parking lots, or driveways and individually owned nor dedicated for public use, and that is open to be designed, intended, and reserved exclusively for the shared use of all the sky residents of the development and their guests. Examples include barbecue and picnicking areas, play areas, swimming pools, tennis courts, turf areas, and other recreational or leisure features and facilities. Common Open Space does not typically include enclosed spaces/facilities such as a community center, meeting rooms, etc.

Open Space, Private. “Private A usable open space” means an enclosed area located outside adjoining and adjacent directly accessible to a dwelling unit and which, reserved for the exclusive use of residents of the dwelling unit and their guests.

Open Space, Usable or Improved. Outdoor space that serves a recreational function or provides visual relief from the building mass.

Open Space, Unimproved. Any open space that has not been landscaped or otherwise provided with amenities, and is designated for private use by the residents of the dwelling unit generally kept in a natural state.

Organizational houses” means residential Houses. Residential lodging houses operated by educational and religious institutions and/or membership organizations for their members and not open to the general public. Includes fraternity and sorority houses, convents, monasteries, and religious residential retreats. Does not include living quarters for ministers and staff serving a religious facility.

“Outdoor commercial recreation facilities” means privately owned facilities for various outdoor spectator or participant sports and types of recreation where a fee is charged for use. See also “Amusement and recreation establishments, outdoor,” and “Parks and playgrounds.”

1. Amphitheaters;
2. Amusement parks;
- 3.

Outdoor Commercial Recreation Facilities. See “Commercial Recreation.”

Batting cages;

4. Bocce ball;
5. Drive-in theaters;
6. Go-cart and miniature auto race tracks;
7. Golf driving ranges (separate from golf courses);
8. Miniature golf courses;
9. Motorcycle racing and drag strips;
10. Race tracks;
11. Shooting ranges;
12. Skateboard parks;
13. Stadiums and coliseums;
14. Swim and tennis clubs;
15. Swimming pools;
16. Tennis courts;
17. Water slides;
18. Zoos.

“Outdoor retail sales and activities” means permanent outdoor sales and rental establishments including auction yards, lumber and other material sales yards, newsstands, outdoor facilities for the sale or rental of other vehicles/equipment, and other uses where the business is not conducted entirely within a structure. Does not include the sale of motor vehicles. See “Motor vehicle sales/rentals.”

Outdoor Retail Sales, Temporary. ~~“Temporary outdoor retail sales” means~~ and/or Seasonal Sales. The temporary outdoor retail operations including:

- ~~1. Christmas trees, pumpkins or the sale~~ use of other seasonal items; property for retail sales.
- ~~2. Farmers markets;~~
- ~~3. Semiannual sales of art/handcrafted items in conjunction with community festivals or art shows;~~
- ~~4. Sidewalk or parking lot sales.~~

~~“Outside storage area” means a space not within the primary structure that is used for the keeping of goods or materials and that is not fully enclosed by solid walls and a roof.~~

~~“Paint mixing” means establishments primarily engaged in mixing pigments, solvents, and binders into paints and other coatings, such as stains, varnishes, lacquers, enamels, shellacs, and water repellent coatings for concrete and masonry.~~

~~“Paper product fabrication” means establishments primarily engaged in converting paper or paperboard without manufacturing the paper or paperboard. Includes: envelope manufacturing, converted paper products, paper coating and glazing, paper bags, assembly of paperboard boxes, wallpaper. Includes paper bags, boxes, envelopes, wallpaper, etc.~~

Outside Storage Area. See “Storage.”

17.XX.XXX. P Definitions

Paper Product Fabrication. See “Manufacturing – Heavy.”

Parcel. See “Lot or parcel.”

~~“~~
Park and Recreation Facilities. ~~Parks and~~ with playgrounds” means public parks, play lots, playgrounds, and athletic fields for non-commercial and recreation facilities, all of which are noncommercial and intended for neighborhood or community use, including. This classification also includes noncommercial playing fields, courts, gymnasiums, public swimming pools, picnic facilities, tennis courts. If privately owned, the same facilities are included under the definition of “Outdoor commercial recreation facilities.” See also “Amusement and recreation establishments, outdoor.”, and golf courses, as well as related food concessions or community centers within the facilities.
~~“~~

Parking ~~means the, The~~ act of stopping and leaving a vehicle; usually with the intention of leaving it for some time.

~~“Parking lot” means a~~

Parking Facility. A surface parking lot or parking structure that is a primary use of a site.

Parking Facility – Temporary. The temporary use of property for the parking of vehicles.

Parking Lot. A ground level, outdoor area where operative cars, buses, recreational vehicles, trucks, vans, and other motor vehicles are stored for clients.

~~“~~
Parking structure” means a Structure. A structure for the temporary indoor storing of operative cars, buses, recreational vehicles, trucks, vans, and other motor vehicles are stored for clients.
~~“~~

Patio ~~means typically, Typically,~~ a paved outdoor area on the site of a dwelling that is used for lounging, dining, etc.

~~“~~
Pawn shop ~~means indoor retail establishments~~ Shop. A commercial establishment that accepts sells secondhand personal property as collateral for loans, and offer in which the operator provides loans secured by such personal property for sale to the public. See also “Secondhand/consignment store.”.
~~“~~

Pedestrian amenities/orientation means ~~a~~**Amenities/Orientation**. A use that is intended to encourage walk-in customers and which generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to intense and surprising visual interest, high customer turnover, and intense social interaction. Physical structures or places with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including:

1. Design amenities related to the street level such as awnings, paseos, arcades;
2. Continuity of structure facades along the street with few interruptions in the progression of structures and stores;
3. Continuity of the sidewalk with a minimum of intrusions into pedestrian right-of-way;
4. Highly articulated facades at the street level with interesting uses of material, color, and architectural detailing;
5. Landscaping;
6. Signage oriented and scaled to the pedestrian rather than the motorist;
7. Street furniture;
8. Visibility into structures at the street level.

Permitted Use. Land uses that are listed as allowed or conditionally allowed in Division 2 (Zoning Districts, Allowable Uses, and Development Regulations), subject to compliance with applicable provisions of these Zoning Regulations.

Person means ~~an~~. Any individual, firm, co-partnership, joint venture, association, corporation, or limited liability company, estate, trust, business trust, receiver, syndicate, or any other legal entity-group or combination acting as a unit, and the plural as well as the singular.

~~“Personal services” means establishments providing nonmedical services to individuals as a primary use, including:~~

1. Acupressure;
2. Barber and beauty shops;
3. Clothing rental;
4. Dry cleaning drop-off/pick-up stores;
5. Electrolysis;
6. Hair cutting/styling;
7. Home electronics repair;
8. Laundromats/self service laundries;
9. Licensed physical therapists;
10. Nail salons;
11. Shoe repair/shine;
12. Tailors and dressmakers;
13. Tanning

Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, seamstresses, tailors, day spas, massage services where all persons engaged in the practice of massage are certified pursuant to the Business and Professions Code Section 4612, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, tattoo and body piercing services, video rental stores, photocopying, photo finishing services, and travel agencies mainly intended for the consumer.

Personal Services, General. Establishments that provide recurrently needed services of a personal nature. Examples of these uses include:

- barber shops, hair salon
- clothing rental shops

- day spa
- dry-cleaning pick-up stores with limited on-site cleaning equipment
- laundromats (self-service laundries)
- locksmiths
- nail salon
- shoe repair shops
- tailors and seamstresses
- ticket services shops

Personal Services, Restricted. Personal services with characteristics that have the potential to adversely impact surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include:

- fortune-telling, palm reading, and psychic services
- massage establishments
- palm and card readers
- tanning salons;

14. Watch repair shop.

~~These uses may also include accessory retail sales of products related to the services provided.~~

- “tattoo and body piercing services

Pet store” means an Store. An establishment that sells birds, cats, dogs, fish, and other common household pets, including supplies for the care and feeding of the animals sold. This use may include pet grooming, but not the boarding of animals other than those for sale. “

Pharmacy/drug store” means an. An establishment where a licensed pharmacist prepares prescription medicines for sale, which may also sell over-the-counter medicines, personal care products, and other miscellaneous products.

~~“Photofinishing shop” means an establishment, whether known as “one-hour” photofinishing labs or not, primarily engaged in developing film and/or making photographic slides, prints, and enlargements.~~

~~“Photography studio” means an establishment engaged in providing still, video, or digital portrait photography services or an establishment engaged in providing commercial photography services, generally for advertising agencies, publishers, and other business and industrial users.~~

“

Photofinishing Shop. See “Personal Services.”

Planned development” means asDevelopment. As defined by ~~California~~ Civil Code Section 1351(k), a development (other than a community apartment project, condominium, or stock cooperative) having either or both of the following features:

1. _____

1. The common area is owned either by an association or in common by the owners of the separate interests who possess appurtenant rights to the beneficial use and enjoyment of the common area; and/or

2. _____

2. A power exists in the association to enforce an obligation of an owner of a separate interest with respect to the beneficial use and enjoyment of the common area by means of an assessment which may become a lien upon the separately owned parcel, or area in compliance with ~~California~~ Civil Code Section 1367.

~~“Plant nursery, other than wholesale nursery” means an~~

Postal Service. An establishment that ~~sells articles related provides commercial postal services directly to gardening (e.g., plants, shrubs, trees, packaged fertilizers, soils, chemicals, etc.). The bulk sale or bulk storage of fertilizers, soils, chemicals, and other garden supplies shall be within a completely enclosed structure.~~

~~Plant Nursery, Wholesale. “Wholesale plant nursery” means an establishment that grows, stores, and sells garden plants, shrubs, trees, or vines intended for resale the customer, including incidental retail sales.~~

“~~Plastic products fabrication~~” means establishments primarily engaged in processing new or spent (i.e., recycled) plastics resins into miscellaneous intermediate or final plastic products or engaged in foam plastics fabrication, using such processes as compression molding; extrusion molding; injection molding; blow molding; and casting.

“~~Plumbing service~~” means an establishment engaged in installing and servicing plumbing, heating, and air-conditioning equipment. Contractors in this industry may provide both parts and labor when performing work.

“~~Pool~~” means a structure used for swimming, bathing, or wading or used as a fishpond or similar use.

“~~Post office~~” means a facility that houses service windows for letter and parcel mailing letters and packages, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mailbox rental, and related services.

“~~Pottery manufacturing~~” means establishments primarily engaged in manufacturing china and earthenware table and kitchen articles, bathroom accessories (e.g., faucet handles, towel bars, and soap dishes, etc.), plumbing fixtures, art and ornamental items, and similar vitreous china, fine earthenware, stoneware, coarse earthenware, and pottery products.

“~~Predominant tone noise~~” means a Tone Noise. A noise characterized by a predominant frequency or frequencies so that other frequencies cannot be readily distinguished.

“~~Primary Use~~.” See “Use, primaryPrimary.”

“~~Printing and publishing~~” means establishments Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade, including bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals; establishments manufacturing business forms and binding devices. “~~Quick printing~~” services are included in the definition of “Business support servicesSee also “Business Support Services.”

“~~Property line~~” means a Line. A boundary line separating parcels of real property having separate legal descriptions.

“~~Property maintenance service~~” means an Maintenance Service. An establishment engaged in cleaning structure interiors and/or windows, ensuring trash removal, maintaining landscaping, etc.

“~~Public Assembly Facilities. A facility~~” means a for public or private assembly and meetings, exclusive of “Religious Assembly Facilities,” which is defined separately. Examples of these uses include:

- banquet rooms
- civic and private auditoriums
- community centers
- conference/convention facilities
- meeting halls for clubs and other membership organizations

Public Assembly Facilities do not include gymnasiums or other “Sports and Entertainment Assembly” facilities, or “Day Care Centers” or “Schools,” which are all separately classified and regulated.

“~~Public Facility. A~~ facility or structure including outdoor recreation areas owned by a local, regional, state, or federal agency.

“~~Public right-of-way~~” means an area of land, not on a parcel, that is dedicated for public use to accommodate a transportation system and necessary public utility infrastructure (e.g., water lines, sewer lines, power lines, and gas lines.)

“

Public Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar use.

Public safety facility ~~means a~~ **Safety Facilities.** A facility operated by a public agency/agencies including fire stations, other fire prevention, and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

Public Utility Commercial Office. See “Office, ~~public utility commercial~~ Public Utility Commercial.”

17.XX.XXX. Q Definitions

Reserved.

17.XX.XXX. R Definitions

Rear yard ~~Yard.~~ See “Yard, ~~rear~~ Rear.”

~~“Reception window” means the area within the direct line between a satellite antenna and those orbiting communications satellites carrying available programming.~~

~~“Recreational vehicle (RV)” means a~~

Recreation Facilities, Private – Indoor or Outdoor. A building, structure, or open space designed as an accessory recreational use to a permitted principal use. Private recreational facilities include such uses as swimming pools and tennis courts and are not open to the general public and not operated for profit.

Recreational Equipment Rentals. Rental of bicycles, scooters, skate board, ice skate, snow boards, surf boards, and similar recreational vehicles and equipment that are manpowered and do not include a motor, including on-site storage and incidental maintenance that does not require pneumatic lifts.

Recreational Vehicle (RV). A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

- ~~1.~~ 1. It contains less than ~~three hundred twenty (320)~~ square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
- ~~2.~~ 2. It contains ~~four hundred (400)~~ square feet or less of gross area measured at maximum horizontal projections;
- ~~3.~~ 3. It is built on a single chassis; and
- ~~4.~~ 4. It is self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

~~“Recyclable materials” means those materials separated from solid waste and designated as recyclable under City sponsored recycling programs or source separated, individual solid waste materials (e.g., paper, cardboard, glass, plastics or metals).~~

~~“Recycling or recyclable material” means reusable domestic containers and other materials that can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, paper~~

Recycling Facilities. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include facilities that deal with animal matter nor does it include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations, which are classified as utilities.

Collection Facility. A facility available for the general public for the recycling of California Redemption Value (CRV) products such as glass, aluminum cans, and plastic. ~~Recyclable material does not include refuse or hazardous materials.~~

~~“ beverage containers as defined by the State’s Department of Resources Recycling area” means the space allocated in a development project for collecting and loading of recyclable materials. If source separation of recyclable materials is required, this area shall accommodate the necessary receptacles for the recyclable materials. Recycling areas shall be accessible and convenient to deposit recyclable materials, and for the collection of recyclable materials.~~

~~Recycling Facilities. This land-use type and Recovery. Also includes a variety of facilities involved with the collection, sorting, and processing of recyclable materials. A recycling facility does not include storage containers located on a residentially, commercially or industrially designated site used solely for the recycling of material generated on the site.~~

~~1. “Beverage container convenience zone collection center” means a collection facility certified by the State pursuant to the California Beverage Container Recycling and Litter Reduction Act of 1986.~~

~~2. “Collection facility” means a center reverse vending machines, where the public may donate, redeem or sell recyclable materials, which may include the following:~~

~~a. **Reverse Vending Machine(s).** “Reverse vending machine” means an automated mechanical device which accepts at least one or more types of empty beverage containers that accepts, sorts, and processes recyclable materials and issues a cash refund or a redeemable credit slip with a value not less than the container’s redemption value, as determined by state law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers; Processing and sorting is not conducted on site.~~

~~b. Small collection facilities which is a collection facility that occupies an area of five hundred (500) square feet or less and may include:~~

~~i. A mobile unit;~~

~~ii. Bulk Reverse Vending Machines. A “bulk reverse vending machine” is a reverse vending machine that is larger than fifty (50) square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container;~~

~~iii. A grouping of reverse vending machines occupying more than fifty (50) square feet, and~~

~~iv. Kiosk type units that may include permanent structures;~~

~~c. Large collection facilities which is a collection facility that occupies an area of more than five hundred (500) square feet.~~

~~3. “~~

~~**Mobile recycling unit” means an****Recycling Unit.** An automobile, truck, trailer, or van used for the collection of recyclable materials, carrying bins, boxes, or other containers.~~

~~4. “Processing~~

~~**Large Collection Facility.** A facility that occupies an area of more than 500 square feet and/or includes permanent structures where the public may donate, redeem, or sell recyclable materials.~~

~~**Reverse Vending Machine(s).** ” means An automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and issues a structure or cash refund or a redeemable credit slip with a value of not less than the container’s redemption value as determined by the state. A “reverse vending machine” may sort and process containers mechanically provided that the entire process is enclosed spææwithin the machine. In order to accept and temporarily store all three container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary.~~

~~**Small Collection Facility.** A facility that occupies an area of 500 square feet or less where the public may donate, redeem, or sell recyclable materials and may include:~~

- ~~▪ A mobile unit;~~

- Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet.
- Kiosk-type units that may include permanent structures.
- Unattended containers placed for the donation of recyclable materials.

Processing Facility. A facility used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing and shredding. Processing facilities include the following types, both of which are included under the definition of "Recycling facilities—Scrap and dismantling yards":

a.

Light processing facility. A facility that occupies an area of under forty-five thousand (45,000) square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers; and

b. ~~A heavy processing facility is a processing facility other than a light processing facility.~~

~~5.~~

Heavy Processing Facility. A facility that occupies an area at 45,000 square feet and over of collection, processing and storage area, and averages more than two outbound truck shipments each day.

Scrap and dismantling yards means ~~outdoor~~ **Dismantling Yards.** Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. Includes light and heavy processing facilities for recycling (see the definitions above). Does not include junk or salvage yards ("Junk and salvage yards"); places where these activities are conducted entirely within structures; pawnshops ("Pawnshops") and other secondhand stores ("Secondhand/ consignment stores"); the sale of operative used cars; or landfills or other waste disposal sites.

~~"Rehabilitated landscape" means a landscaping project that requires a building or discretionary permit.~~

~~"Religious facilities" means religious facilities operated by organizations for worship or the promotion of religious activities, including churches, mosques, synagogues, temples, etc., and religious schools; and accessory uses on the same site, including living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use permit required for the religious organization itself.~~

Recyclable Materials. Those materials separated from solid waste and designated as recyclable under City sponsored recycling programs or source-separated, individual solid waste materials such as paper, cardboard, glass, plastics, or metals.

Recycling or Recyclable Material. Reusable domestic containers and other materials that can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, paper and plastic. Recyclable material does not include refuse or hazardous materials.

Recycling Area. The space allocated in a development project for collecting and loading of recyclable materials. If source separation of recyclable materials is required, this area shall accommodate the necessary receptacles for the

recyclable materials. Recycling areas shall be accessible and convenient to deposit recyclable materials, and for the collection of recyclable materials.

Religious Assembly Facilities. Any facility specifically designed and used to accommodate the gathering of persons for the purposes of fellowship, worship, or similar conduct of religious practices and activities. This definition includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) and residences for clergy. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals and other potentially-related operations (i.e., a recreational camp), are classified according to their respective activities.

~~“Religious (use)” means activities conducted by religious organizations.~~

~~“Repair/maintenance, consumer products” means an establishment providing services for the repair and/or maintenance of consumer products including:~~

- ~~1. Appliance repair;~~
- ~~2. Computers;~~
- ~~3. Electronic equipment repair;~~
- ~~4. Product service centers;~~
- ~~5. Radio/television repair.~~

~~Does not include auto and other motor vehicle repair services (“Motor vehicle services”).~~

~~“~~

Repair/Maintenance, Consumer Products. See “Maintenance and Repair Services – Indoor.”

Research and development means indoor facilities **Development.** A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and ~~mechanical~~ computer and telecommunications components in advance of product manufacturing, ~~that are not associated with a and the assembly of related products from parts produced off-site, where the manufacturing facility on the same site activity is secondary to the research and development activities.~~ Includes pharmaceutical, chemical and biotechnology research and development. Does not include computer software companies, soils and other materials testing laboratories, ~~or medical laboratories~~ (see “Laboratory – Medical services – Analytical, Research, Testing”), ~~or blood drawing and specimen collection from patients (see “Hospitals and Clinics, offices and laboratories”).~~ Clinic), ~~or testing of computer software (see “Office”).~~ Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

~~“~~

Resident manager’s unit means ~~a~~ **Manager’s Unit.** A dwelling unit within a residential housing project or a multiple-family development in which a manager, acting as agent for the owner-lessor(s) of the residential housing project or the multiple-family development, resides.

~~“Residential care facilities” means state licensed facilities providing twenty four (24) hour a day non-medical residential care to persons residing on the premises in need of assistance, guidance, personal services, protection, supervision, and training essential for sustaining the activities of daily living or for the protection of the individual. These facilities are licensed by the State of California Department of Social Services for non-medical care in compliance with the provisions of the State Community Care Facilities Act or other applicable state law. No medical care shall be provided except incidental medical service as may be allowed, without additional authorization, certification, or licensing for non-medical care in compliance with state law. Note: Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of “Medical services—Extended care.” State licensed facilities providing care on a less than twenty four (24) hour per day basis are community care facilities as defined by this code and listed under “Child day care facilities,” “Family day care homes” or “Social service facilities.”~~

~~“~~

Residential Care Facilities. Facilities that are licensed by the State to provide permanent living accommodations and 24-hour primarily non-medical care and supervision for seven or more persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes

facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. This use classification excludes “Supportive and/or Transitional Housing.”

Residential property means ~~a~~ **Property.** A parcel of real property that is developed and used either in part or in whole for residential purposes, other than transient uses (e.g., such as hotels and motels).

~~Rest Home. See “Senior care facilities.”~~ **Restaurant, Drive-Thru.** “Drive-thru restaurant” means a place or premises serving food, refreshments or beverages designed with a drive-up window that customers use so they do not have to exit their motor vehicles in order to make a purchase.

~~Restaurant, Fast-Food.~~ **“Fast-food restaurant”** means an establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to-consume state for the consumption either within the restaurant structure, in outdoor seating areas or off premises.

~~Restaurant (Full-Service).~~ **“Full-service restaurant”** means a place that regularly and in a bona fide manner is used and kept open for the serving of meals to customers for compensation. The meals are prepared, served, and primarily eaten on the premises. The establishment shall have suitable kitchen facilities for this purpose, containing conveniences for cooking an assortment of foods that may be required for the meals. In the context of a restaurant establishment, “meals” means the usual assortment of foods commonly ordered at various hours of the day. The service only of foods such as sandwiches or salads shall not be deemed “meals.” “Customers” means persons who, during the hours when meals are regularly served at the establishment, actually order and obtain a meal. (Also see “Restaurant, take-out”; “Restaurant, fast food.”)

~~Restaurant, Take-Out.~~ **“Take-out restaurant”** means an establishment that, by design or physical facilities or by service or packaging procedures, permits the purchase of prepared ready-to-eat foods intended to be consumed off the premises; and where the consumption of food on the premises, whether or not in a motor vehicle, is not allowed.

~~“Restaurant, with outside seating area”~~ means an area used as a seating area with tables and chairs for the contiguous restaurant. This seating may be in addition to the indoor seating or it may be the only seating available for the restaurant.

~~1.~~ **“Restaurants, with Small Outside Seating Areas.”** Outdoor restaurant seating that has a footprint occupying a total of three hundred (300) square feet or less in area.

~~2.~~ **“Restaurants, with Large Outside Seating Areas.”** Outdoor restaurant seating that has a footprint occupying more than a total of three hundred (300) square feet.

~~Retail Sales, General.~~ **“General retail sales”** means stores

Restaurant. See “Eating and shops completely enclosed within a structure, which sell various lines ~~Drinking Establishments.~~”

Retail Carts and Kiosks. The retail sale or viewing of merchandise for profit. These stores and lines located in a non-motorized pushcart or stand, designed to be portable and not permanently affixed to a structure or location.

Retail Sales – General. The retail sale or rental of merchandise may include: ~~not specifically listed under another use classification.~~ This classification includes department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs. Does not include swap meet, pawn shop, or secondhand stores.

~~1.~~ Artists supplies;

~~2.~~ Bakeries (

Retail Sales – Restricted. The retail only);

~~3.~~ Bicycles;

- ~~4. Books;~~
- ~~5. Camerassale of gun and photographic supplies;~~
- ~~6. Clothing and accessories;~~
- ~~7. Departmentammunition stores;~~
- ~~8. Drug, pawn shops, and discountsecondhand stores;.~~
- ~~9. Dry goods;~~
- ~~10. Fabrics and sewing supplies;~~
- ~~11. Florists and houseplant stores (indoor sales only – outdoor sales are “nurseries”);~~
- ~~12. Gift shops;~~
- ~~13. Grocery stores;~~
- ~~14. Hardware;~~
- ~~15. Hobby materials;~~
- ~~16. Jewelry;~~
- ~~17. Luggage and leather goods;~~
- ~~18. Musical instruments, parts and accessories;~~
- ~~19. Newsstands;~~
- ~~20. Orthopedic supplies;~~
- ~~21. Religious goods;~~
- ~~22. Small wares;~~
- ~~23. Specialty shops;~~
- ~~24. Sporting goods and equipment;~~
- ~~25. Stationery;~~
- ~~26. Toys and games;~~
- ~~27. Variety stores.~~

Retirement Home. See “Senior ~~care facilities~~Housing.”

Reverse Corner Lot. See “Reverse Corner Lot, ~~reverse corner~~.”

Roominghouse. See “~~Boardinghouse~~Boarding House.”

Rubber Products. See “Manufacturing; Heavy.”

Runoff ~~means water.~~ Water that is not absorbed by the soil or landscape to which it is applied and flows from the area. Usually occurs when water is applied at too great a rate (application rate exceeds infiltration rate) or when there is a severe slope.

~~“Satellite antenna” means an antenna used to receive and/or transmit radio or television signals from orbiting communication satellites.~~

~~Satellite Dish~~

17.XX.XXX. S Definitions

Salvage Yard. Places used for storing or keeping of recyclable or salvage materials.

Satellite Antenna. See “Antennas.”Wireless Telecommunication Facilities.”

~~Schools, Commercial.~~ “Commercial schools” means an establishment that provides on-site instruction for profit. Includes:

- ~~1. “Private” means an~~

Schools. A public or private educational institution conducting regular academic instruction at kindergarten, elementary, secondary or higher levels operated by a nongovernmental organization and which is not a trade school.

- ~~2. “Specialized” means facilities~~run by the state or institutions offering instruction in subjects such as the following:

- ~~a. Art;~~
- ~~b. Ballet and other dance;~~
- ~~c. Computers and electronics;~~
- ~~d. Drama;~~
- ~~e. Driver education;~~
- ~~f. Language;~~
- ~~g. Music.~~

~~3. “Trade” means a private school offering instruction in the technical, commercial and/a subdivision or trade skills, such as real estate which is licensed by the state to offer preschool, elementary or secondary academic instruction — including kindergartens, elementary schools, middle or junior high schools, business colleges, electronic and high schools, automotive and aircraft technician schools, and similar commercial establishments.~~

~~Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management.~~

~~“Second residential unit” means a detached or attached dwelling unit that provides complete, independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary unit.~~

~~“Secondhand/consignment store” means and includes any business involving buying, selling, trading, taking in pawn, accepting for sale on consignment, accepting for auctioning, or auctioning secondhand tangible personal property. A secondhand/consignment store does not include a coin dealer or participants at gun shows or events, as defined in Section 478.100 of Title 27 of the Code of Federal Regulations, or its successor, who are not required to be licensed pursuant to Sections 26700 to 26915, inclusive, of the Penal Code, who are acting in compliance with the requirements of Sections 26500 to 26585, inclusive, and 27545 of the Penal Code, and who are not a gun show trader, as described in Sections 16620 and 26525 of the Penal Code.~~

~~“Senior care facilities” means residential facilities that provide social and personal care with little or no medical care to persons who are at least sixty-two (62) years of age, or are at least fifty-five (55) years of age and meet the qualifications found in Section 51.3 of the California Civil Code. Facilities may include congregate care facilities or independent living arrangements, but excludes convalescent or nursing homes (“Medical services— Extended care”). This category includes facilities also known as retirement homes and/or rest homes.~~

Schools, K - 12 – Private. A private academic educational institution, including boarding schools; elementary, middle/junior, and high schools; military academies; and businesses providing instruction in arts and languages. This definition does not include “Trade and Vocational Schools,” “Tutoring and Education Centers,” or non-tuition part-time instruction at religious assembly facilities.

Schools, Private. A private academic educational institution, including boarding schools; colleges and universities; elementary, middle/junior, and high schools; military academies; and businesses providing instruction in arts and languages. This definition does not include “Trade and Vocational Schools,” “Tutoring and Education Centers,” or non-tuition part-time instruction at religious assembly facilities.

Schools, Public. A publicly-funded academic educational institution, including colleges and universities; elementary, middle/junior, and high schools; military academies; and charter schools. This definition does not include “Trade and Vocational Schools,” “Tutoring and Education Centers,” or non-tuition part-time instruction at religious assembly facilities.

Secondhand Store. A business involved in the retail sale of used goods and merchandise such as a thrift store or consignment, whereby the sale of such used goods and merchandise comprise 25 percent or more of total monthly sales volume. This definition does not include pawn shops and swap meets.

Self-Storage. See “Storage – Personal.”

Senior Care Facilities. See “Senior residential housing projects” means a Housing.”

Senior Housing. A housing development incorporating independent dwelling units that are designed for, and limited to, the occupancy by persons who are at least sixty-two (62) years of age, or who are at least fifty-five (55) years of age and meet the ~~qualifica-~~
~~tions~~qualifications found in Section 51.3 of the California Civil Code. This definition includes senior apartments, retirement communities, retirement homes and homes for the aged. It does not include extended care facilities such as convalescent homes or skilled nursing facilities (“Medical services—Extended care”); assisted living facilities or senior care facilities.

Service Station. See ~~“Motor vehicle services~~Vehicle Repair and Services.”

“**Setback**” ~~means the.~~ The distance by which a structure, parking area, or other development feature shall be separated from a parcel line, other structure or development feature, or street centerline. Setbacks from private streets are measured from the edge of the easement. Figure ~~7-03~~X-XX (Setbacks) shows the location of front, side, street side, rear, and interior setbacks. See also “Yards.”

~~-~~ **Front Setback.** The minimum distance required between a structure and the front property line.

~~“Shopping center” means a group of commercial establishments containing a gross area of thirty thousand (30,000) square feet or more, planned and developed, owned or managed as a unit, with off-street parking and loading provided on the property, and related in its location, size and type of shops, to the trade area which the unit serves.~~

Side Setback. The minimum distance required between a structure and a side property line.

Street Side Setback. The minimum distance required between a structure and the street centerline. Figure ~~X-XX~~ (Street Side Setbacks) shows Street Side Setbacks

Rear Setback. The minimum distance required between a structure and the rear property line.

Shopping Center. See “Retail Sales – General.”

Side Yard. See “Yard, ~~side~~Side.”

“**Sight** ~~safety triangle~~” ~~means the~~ **Safety Triangle.** The area maintained with adequate and safe visibility for vehicular and pedestrian traffic at intersections of streets, alleys, or private driveways.

“**Signs.**

~~Abandoned sign” means a~~**Sign.** A sign that no longer correctly directs or exhorts a person, nor ~~ad-~~
~~vertises~~advertises a bona fide business, lessor, owner, product, or activity conducted or product ~~avail-~~
~~able~~available on the premises where the sign is ~~dis-played~~displayed.

“**Advertising device** ~~Device or display~~” means an **Display.** An object, person, item or animal, or other device including, but not limited to, banners, balloons, statues, flags, pennants, lights, portable signs, signs, or landscaping, used to attract attention for the purpose of drawing attention to a site or promoting the sale of goods or services.

~~“A frame sign” means a~~

A-Frame Sign. A sign generally not securely attached or fixed to the ground or to a permanent structure used as a stationary ~~advertising~~ advertising device and usually supported by two ~~up-right~~ upright sign faces.

Aggregate area ~~means the~~ Area. The total area of sign and/or advertising device surface.

Alteration ~~means a~~ A change of copy, sign face, color, size, shape, illumination, position, location, construction, or support of a sign or advertising device.

Animated sign ~~means a~~ Sign. A sign designed to attract attention through movement or the ~~sem-~~ blancesemblance of movement of the whole or a part, including, but not limited to, signs which swing, twirl, revolve, move back and forth or up and down; or signs which can change color or shades of color; or another method or ~~de-vice~~ device which suggests movement, but not ~~includ-ing~~ including flags or banners.

Area of Sign. The ~~“area of a sign” shall be considered the~~ entire area within which a single continuous perimeter of not more than six straight lines enclose the extreme limits of the text, representation, emblem, figure, or similar character together with material or color ~~form-ing~~ forming an integral part of the display or used to differentiate the sign against which it is placed. Necessary supports or uprights on which the sign may be placed are excluded unless ~~sup-ports~~ supports or uprights are designed to form an ~~inte-gral~~ integral background or part of the display. When a sign has two or more faces, the area of all ~~fac-es~~ faces shall be included in determining the area of the sign except where two faces are placed back to back.

Awning ~~means a~~ A roof-like structure, ~~ei-ther~~ either temporary or portable in nature, that ~~pro-jects~~ projects from a wall of a structure for the purpose of shielding a doorway or window from the elements and may be periodically retracted into the face of a structure.

Balloon ~~means a~~ A spherical, flexible, ~~non-porous~~ nonporous bag or similar object capable of being filled with air or gas ~~(e.g., helium)~~.

Banner sign ~~means a~~ Sign. A publicly visible ~~ad-vertising~~ advertising device made of cloth, paper, plastic, cardboard, metal, or other usually flexible ~~ma-terial~~ material, which may indicate the identity or give or ask information about or convey a message, either directly or indirectly, about a person, entity, business, commodity, service, or idea.

Bench ~~means~~ A seat located upon or ~~adja-cent~~ adjacent to a public or private right-of-way for the purpose of persons resting and which is ~~capa-ble~~ capable of displaying a sign or advertising device.

Billboard ~~(outdoor advertising sign — offsite/off premises) means a~~ A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Building sign ~~means a~~ Sign. A sign lettered to provide the name of a building itself, as ~~op-posed~~ opposed to the names of occupants or services.

Building identification sign ~~means a~~ identification Sign. A sign which contains only the name of a building and/or the address of the building and is ~~incor-porated~~ incorporated into the architecture of the building.

Bulletin board ~~means a~~ Board. A sign that signifies an institution or organization on the premises of which it is located and that contains the name of the institution or organization, the names of the individuals connected with it, and general announcements of events or activities occurring at the institution or similar messages.

Campaign sign usually refers to a political **Sign. A political** sign but may include an advertising device or sign designed to influence the passage or defeat of a measure on the ballot or designed to influence the voters with respect to the ~~nomination~~**nomination**, election, defeat, or removal of a ~~candidate~~**candidate** from public office at any national, state, or local election.

Canopy. See “~~awning~~**Awning.**”

Canopy sign means a **Sign. A** form of advertising or illumination attached, painted, or ~~construct-~~**constructed** on a canopy or awning.

Center means a **A** commercial, industrial, or professional use, consisting of one or more structures sharing common facilities ~~(e.g., off street parking, access or landscaping).~~ In each case, a center will consist of two or more retail stores or businesses, but may not necessarily be under a single ownership.

Center identification sign means a ~~free standing~~**Identification Sign. A freestanding** sign that advertises or directs attention to a shopping center or area having two or more separate businesses or activities.

Civic activity sign means a **Activity Sign. A** bulletin board or other similar advertising device incident to ~~places of worship~~**religious assembly facilities**, hospitals, libraries, ~~muse-ums~~**museums**, and other similar public or bona-fide nonprofit institutions.

Construction sign means a **Sign. A** temporary sign on the premises listing the development, ~~archi-~~**itect****architect**, engineer, planner, contractor, or other ~~per son~~**person** or firm participating in the development, construction, or financing of a development.

Detached Sign. See “~~freestanding sign~~**Freestanding Sign.**”

Digital Sign: ~~A variable message sign that utilizes computer-generated messages or some other electronic means of changing copy. These signs generally include displays using LEDs (light emitting diodes), CCDs (charge coupled devices), plasma, or functionally equivalent technologies to display a series of still images or full motion, usually remotely programmable and changeable. Also known as “electronic message centers.”~~

Directional sign means a **Sign. A** sign erected to serve as a public convenience in directing ~~pe-~~**destrian****pedestrian** and vehicular traffic, but not used for the purpose of advertising uses and activities on-site.

Directly illuminated sign means ~~all~~**illuminated Sign. A** sign designed to provide artificial light, either through exposed lighting on the sign face or through transparent or translucent material from a light source within the sign, including but not limited to exposed neon signs.

Directory sign means a **Sign. A** sign erected to serve as a convenience in directing patrons or guests to a business or residential unit.

Eave line means ~~that.~~ **The** part of a roof which projects over or meets the wall.

Electronic message sign means a **Message Sign. A** directly illuminated sign that presents variable ~~advertis-ing~~**advertising** messages displayed by an electronically controlled lighting pattern against a contrasting background, and that may be programmed to change the message display periodically.

Electrical sign means a **Sign. A** sign containing electrical wiring that is attached, or intended to be attached, to an electrical energy source for the purposes of illuminating its surface.

“

Exempt sign means a ~~sign~~ **Sign. Signs** exempt from the permit requirements of this chapter.

“**Facade**” means the

façade. The exterior walls of a structure exposed to public view.

“

Fascia means a ~~a~~ **A** broad well-defined ~~horizontal~~ **horizontal** member of color or material having the form of a flat band between the top of a wall and the eaves of a roof. The area used for identification over the front of a shop.

“

Fascia Sign. A sign (~~wall sign~~) means a sign ~~at~~ **attached** to or erected against a wall of a ~~structure~~ **structure**, with the face horizontally parallel to the structure wall.

“

Flag means ~~cloth.~~ **Cloth** or other lightweight ~~material~~ **material** of distinctive size, color, and design, used as a symbol, standard, signal, emblem, or a device used to attract attention.

“

Flashing sign means a **Sign. A** directly or ~~indirectly~~ **indirectly** illuminated sign that exhibits changing ~~natural~~ **natural** or artificial light or color effects by any means whatsoever.

“

Freestanding sign means a **Sign. A** nonmoveable sign not affixed to a building, including but not limited to pole signs, ground signs, and ~~con-struction~~ **construction** signs.

Frontage, Building. ~~“Building frontage” means the~~ **The** linear measurement of a building facade which fronts on a public or private street.

Frontage, Street. ~~“Street frontage” means the~~ **The** linear measurement of a parcel along a public or private right-of-way but not including the linear measurement along an alley, railroad, or freeway.

“

Garage sale sign means a **Sale Sign. A** temporary sign announcing the limited sale, from a private ~~residence~~ **residence**, of goods, furniture, clothing, or other similar articles.

“

Height of sign is calculated **Sign. Calculated** by measuring the vertical distance of a sign from the ~~uppermost~~ **uppermost** point of a sign measured from the ~~average~~ **average** elevation of the finished grade surrounding the structure.

~~“Historical sign” means a~~ **Sign. A** sign, which ~~be-cause~~ **because** of its character, age, or influence, is of historic significance to the community.

“

Identification sign means a **Sign. A** sign that is limited to the name, address, and number of a building, institution, or person and to the ~~ac-tivity~~ **activity** carried on in the building or institution, or to the occupancy of the person.

“

~~“Illegal sign” means a~~ **Sign. A** sign not allowed or exempted by this ~~chapter~~ **Chapter**.

“

Illuminated sign means a **Sign. A** sign which ~~re-flects~~ **reflects** light from a source intentionally directed upon it; ~~e.g.,~~ by means of, ~~including, but not limited to,~~ floodlights, ~~goose-neck~~ **gooseneck** reflectors, or externally mounted ~~fluores-cent~~ **fluorescent** light fixtures.

“

Interior sign means a **Sign. A** sign located within the inside of a business that is not visible from any area outside the structure that is open to the public.

“

~~“Internally illuminated sign” means an electric~~ **illuminated Sign.** An electric sign whose source of illumination is not visible to the viewer.

“~~Kiosk” means a~~ **A** freestanding, round, or multiple sided structure whose main purpose is to display signs or information.

“~~Linear frontage” means the~~ **Frontage.** The horizontal measurement of a building face, legal parcel, or site.

“~~Logo” means a~~ **A** name, symbol, feature, or trademark that represents a business, ~~enter-prise~~ **enterprise**, group, or activity.

“~~Mansard” means a~~ **A** roof system having a steep slope, normally on all building sides.

“~~Marquee” means a~~ **A** hood, canopy, awning, or permanent construction that projects from a wall of a structure usually above an entrance and able to depict changeable copy.

“~~Menu board sign” means a~~ **Board Sign.** A sign displaying food or items sold on the premises.

“~~Monument sign” means a~~ **Sign.** A free-standing sign or trademark incorporated in a wall or structure, constructed of concrete, wood, steel, or other similar building materials.

“~~Multitenant identification sign” means a~~ **identification Sign.** A single sign identifying each tenant or business individually.

“~~Nameplate” means a~~ **A** sign naming the ~~oc-cupant~~ **occupant** of the premises, the business, and/or address.

“~~Nonconforming sign” means an advertis-ing~~ **Sign.** An advertising structure or sign which was lawfully ~~erect-ed~~ **erected** and maintained before a time as it came within the purview of ~~this code~~ **these Zoning Regulations** and ~~amend-ments~~ **amendments** of ~~it~~ **them**, and which fails to conform to ~~ap-plicable~~ **applicable** regulations and restrictions of ~~this code~~ **these Zoning Regulations**; or a nonconforming sign for which a special permit has been issued.

“~~Offsite Sign/Off Premises (Outdoor Adver-tising~~ **Advertising Sign).** See “~~billboard~~ **Billboard.**”

“~~Onsite sign” means a~~ **Sign.** A sign identifying or advertising a business, person, activity, goods, products, or services located on the premises where the sign is installed and maintained.

“~~Owner” means a~~ **A** person recorded on ~~offi-cial~~ **official** records and including any duly authorized agent or notary, a purchaser, devisee, judiciary, and persons having a vested or contingent ~~in-terest~~ **interest** in the property in question.

“~~Parapet wall” means that~~ **Wall.** The portion of a structure wall that extends above the roof ~~lev-el~~ **level.**

“~~Parcel” means.~~ **Includes any of the following:**

1.
 - A parcel of real property which is shown as a single parcel in a lawfully recorded subdivision, approved in compliance with the provisions of the Subdivision Map Act (~~Gali-fornia~~ **California** Business and Professions Code, Section 11500 et seq.); or
 - ~~2.~~ **2.** A parcel of real property, the ~~dimen-sions~~ **dimensions** and boundaries of which are defined as a single parcel by a lawfully recorded record of survey map; or

- ~~3.~~ A parcel of real property shown on a parcel map as a single parcel, lawfully ~~record-~~
~~ed~~recorded in compliance with the provisions of the Subdivision Map Act (California Business and
Professions Code, Section 11500 et seq.); or
- ~~4.~~ Two or more parcels of real property that are combined by an appropriately ~~record-~~
~~ed~~recorded written instrument or by common fee ~~own-ership~~ownership and usage.

~~“~~
Pole sign ~~means a~~**Sign. A** freestanding sign ~~di-rectly~~directly supported by a pole or poles with air space
between the grade level and any portion of the sign face.
~~“~~

~~“~~
Political sign ~~means a~~**Sign. A** sign advocating the election of a specific candidate or candidates for
political office, advocating a position with respect to a ballot issue or issues.
~~“~~

~~“~~
Portable sign ~~means a~~**Sign. A** sign not designed to be attached to a structure or anchored to the ground,
including, ~~“A” frame sandwich signs, Frame Sign,~~ fence signs and ~~vehicle-mounted signs.~~Vehicle Mounted
Sign.
~~“~~

~~“~~
Projecting sign ~~means a~~**Sign. A** sign other than a wall sign suspended from or supported by a structure
and projecting outward either parallel or perpendicular.
~~“~~

~~“~~
Public service information sign ~~means a~~**Service Information Sign. A** sign intended primarily to
promote items of general interest to the community ~~(e.g., including, but not limited to, time, temperature
and, date, atmospheric~~ conditions, news, or traffic control, ~~etc).~~
~~“~~

~~“~~
Pump sign ~~means signs~~**Sign. Signs** displayed upon service station gas pumps for the purpose of
advertising the sale of products incidental to the sale of gas and oil or other automobile ~~ser-vices~~service
provided on the premises.
~~“~~

~~“~~
Real estate sign ~~means a~~**Estate Sign. A** sign or sign structure relating to the sale, lease, or other ~~dis-~~
~~position~~disposition of the real property on which the sign is located and which is temporary in nature.
~~“~~

~~“~~
Resident identification sign ~~means a~~**identification Sign. A** sign provided on a residential parcel for the
~~pur-pose~~purpose of identifying the name of the occupants and the address of the residence.
~~“~~

~~“~~
Roof ~~means the.~~ The upper covering of a structure for weather protection or an ~~architee-tural~~architectural
feature resembling the covering in design or material.
~~“~~

~~“~~
Roof sign ~~means a~~**Sign. A** sign erected, ~~con-structed~~constructed, and maintained upon or connected to
the roof, roof system, roof line, or parapet of a structure.
~~“~~

~~“~~
Seasonal or holiday sign ~~means signs (e.g., Christmas decorations),~~Holiday Sign. Signs that are used for
a historical holiday or special time of the year and installed for a limited period of time.
~~“~~

~~“~~
Service station ~~means a~~**Station. A** parcel or a ~~por-tion~~portion of a parcel used for the servicing of motor
vehicles including gas stations or sales.
~~“~~

~~“~~
Sign ~~means an.~~ An identification, description, item, illustration, or device, illuminated or ~~no-~~
~~nilluminated~~nonilluminated, which is visible from a public place or is located on private property and ~~ex-~~
~~posed~~exposed to the public and which directs attention to a product, service, place, activity, person,
institution, business, or solicitation, including permanently installed or situated merchandise; or emblem,
painting, banner, pennant, placard, or temporary sign designed to advertise, ~~identi-fy~~identify, or convey
information.
~~“~~

“

Sign program means a **Program**. A comprehensive program intended to provide incentive, ~~latitude~~latitude, and variety in order to achieve ~~aesthetically~~aesthetically appealing, and compatible signage for shopping and professional office centers and industrial parks with two or more occupants. A sign program may also be applicable for a ~~single~~single business proposing two or more signs.

“

Sign structure means the **Structure**. The supports, ~~up-rights~~uprights, braces, cables, framework, and display surface of a sign.

“

Snipe sign means a **Sign**. A sign made of cloth, paper, cardboard, poster material, plastic, metal, or other material affixed to or upon fences, posts, trees, structures, people, or other ~~surface~~surfaces usually found off-site.

“

Temporary sign means a **Sign**. A sign constructed of paper, cloth, canvass, or other similar ~~light-weight~~lightweight material, with or without frames, ~~including~~including painted windows, flags, streamers, pennants, banners, and other signs not designed to be attached to a structure or anchored to the ground.

“

Time and temperature device means a **Temperature Device**. A device that displays the time or temperature whether or not it displays advertising or ~~establishment~~establishment identification.

“

Tract identification sign means a **Identification Sign**. A sign provided on residentially zoned property for the purpose of identifying the name of the tract and/or the range of addresses of the residences within the tract.

“

Transit advertising shelter means a **structure Advertising Shelter**. A **structure** housed on three sides usually located within the public right-of-way for the purpose of sheltering and seating persons awaiting transit and which is capable of displaying an advertising message.

“

Under-canopy means a **Canopy**. A sign that is ~~perpendicular~~perpendicular to and suspended below the ceiling or roof of a canopy.

“

Unlawful sign means a **Sign**. A sign which ~~contravenes this code~~contravenes these Zoning Regulations, or which the administrator may declare as unlawful if it becomes ~~dangerous~~dangerous to public safety by reason of dilapidation or abandonment, or a nonconforming sign for which a permit required under a previous code was not obtained; a sign or group of signs which has been modified or altered so that it or they differ in size, shape, height, width, light intensity, or from the plans submitted and ~~approved~~approved by the authorized person or entity.

“

Use means the **The** purpose for which a building, parcel, sign, or other structure is ~~arranged~~arranged, intended, designed, occupied, or ~~maintained~~maintained.

“

Vehicle mounted sign means a **Mounted Sign**. A sign or advertising device attached to a vehicle for the purposes of advertisement.

“

Wall sign means a **Sign**. A sign attached to or erected against the wall of a structure with the face in a parallel plane to the plane of the structure wall.

Window means an **An** opening that is in a wall of a structure; designed to allow light and/or ventilation into the structure and to ~~allow~~allow for the display of products and services for commercial and industrial businesses; ~~enclosed~~enclosed by frame and/or mullion; and ~~containing~~containing a single pane of glass or other similar transparent or semi-transparent material.

“
Window sign” means a **Sign**. A sign exposed to public view, attached, painted, posted, or ~~displayed~~displayed, either permanent or temporary, on or within one foot of the interior or exterior ~~sur-~~facesurface of a window.

~~“Sign manufacturing” means establishments engaged in manufacturing signs and related displays. Includes production of signs that use electrical power.~~

~~Single Family Dwelling. See “Dwelling, single family.”~~

~~“Single room occupancy” means units that are small one-room units occupied by no more than two persons and may either have a shared or private kitchen and shower facilities. SROs are rented on a monthly basis typically without rental deposits, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.~~

~~“Single Family Dwelling. A dwelling unit designed for occupancy by one household which is not attached to or located on a lot with commercial uses or other dwelling units, other than an accessory dwelling unit. For the purpose of accounting for housing units pursuant to Chapter 17.144 (Residential Growth Management Regulations), a single-unit dwelling may also include, as an accessory use, one legally established accessory dwelling unit. This definition also includes individual manufactured housing units installed on a foundation system pursuant to Health and Safety Code Section 18551.~~

Single Unit Dwelling. See “Single Family Dwelling.”

Site” means a A parcel of land that encompasses the main structures, the accessory structures, and the open spaces as required by ~~this code~~these Zoning Regulations.

“
Site coverage” means the **Coverage**. The percentage of total site area occupied by structures, including the primary structure, architectural features ~~(e.g., such as~~ chimneys, balconies, decks above the first floor, porches, and stairs, ~~etc.)~~, and by accessory structures ~~(e.g., such as~~ carports, garages, patio covers, storage sheds, and trash dumpster enclosures, ~~etc.)~~. Structure coverage is measured from exterior wall to exterior wall.

~~“Sober living facilities” means a group home that provides a sober living environment for persons recovering from alcohol and/or drug abuse and may have a meeting room used for assembly purposes, such as Alcoholics Anonymous meetings. A sober living facility is not state licensed and is not a rehabilitation or treatment center. Sober living facilities may have, but are not required to have, on-site resident managers.~~

“
Social service facilities” means residential **Service Facilities. Residential** or nonresidential facilities providing assistance and aid to those persons requiring counseling and/or treatment for psychological problems, addictions, learning disabilities, physical disabilities or to those persons in need of food and/or shelter. May include feeding centers, ~~homeless shelters~~, and substance abuse recovery and treatment facilities.

“
Solid waste” means all **Waste**. All putrescible and ~~nonputrescible~~non-putrescible solid and semisolid wastes, generated in or upon, related to the occupancy or, remaining in or emanating from residential or commercial premises, including recyclable materials, garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, discarded home and industrial appliances, manure, vegetable or animal solid or semisolid wastes, and other solid and semisolid wastes, as defined in Public Resources Code Section 40191, excluding liquid wastes, abandoned vehicles and manifested hazardous or medical wastes.

“
Sound level meter” means a **Level Meter**. A type of noise monitoring equipment that meets standards established by the American National Standards Institute (~~i.e., S1.4 1971~~) for Type 1 or Type 2 sound level meters.

~~Sound pressure level” means a~~**Pressure Level.** A sound, in decibels, ~~twenty (20)~~ times the logarithm to the base ~~ten (10)~~ of the ratio of the pressure of the sound to a reference pressure, which reference pressure shall be explicitly stated.

Storage,

Storage – Accessory. The indoor storage of materials accessory and incidental to the primary use is not considered a land use separate from the primary use.

Storage – Outdoor. “~~Outdoor storage~~” means The storage of goods, inventory, vehicles, parts, items, or various materials outside of a structure other than fencing, either as an accessory or primary use.

Storage, personal – Outdoor Recreational Vehicle Storage. ~~The storage facility” means the use of private land~~**operative or property for the purpose of storing goods, material, equipment, motorized** ~~inoperative recreational vehicles, or other personal property, where. These uses include storage areas are rented or leased or where permission is granted by the owner of the private property for the storage of personal property.~~

1. **Personal Storage Facility, Outdoor.** “~~Outdoor personal storage facility~~” means ~~the use of private property for the purpose of providing the general public with a location for the storage of items that are large and mobile in nature (e.g., boats, trailers, of towed recreational vehicles, etc.). Dismantling or selling of the items is~~**impound yards, and storage lots for recreational vehicles, but do not allowed in an outdoor public storage facility** ~~include recreational vehicle dismantling.~~

2. **Personal Storage Facility, Indoor.** “~~Indoor personal storage facility~~” means ~~a structure or portions of a structure that are used to provide the general public with a covered and enclosed location for the storage of personal property. Dismantling or selling of personal property is not allowed at indoor public storage facilities.~~

Storage – Personal. A structure containing a separate storage space that is designed to be leased or rented individually. Indoor storage shall mean that access to all storage spaces shall be from common interior corridors, and the facility has only shared loading areas. This use does not include outdoor storage of any kind. Further, such storage does not involve any manufacturing, office or business services, or human habitation in any storage space or anywhere on site. Also known as mini-storage.

Street ~~means a.~~ A public thoroughfare accepted by the ~~city~~**City**, that affords a principal means of access to an abutting property, including avenues, places, ways, drives, lanes, boulevards, highways, roads, and other thoroughfares except alleys as defined in ~~this division~~**these Zoning Regulations.**

Street, Private. “~~Private street~~” means ~~a~~**A** right-of-way or easement used for vehicular or pedestrian traffic privately owned and maintained.

Street, Public. “~~Public street~~” means ~~a~~**A** right-of-way or easement used for vehicular or pedestrian traffic and maintained by public funds.

Structure ~~means anything.~~ **Anything** constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground including swimming pools and patio covers, but not including paved areas and not including electrical transformers and power poles. See also “Buildings.”

Structure, Accessory. See “Accessory structure” means a detached subordinate structure, the use of which is customarily incidental to that of the main structure or the main use of the land and which is located on the same parcel with the main structure or use. Structures and Uses.”

Structure, Main. “~~Main structure~~” means ~~a~~**A** structure where the primary use allowed on the parcel is conducted.

Studio, Motion Picture, Radio, and Television. “Motion picture, radio, and television” means space that is used for the creation of film, television, music video, multi-media, or other related activities.

Studio – Art and Music. Small-scale instructional facilities or a small practice space for the individual artist, musician, or any individual practitioner of the activities defined here, typically accommodating one group of students at a time, in no more than one instructional space. Examples include: individual and group instruction and training in the arts, production rehearsal, photography and the processing of photographs produced only by users of the studio facilities. Also includes production studios for individual filmmakers, musicians, painters, sculptors, photographers, and other artists. These uses may also include accessory retail sales of products related to the services provided. Does not include dance, yoga, gymnastics, and martial arts studios (see Health/Fitness Facilities).

Substance Abuse Treatment Center. See “Social service facilities—Substance abuse recovery/treatment center—Service Facilities.”

Supportive housing means ~~housing~~**and/or Transitional Housing.** The term Supportive Housing (per Government Code Section 65582[f], as may be amended) shall mean a dwelling unit occupied by a target population, with no limit on length of stay, that is ~~occupied by the target population that is~~ linked to on-site or off-site services that assist the supportive housing resident(s) in retaining the housing, improving ~~his or her~~**their** health status, and maximizing ~~his or her~~**their** ability to live and, when possible, work in the community. ~~(Reference Health and Safety Code Section 50675.14.) A target population means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Welfare and Institutions [W&I] Code Section 4500) and may include—among other populations—adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.~~

~~“Telephone exchange, office, and equipment building” means a structure used exclusively for the transmission and exchange of telephone message, but the term shall not include wireless service towers.~~

~~Temporary Use. See “Outdoor retail sales, temporary,” and “Use, temporary.”~~

The term Transitional Housing (per Government Code Section 65582[h], as may be amended) shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance.

Supportive and/or transitional housing may be designed as a residential group living facility or as a regular residential use and includes both facilities that provide on-site and off-site services.

Supermarket. See “Grocery Store.”

Swimming Pool. Any confined body of water, located either above or below the finished grade of the site or on a rooftop, which exceeds 18 inches in depth (or as otherwise defined by Building Code Chapter 31 (Special construction), Section 3119.B.5 (Pools), as it may be amended from time to time), and which is designed, used, or intended to be used for swimming or bathing purposes.

17.XX.XXX. T Definitions

Temporary Uses/Activities. Any activity of limited duration that is permitted through the issuance of a Temporary Use Permit (See (Temporary Use Permits)).

Textile manufacturing means manufacturing establishments engaged in performing the following operations:

1. ~~Coating, waterproofing, or otherwise treating fabric;~~

- ~~2. Dying and finishing fiber, yarn, fabric, and knit apparel;~~
- ~~3. Manufacture of knit apparel and other finished products from yarn;~~
- ~~4. Manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles;~~
- ~~5. **Manufacturing of woven fabric, carpets and rugs from yarn.** See “Manufacturing – Heavy.”~~
- ~~6. Preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage.~~

Theaters. Facilities for indoor display of films, motion pictures, or dramatic, musical, or live performances. This classification may include incidental food and beverage services to patrons.

Through Lot. See “Through Lot, through.”

~~“Tourist information center” means establishments primarily engaged in marketing and promoting communities and facilities to businesses and leisure travelers through a range of activities, such as assisting organizations in locating meeting and convention sites; providing travel information on area attractions, lodging accommodations, restaurants; providing maps; and organizing group tours of local historical, recreational, and cultural attractions.~~

~~“**Townhouse**” means attached, Attached or semi-detached structures, each containing a single dwelling unit and each located or capable of being located on a separate parcel. See “also Section “Multiple-Unit Dwelling, multiple-family.”~~

~~“**Trailer**” means a, A nonautomotive vehicle designed to be pulled by a car, truck, or tractor for the purposes of transporting property or serving as a temporary dwelling or place of business.~~

~~**Trade and Vocational Schools.** Public or private post-secondary schools (other than a community college or four-year college) providing occupational or job skills training for specific occupations, including business and computer schools, management training, and technical training schools. Excludes personal instructional services such as music lessons and tutoring.~~

~~**Trailer, Utility.** “Utility trailer” means a trailer used solely for the transportation of personal property.~~

~~“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Reference Health and Safety Code Section 50675.2.)~~

~~**Transitional Housing.** See “Supportive and/or Transitional Housing.”~~

~~**Transit station** **Station and terminal**” means passenger **Terminal. Passenger** stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.~~

~~**Transit stop shelter**” means a **Stop Shelter.** A small-scale covered waiting area for buses, taxis, and rail/ mass transit stops.~~

~~“Travel agency” means an establishment engaged in acting as an agent in selling travel, tour, and accommodation services to the general public and commercial clients.~~

~~“Truck terminal” means land and structures used to park trucks or truck-trailers for purposes of maintenance, temporary storage, transfer of freight, and administrative functions in connection with the terminal operation.~~

~~“Underground bulk storage” means a storage tank facility designed and constructed to store large quantities of petroleum or gas underground. May be integral part of oil and gas networks and may include oil and gas pipelines, mains, pumping stations, etc.~~

~~“Unit” means the~~

Truck Terminal. See “Freight/Truck Terminals.”

Tutoring and Educational Centers. A business where supplemental educational instruction in specific subjects and skills is provided to school-age children.

Two-Unit Dwelling (Duplex). An attached residential structure containing two dwelling units designed exclusively for occupancy by two families living independently of each other. See also “Dwelling, Multiple Family

17.XX.XXX. U Definitions

Unit. The element (structure or airspace) of a residential, office, or industrial condominium that is not owned in common with the owners of other condominium interests in the development plus a proportionate share of common areas.

~~“Upholstery shop” means an establishment engaged in selling upholstery materials and in the craft of covering, padding, and stuffing new or used seating and bedding to individual order on a custom basis.~~

Urgent Care. See “Hospitals and Clinic/Urgent Care.”:

~~Use” means the.~~ The purpose for which land, or the premises, or of a building, structure, or facility thereon is designed, arranged, or intended, or for which it is or may be occupied, or maintained.

~~1.~~
Use, Accessory. ~~“Accessory use” means a use that is customarily associated with, and is incidental to, related to, and clearly subordinate to a, the primary use established and located on the same parcel, which does not alter as the primary use nor serve property other than the parcel where the primary use is located.~~

~~2.~~ Use, Primary. “Primary use” means the main purpose for which a site is developed or used, including the activities that are conducted on the site a majority of the hours during which activities occur.

~~3.~~ Use, Temporary. “Temporary use” means a use established for a limited time period with the intent to discontinue the use upon expiration of the time period. Also see “Outdoor retail sales, temporary.”

~~Utility Facilities, Public. “Public utility, Accessory Use includes active or passive solar heating systems and cogeneration facilities” means fixed base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:~~

- ~~1.~~ Corporation and maintenance yards;
- ~~2.~~ Electrical substations and switching stations;
- ~~3.~~ Natural gas regulating and distribution facilities;
- ~~4.~~ Petroleum pipeline surge tanks and pump stations;
- ~~5.~~ Public water system wells, treatment plants and storage;
- ~~6.~~ Telephone switching facilities;
- ~~7.~~ Wastewater treatment plants, settling ponds and disposal fields;
- ~~8.~~ Water storage.

~~These uses do not include offices, customer service centers, or equipment and material storage yards.~~

~~Utility facilities, Semipublic. “Semipublic utility facilities” means privately owned electric, telecommunications, natural gas, water, and transportation companies, in addition to household goods movers and rail safety that are regulated by the California Public Utilities Commission.~~

~~“Use, Nonconforming. Any use of land or activity that was lawfully established and in compliance with all applicable ordinances and laws at the time such use was initiated but which, due to subsequently enacted ordinances or laws, no longer complies with the applicable regulations and standards for the zone in which the use is located.~~

Use, Primary. A primary, principal, or dominant use established, or proposed to be established, on a parcel.

Use. See **“Use.”**

Use, Temporary. A use or activity allowed for less than one year consisting of activities that represent a variation from the normal business operations. Examples include, but are not limited to, parking lot sales, benefits, and special events.

Utility Facilities. A structure or improvement built or installed above ground for the purpose of providing utility services, communications services, and materials transfer to more than one lot. Generating plants; electric substations; solid waste collection, including transfer stations and materials recovery facilities; solid waste treatment and disposal; water or wastewater treatment plants; and similar facilities of public agencies or public utilities, including corporation and maintenance yards.

Facilities with On-Site Staff. Utility facilities that include office and/or working space for employees, and/or that require employees to be located on site for general operation of the facility.

Facilities with no On-Site Staff (Unmanned). Utility facilities that do not include office and/or working space for employees, and where on-site staff are required intermittently only for maintenance and/or infrequent monitoring.

17.XX.XXX. V Definitions

Variance² means a discretionary entitlement that may waive or relax the development standards of ~~this zoning code~~these Zoning Regulations, in compliance with Chapter ~~17.56~~XXXX (Variances).

_____“

Vehicle and freight terminals~~” means establishments engaged in furnishing services incidental to air, motor freight, and rail transportation including:~~

- _____ 1. ~~Freight forwarding services;~~
- _____ 2. ~~Terminals. See “Freight terminal facilities;~~
- _____ 3. ~~Joint terminal and service facilities;~~
- _____ 4. ~~Packing, crating, inspection and weighing services;~~
- _____ 5. ~~Postal service bulk mailing distribution centers;~~
- _____ 6. ~~Transportation arrangement services;~~
- _____ 7. ~~/Truck stops, including transfer and storage. Terminals.”~~

_____ Does not include parking (see “Garage, public”), repair shops that are part of a motor vehicle dealership on the same site (see “Motor vehicle sales, leasing, and rental”); automobile service stations (see “Motor vehicle services—Service stations”); or automobile dismantling yards, which are included under “Recycling facilities—Scrap and dismantling yards.”

_____ Veterinary Clinic. See “Animal services.”

_____ Veterinary Hospital. See “Animal services.”

_____“

Vehicle Sales and Rental. A retail establishment selling and/or renting automobiles, trucks and vans, motorcycles, and bicycles (bicycle sales are also included under “Retail Sales - General”). May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include mobile home, recreational vehicle, or watercraft sales (see “Vehicles - Trucks, Construction, and Heavy Equipment Sales, Service, and Rental”); tire recapping establishments (see “Vehicle Repair and Services”); businesses dealing exclusively in used parts; or “Service/Fueling Stations,” which are separately defined.

Vehicle Services. See “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

Vehicle Storage. The storage of operative or inoperative vehicles. These uses include storage of towed vehicles, impound yards, and storage lots for buses and recreational vehicles, but do not include vehicle dismantling.

Vehicle/Transportation Equipment Manufacturing and Assembly. Establishments primarily engaged in manufacturing or assembling complete equipment for transporting people and goods. Includes: passenger automobiles, trucks, commercial cars and buses, special purpose motor vehicles such as auto trailers, campers, and recreational vehicles, chassis or passenger car bodies, boat building, motorcycle building, and related incidental parts manufacturing.

Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other heavy equipment used for construction, moving, agricultural, or landscape gardening activities, as well as boats, mobile homes, and recreational vehicle/campers. Examples include cranes, earth moving equipment, tractors, combines, heavy trucks, etc. Includes large vehicle operation training facilities. Sales of new or used automobiles are excluded from this classification (see “Vehicle Sales and Rental”).

Vehicle Charging Facilities. A location that supplies electricity for the recharging of electric vehicles (including plug-in hybrids).

Vehicle Repair and Services. The service and repair of motor vehicles in an enclosed building, including the repair or replacement of engines and transmissions, body and fender repair, and the installation of nonfactory-installed products.

Service/Fueling Station. An establishment engaged in the retail sale of vehicle fuels or the retail sale of these fuels in combination with activities, such as providing minor vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or ancillary retail and grocery sales. Does not include body and fender work or "heavy" repair of trucks or other motor vehicles (see “Vehicle Service, Major”).

Vehicle Service, Major. Major repair of automobiles, motorcycles, recreational vehicles, or trucks including light-duty trucks (i.e., gross vehicle weights of less than 10,000 pounds) and heavy-duty trucks (i.e., gross vehicle weights of more than 10,000 pounds). Examples of uses include full-service motor vehicle repair garages; body and fender shops; brake shops; machine shops, painting shops; towing services, and transmission shops. Does not include vehicle dismantling or salvage and tire retreading or recapping.

Vehicle Service, Minor. Minor repair of automobiles, motorcycles, recreational vehicles, or light trucks, vans or similar size vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds) including installation of electronic equipment (e.g., alarms, audio equipment, etc.); servicing of cooling and air conditioning, electrical, fuel and exhaust systems; brake adjustments, relining and repairs; oil and air filter replacement; wheel alignment and balancing; tire sales, service, and installation shops; shock absorber replacement; chassis lubrication; smog checks; engine tune-ups; and installation of window film, and similar accessory equipment.

Vehicle Washing/Detailing. Washing, waxing, detailing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

Vending Machine. An automated mechanical device which ejects consumer products, including but not limited to snack food items, non-alcoholic beverages, electronic devices, and movies, and that accepts cash, debit, and/or credit.

Video and disc rental service” means an Rental Stores. An establishment engaged in renting prerecorded video tapes and digital video discs for viewing away from the premises on home electronic equipment.

“Warehouse retail stores” means retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices, where products are typically displayed in their original shipping containers. Sites and structures are usually large and industrial in character. Patrons may or may not be required to pay membership fees. See also “Big box retail.”

“Warehousing” means facilities for the storage of farm products, furniture, household goods, or other commercial goods. Includes cold storage. Does not include: warehouse, storage or mini-storage facilities offered for rent or lease to the general public (see “Storage, personal storage facilities”); warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see “Wholesaling and distribution”); or terminal facilities for handling freight (see “Vehicle and freight terminals”). “Water efficient irrigation” means the

17.XX.0XXX. W Definitions

Warehouse, Wholesaling, and Distribution. Indoor storage and sale of goods to other firms for resale, storage of goods for transfer to retail outlets of the same firm, or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic.

Water Efficient Irrigation. The scheduling and management of an irrigation system to supply moisture to a landscape without excess or waste in compliance with the landscape/irrigation criteria established in Chapter 17.20XXXX (Landscaping).

Water efficient landscaping means a **Efficient Landscaping.** A landscape that is designed and maintained to function in a healthful and visually pleasing manner in compliance with the standards provided in Chapter 17.20XXXX (Landscaping). This generally involves the strategic use of plants which have minimal water requirements for subsistence, plants native to hot/dry environments (see See “Xeriscape”), and hardscape to achieve an overall landscape concept that is water conserving.

“Welding service” means establishment in the business of providing a metal-joining process wherein coalescence is produced by heating to suitable temperatures, with or without the application of pressure, and with or without the use of filler metal. See “Metal products fabrication.”

“Wholesaling and distribution” means establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers, acting as agents or brokers in buying merchandise or selling merchandise to persons or companies. Includes:

1. Agents, merchandise or commodity brokers, and commission merchants;
2. Assemblers, buyers and associations engaged in the cooperative marketing of farm products;
3. Merchant wholesalers;
4. Stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

“Wireless communications facilities” means a public or private structure that supports antennae, microwave dishes, and other related equipment for sending and/or receiving radio and television signals. These facilities may support a variety of services, including: cellular telephone services; dispatching services; enhanced specialized and specialized mobile radio (SMR); paging services; personal communication services (PCS); and other wireless communications except for satellite antennas, amateur (ham) radio communication facilities, and citizen band radio antennas which are incidental to the primary use and meet the standards for such uses (Chapter 17.18, Antennas). Does not include telephone, telegraph, and cable television transmission facilities utilizing hard-wired or direct cable connections. Communication facilities shall comply with the standards for wireless communications facilities (Chapter 17.30).

1. “Major facility” means a wireless facility that is either ground-mounted or roof-mounted. However a roof-mounted facility that is completely screened on four sides by solid material that does not exceed the maximum height of the applicable zoning district shall be deemed a minor facility.

2. “Minor facility” means a wireless facility that is either wall-mounted, or utility-mounted or roof-mounted so that the entire facility is screened by solid material on four sides and does not exceed the maximum height of the applicable zoning district.

3. ~~Other Applicable Terms.~~
- ~~“Citizen band (CB) radio service” means a two-way voice communication service that does not require a license from the Federal Communications Commission.~~
- ~~“Collocation” means the locating of wireless communications equipment from more than one service provider on a single ground-mounted, roof-mounted, or structure-mounted facility.~~
- ~~“Ground-mounted” means mounted to a pole, monopole, lattice tower or other freestanding structure that is specifically constructed for the purpose of supporting an antenna or microwave dishes.~~
- ~~“Lattice tower” means a structure with three or four steel legs used to support a variety of antennae. These towers normally exceed forty (40) feet in height and are constructed in areas where increased height is needed, microwave antennae are required, or where the weather demands a more structurally sound design.~~
- ~~“Microwave” means spectrum frequencies from a GHz to 300 GHz; highly directional when used for radio frequency transmissions. Uses relatively low transmitter power levels when compared to other forms of transmission.~~
- ~~“Monopole” means a structure composed of a single spire used to support antennae and related equipment.~~
- ~~“Radio communication” means the transmission and/or reception of impulses, writing, signs, signals, pictures and sounds through space by means of electromagnetic waves.~~
- ~~“Radio frequency radiation (RFR)” means an emission of wireless communication caused by the movement of electromagnetic energy through space, that lies in the frequency range of three kilohertz to three hundred (300) gigahertz. This term is also used interchangeably with electromagnetic fields (EMP).~~
- ~~“Roof-mounted” means antennae and/or equipment mounted above the roof-ridge line of a structure (the line along the top of a roof or top of a structure); typically mounted on the roof of an existing structure.~~
- ~~“Stealth facility” means a communications facility that is designed to blend into the surrounding environment, typically one that is architecturally integrated into a structure or is freestanding (e.g., designed to look like a tree). Also referred to as concealed antennae.~~
- ~~“Structure-mounted” means an antenna that is secured at a fixed and specified location that is designed specifically to support such antenna, and/or appurtenances mounted on the structure or antenna (e.g., a structure, billboard, church steeple, freestanding sign, water tank, etc.).~~
- ~~“Utility-mounted” means mounted to an existing above-ground structure specifically designed and originally installed to support electrical power lines, cable television lines, street lighting or traffic signal equipment.~~
- ~~“Wall-mounted” means mounted on a vertical or nearly vertical surface of a structure that is not specifically constructed for the purpose of supporting an antenna (including the exterior walls of a structure, an existing parapet, the side of a water tank, the face of a church steeple, or the side of a freestanding sign) so that the highest point of the antenna structure is at an elevation equal to or lower than the highest point of the surface on which it is mounted.~~

For purposes of this chapter, the following words, terms, phrases, and their derivations shall have the meanings given, unless otherwise stated.

Wireless Telecommunication Facilities. Wireless telecommunication facilities consist of commercial wireless communication systems, including but not limited to cellular, PCS, paging, broadband, data transfer, and any other type of technology that fosters wireless communication through the use of portable electronic devices. A facility includes all supporting structures and associated equipment. The following are definitions used in association with the regulation of wireless telecommunications facilities.

~~**Antenna structure” means an****Structure.** An antenna that is secured at a fixed and specified location, a structure designed specifically to support an antenna, and/or appurtenances mounted on an structure or antenna.~~

~~**Collocation” or “collocated” means the****The** location of multiple antennas which are either owned or operated by more than one service provider at a single location and mounted to a common supporting structure, wall, or structure.~~

Commercial wireless facility or “facility” means an **Wireless Facility**. An antenna structure located within the city limits that provides radio communication service that:

1.
 - Is offered in return for monetary compensation; ~~and~~
 - ~~2.~~ Is available to the public or a ~~substantial~~ substantial portion of the public; and
 - ~~3.~~ Provides subscribers with the ability to access or receive communication from the public switched telephone network.

Commercial wireless facilities include, but are not limited to, antenna structures that ~~provide~~ provide paging service, wireless data transmission, cellular telephone service, specialized mobile radio service (“SMR”), and personal ~~communications~~ communications service (“PCS”).

Ground mounted means a **Mounted**. A facility ~~mounted~~ mounted to a pole, lattice tower, or other freestanding structure ~~i.e.~~, specifically constructed for the purpose of supporting an antenna.

Lattice tower means a **Tower**. A structure in excess height of ~~forty~~ (40) feet with three or four steel legs used to support antennae.

Major facility means a **Facility**. A commercial ~~wireless~~ wireless facility (~~i.e.~~, either ground mounted or roof mounted), except that a roof-mounted facility that is screened on all four sides by solid material that does not exceed the ~~maximum~~ maximum height of the applicable zoning district shall be deemed a ~~minor facility~~ “Minor Facility.”

Minor facility means a **Facility**. A commercial ~~wireless~~ wireless facility that is wall mounted, utility ~~mounted~~ mounted, or roof mounted and the entire facility is screened by solid material on four sides and does not exceed the maximum height of the applicable zoning district.

Mounted means ~~attached~~ Attached or supported.

Panel. ~~“Radio A wireless communication” means facility where the transmission antennae are mounted on the roof or top of a building or structure, or the side of a building or structure, other than on a stand-alone facility.~~

Radio Communication. The transmission and/or reception of impulses, writing, signs, signals, pictures, and sounds of all kinds through space by means of electromagnetic waves.

Roof mounted means ~~mounted~~ Mounted. Mounted on any structure (~~i.e.~~, not specifically constructed for the purpose of supporting antennae), in a ~~man-nor-manner~~ manner that does not satisfy either the definition of wall mounted or utility mounted; typically mounted on the roof of an existing structure.

Satellite Dish Antenna. A device incorporating a reflective surface that is solid, open mesh, or bar-configured and is in the shape of a shallow dish, cone, horn, or cornucopia, that is used to transmit and/or receive radio, microwave or other electromagnetic waves between terrestrially and/or orbitally based use.

Stand-Alone Facility. Improvements or treatments added to a wireless telecommunication facility which mask or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it effectively unnoticeable to the casual observer.

Stealthing. Improvements or treatments added to a wireless telecommunication facility which mask or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it effectively unnoticeable to the casual observer.

~~Utility mounted” means mounted~~**Mounted. Mounted** to an existing aboveground structure specifically ~~designed~~**designed** and originally installed to support ~~elec-trical~~**electrical** power lines, cable television lines, street lighting, or traffic signal equipment.

~~Wall mounted” means mounted~~**Mounted. Mounted** on a ~~verti-cal~~**vertical** or nearly vertical surface of a building or other existing structure (~~i.e.,~~ not specifically constructed for the purpose of supporting an antenna, including the exterior walls of a ~~struc-ture~~**structure**, an existing parapet, the side of a water tank, the face of a religious institution steeple, or the side of a freestanding sign) and the highest point of the antenna structure is at an elevation equal to or lower than the highest point of the surface on which it is mounted. (~~Ord. 688 § 1, 2006~~)

~~Woodworking shop” means establishments engaged in building, making or carving something using wood.~~**Shop.** See also “Furniture and ~~fixtures manufacturing, cabinet shops.”~~
~~Wrecking Yard. See “Recycling facilities Scrap~~**Fixtures Manufacturing, Cabinet Shops, and dismantling**~~Woodworking Shops.”~~

17.XX.XXX. X Definitions

Xeriscape” means a. A combination of landscaping and irrigation techniques that reduce the demand for water required to maintain a given landscape. The primary techniques are:

1. Use of water-conserving plants;
2. Use of appropriate species, quantities and placement of turf;
3. Planning landscape areas with hydrozones, plants grouped based on watering needs using irrigation systems designed to meet the long-term needs of each hydrozone in the landscape; and
4. Planting landscape areas based on watering needs, hydrozones.

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~~Yard” means an area between.~~ **An open space, other than a parcel line and sports court, on a setback lot that is unoccupied and unobstructed and unoccupied** from the ground upward, except as otherwise ~~provided in~~**permitted by this code.** See also “Setbacks.” Chapter.

1. **Yard, Front.** “~~Front~~**A yard” means an area** extending across the ~~front of a lot for the~~ full width of the ~~parcel between the front parcel line and lot between~~ the ~~side lot lines.~~ The depth of a front yard shall be at least equivalent to the required setback distance specified by this Article for the district in which it is located and measured inward from the front lot line.

2. **Yard, Rear.** “~~Rear~~**Interior Side. A yard” means an area** extending ~~the full width~~ along an interior side of a lot from the front lot line to the ~~parcel between a rear parcel line and lot line.~~ The depth of an interior side yard shall be at least equivalent to the required setback distance specified by this Article for the district in which it is located and measured inward from the interior side lot line.

3. **Yard, Side.** “~~Street Side. A yard” means an area~~ extending along the street side of a corner lot from the front yard lot line to the rear yard ~~between the nearest side parcel line and lot line.~~ The depth of a street side yard shall be at least equivalent to the required street side setback distance specified by this Ordinance for the district in which it is located and measured inward from the street side lot line.

Yard, Rear. A yard extending across the rear of a lot for its full width between side lot lines. The depth of a rear yard shall be at least equivalent to the required rear setback distance specified by this Ordinance for the district in which it is located.

“Zoning district” means residential, commercial, industrial, special purpose, or overlay districts established by Division 2 of this zoning code (Zoning Districts, Allowable Uses, and Development Regulations), where certain land uses are allowed or not allowed, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.).

“Zoning map” means the

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Zone. An area of the City delineated on the official zoning map, designated by name or abbreviation as provided in the regulations codified in these Zoning Regulations.

Zoning Map. The designated official map or maps which show the location and boundaries of the ~~districts~~ zones established by ~~this code~~ these Zoning Regulations and are referred to as the zoning map and incorporated as a part of ~~this code~~ these Zoning Regulations. The zoning map together with everything shown on it and amendments to it, are as much a part of ~~this code~~ these Zoning Regulations as if fully identified and described in context.

“Zoo” means an area or structures that contain wild animals on exhibition for viewing by the public. See also “Outdoor commercial recreation facilities.” (Ord. 16-05 § 3, 2016; Ord. 16-03 § 2, 2016; Ord. 15-12 § 2, 2016; Ord. 15-08 § 5, 2015; Ord. 14-08 § 4, 2014; Ord. 14-03 § 2, 2014; Ord. 13-06 § 3, 2013; Ord. 13-04 § 2, 2013; Ord. 11-06 § 4, 2011; Ord. 688 § 1, 2006)

Current Commercial/Industrial Allowed Uses

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	
P Permitted use					
CUP Conditional use permit required					
— Use not allowed					
TUP Temporary use permit					
AGRICULTURE AND OPEN SPACE					
Agriculture, exclusive of livestock	—	—	CUP	CUP	
BUSINESS AND PROFESSIONAL USES					
Banks/financial institutions (without drive-through facilities)	P	P	—	—	
Offices, administrative or professional	P	P ⁽⁶⁾	C ⁽²⁰⁾ (21)	C ⁽²⁰⁾ (21)	
Offices, incidental to an allowed primary use	P	P	P	P	
Public utility commercial office	P	P/CUP ⁽⁵⁾	P	P	
CANNABIS USES					
Cannabis delivery	—	—	—		17.39
Commercial cannabis activities	—	—	—		17.39
Cultivation, even by qualified patients and caregivers	—	—	—		17.39
EATING AND DRINKING					
Bars/nightclubs	CUP	CUP	CUP	CUP	
Employee's cafeteria/coffee shop	—	—	P	P	
Restaurants, with drive-through facilities	CUP	CUP	CUP	CUP	
Restaurants, full service	P	P	CUP ⁽¹³⁾	CUP ⁽¹³⁾	
Restaurants, take-out	P	P	CUP	CUP	
Restaurants with outside seating areas	CUP	CUP	—	—	
EDUCATION, PUBLIC ASSEMBLY, RECREATION AND FITNESS					
Adult entertainment businesses	—	—	P	P	17.48
Arcades	CUP	CUP	—	—	17.38.060
Auditoriums, meeting halls, and theaters	CUP	—	—	—	
Bingo	P	P	P	P	5.16
Commercial recreation establishments, indoors	CUP	CUP		CUP	
Commercial recreation establishments, outdoors	—	—	—	CUP	
Health/fitness facilities	—	CUP	—	CUP	
Industrial training center	—	—	P	P	
Libraries and reading rooms	P	—	—	—	
Live entertainment, incidental to an allowed use	CUP ⁽³⁾	CUP ⁽³⁾	—	—	
Museums	—	P	—	—	
Religious facilities	CUP	—	—	—	
Schools, commercial - small	P ⁽¹⁾	P ⁽¹⁾	—	CUP ⁽²³⁾	
Schools, commercial - large	CUP ⁽²⁾	CUP ⁽²⁾	—	CUP ⁽²³⁾	
INDUSTRY, MANUFACTURING, AND PROCESSING USES					

Proposed Commercial/Industrial Allowed Uses

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
P: Permitted Use				
A: Permitted as an Accessory Use				
AUP: Administrative Use Permit				
CUP: Conditional Use Permit				
—: Use not allowed				
TUP: Temporary Use Permit				
AGRICULTURE				
Agriculture – Commercial Indoor	—	—	CUP	
Community Gardens	AUP	AUP	—	
BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE				
Automated Teller Machines (ATMs) - Drive up	AUP	AUP	AUP	
Business Support Services	P	P	P	
Check Cashing and/or Payday Loans	CUP	—	—	
Financial Institutions and Related Services (without drive-through facilities)	P	P	—	
Office, Business and Professional (Non-Medical and Dental Office)	P ¹	P ^{1,2}	CUP	<p>1) In the C-G zone in multi-story structures, offices may occupy up to 100 percent of the gross floor area in the second and higher stories, and up to 33 percent of the ground floor upon verification of the square footage by the Director. Such determination/verification shall occur through the Zoning Permit process.</p> <p>2) In single-story structures located in shopping centers, up to 33 percent of the gross floor area of the center is allowed for non-medical office uses upon verification of the square footage by the Director. Such determination/verification shall occur through the Zoning Permit process.</p>
Office, Medical and Dental Office	See Medical and Care Uses			
Office, Public Utility Commercial	P	P/CUP	P	In the C-G zone, permitted on properties with non-arterial street frontage. CUP required on properties with arterial street frontage.
CANNABIS USES				

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	
INDUSTRY, MANUFACTURING, AND PROCESSING USES					
Aircraft and related aircraft accessories manufacturing	—	—	P	P	
Carpet cleaning and dyeing plants	—	—	P	P	
Ceramics manufacturing	—	—	P	P	
Clothing manufacturing	—	—	P	P	
Contractor's storage yards—new materials only	—	—	CUP ⁽¹⁴⁾	CUP ⁽¹⁴⁾	
Construction equipment rental/sales, with incidental repair and service	—	—	CUP	CUP	
Cutlery and handtool manufacturing	—	—	P	P	
Food products manufacturing	—	—	P ⁽⁷⁾	P ⁽⁷⁾	
Frozen food locker	—	—	P	P	
Furniture and fixtures manufacturing, cabinet shops, and woodworking shops (wholesale only)	—	—	P	P	
Hazardous waste facility, off-site	—	—	CUP	CUP	17.36
Ice and cold storage plant	—	—	P	P	
Laboratories					
Biological and x-ray	P	P ⁽⁵⁾	P	P	
Medical and dental	P	P ⁽⁵⁾	P	P	
Film processing	—	—	P	P	
Laundries and dry cleaning plants	—	P	P	P	
Machine shop	—	—	P	P	
Metal plating	—	—	P	P	
Metal working, light fabrication	—	—	P	P	
Motor vehicle/transportation equipment manufacturing and assembly	—	—	P	P	
Paint mixing	—	—	P ⁽⁹⁾	P ⁽⁹⁾	
Paper product fabrication	—	—	P	P	
Plastic products fabrication	—	—	P	P	
Pottery manufacturing	—	—	CUP	CUP	
Printing and publishing	—	—	P	P	
Recycling facilities	P	P	—	—	17.38.140
Outdoor reverse vending machine for beverage container convenience zone collection center only ⁽²⁴⁾			CUP	CUP	
Small collection facilities for beverage container convenience zone collection center only			CUP	CUP	
Large collection facility			—	—	
Processing facility			—	—	
Scrap and dismantling yards			—	—	
Rubber products	—	—	P ⁽¹¹⁾	P ⁽¹¹⁾	
Sign manufacturing	—	—	P	P	
Textile manufacturing	—	—	P	P	
Underground bulk storage of petroleum or gas	—	—	CUP	CUP	
Upholstery shops	—	—	P	P	
Vehicle and freight terminal	—	—	—	—	
Welding services	—	—	P	P	

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
CANNABIS USES				
Cannabis Deliveries	—	—	—	17.39 (XXX)
Commercial Cannabis Activities	—	—	—	See Section 17.39
Commercial Cultivation, Even by Qualified Patients and Caregivers	—	—	—	
EATING AND DRINKING ESTABLISHMENTS				
Bars, Lounges, Nightclubs, and Tasting Rooms	CUP	P	CUP	
Food Preparation/Catering (no on-site sales or service)			P	
Restaurant - Full or Limited Service, Serving Alcohol	CUP	AUP	—	See Subsection 17.38.050 (Alcoholic Beverage Retail Sales)
Restaurant – Full or Limited Service, No Alcohol Sales	P	P	CUP	
Restaurant – Accessory Outside Seating Areas	AUP	AUP	—	See Sections 7.38.190 and Ch. 17.41
Restaurant with Drive-through Facilities	CUP	CUP	—	
Snack Bar	A	A	A	
INDUSTRY, MANUFACTURING AND PROCESSING, AND WAREHOUSING				
Brewery, Winery, or Distillery	—	AUP ¹	CUP	1) In C-G zone, only as microbrewery, winery, or distillery with associated retail sales or restaurant use.
Data Centers	—	—	CUP	
Hazardous Waste Facilities	—	—	CUP	See Section 17.36
Food Processing	—	—	P	
Furniture and fixtures manufacturing, cabinet shops, and woodworking shops (wholesale sales only)	—	—	P	
Laboratory – Medical, Analytical, Research, Testing	P	P/CUP ¹	P	1) In C-G zone, CUP required on properties with arterial street frontage.
Laundries and Dry-Cleaning Plants	—	—	P	
Manufacturing – Heavy	—	—	—	
Manufacturing - Light	—	—	P ^{1,2}	1) Contractor's storage yards – New materials only. 2) Construction equipment rental/sales, with incidental repair and service. 3) Pottery manufacturing and underground bulk storage of petroleum or gas require CUPs.

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	
Welding services	—	—	P	P	
Warehousing	—	—	P	P	
Wholesaling & distribution	—	—	P	P	
RESIDENTIAL USES					
Caretaker or employee housing	—	—	P ⁽¹⁹⁾	P ⁽¹⁹⁾	
Emergency shelters—up to 20 beds	CUP	—	P	P	17.38.170
Emergency shelters—more than 20 beds	CUP	—	CUP	CUP	17.38.170
Mixed-use projects, residential and commercial	—	CUP	—	—	
Residential care facilities	CUP	—	—	—	
Senior residential housing projects	CUP	CUP	—	—	17.38.160
Single room occupancy unit	—	—	CUP	CUP	17.38.180
Supportive housing	CUP	—	—	—	
Transitional housing	CUP	—	—	—	
RETAIL TRADE ⁽⁴⁾					
Alcoholic beverage sales, on- or off-site consumption, in conjunction with an allowed use	CUP	CUP	—	—	
Alcoholic beverage sales, off-site consumption	—	—	CUP	CUP	17.38.050
Antiques, art, collectibles, and gifts	P	P	—	—	
Art and art supplies stores	—	P	P	P	
Bakeries, retail	—	P	P	P	
Bakeries, retail and wholesale	—	—	P	P	
Book, stationery, newspaper, and magazine stores ⁽²⁾	P	P	—	—	
Building material yard (new materials)	—	—	CUP ⁽¹²⁾	CUP ⁽¹²⁾	
Confectionery shops	P	P	—	—	
Convenience store/mini-mart	CUP	CUP	CUP	CUP	
Drive-in and drive-through sales	CUP	CUP	—	—	
Electrical supply stores	—	—	P	P	
Farmers' market	CUP	CUP	CUP	CUP	
Florists	P	P	P	P	
Gas/fueling stations	CUP	CUP	CUP ⁽¹³⁾	CUP ⁽¹³⁾	
Gift shops, specialty shops	P	P	P for specified locations; otherwise prohibited ⁽²²⁾	P for specified locations; otherwise prohibited ⁽²²⁾	
Grocery stores/food markets	P	P	P for specified locations; otherwise prohibited ⁽²²⁾	P for specified locations; otherwise prohibited ⁽²²⁾	
Hardware stores	—	P	P for specified locations; otherwise prohibited ⁽²²⁾	P for specified locations; otherwise prohibited ⁽²²⁾	

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
Recycling, Small Collection Facility	—	—	CUP	See also Municipal Code Chapter 8.12 (Integrated Waste Management)
Research and Development	—	—	P	
Reverse Vending Machine	—	—	CUP	See also Municipal Code Chapter 8.12 (Integrated Waste Management)
Storage - Outdoor	—	—	A	See Section 17.38.120
Warehouse, Wholesaling and Distribution	—	—	P	
LODGING				
Hotel and Motel	CUP	P	CUP	
Homeless Shelters—up to 20 beds	—	—	P	See Section 17.38.170
Homeless Shelters—more than 20 beds	—	—	CUP	See Section 17.38.170
MEDICAL RELATED AND CARE USES				
Ambulance Fleet	—	—	CUP	
Clinic and Urgent Care	P	P/CUP ¹	P ²	1) In C-G, CUP required on properties with arterial street frontage. 2) In P-M zone, allowed only as incidental to an allowed industrial use.
Day Care Center	CUP	CUP	CUP	See Section 17.38.090 In P-M zone, day care limited to use by employees of the primary use.
Health Facilities, Therapy and Rehabilitation	P	P/CUP	—	In C-G zone, CUP required on properties with arterial street frontage.
Hospital	CUP	CUP	—	
Office, Medical and Dental Office	P	P/CUP ¹	P ²	1) In C-G zone, CUP required on properties with arterial street frontage. 2) In P-M zone, allowed only as incidental to an allowed industrial use.
Residential Care Facilities	CUP	CUP	—	
PUBLIC AND ASSEMBLY USES				
Cultural Institutions	P	P	—	
Public Assembly Facilities	CUP	—	—	
Religious Assembly Facilities	CUP	—	CUP	
Schools, Private	CUP	CUP	—	
Trade and Vocational Schools	CUP	CUP	CUP	
Tutoring and Education Centers	AUP	P	—	
RECREATION AND ENTERTAINMENT				

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	
				P for specified locations; otherwise prohibited ⁽²²⁾	
Jewelry stores	—	P			
Lumber yards, planing mills excluded	—	—	P	P	
Medical equipment and supplies	P	P ⁽⁵⁾	—	—	
Motor vehicle parts stores, incidental installation and repair	—	CUP	P	P	
Motor vehicle parts stores, no installation or repair on-site	—	P	P	P	
Motor vehicle sales, leasing, and rental with or without incidental servicing	CUP	CUP	P	P	
Office supply stores	P	P	—	—	
Outdoor retail sales and activities	—	CUP	—	—	17.38.110
Outdoor retail sales, temporary	—	CUP/SEP	—	—	17.54.050(E)
Pawn shops	CUP	CUP	—	—	
Pet stores	—	P	CUP ⁽¹⁵⁾	CUP ⁽¹⁵⁾	
Pharmacies, drug stores ⁽¹³⁾	P	P	P	P	
Plant nurseries	—	P	—	—	
Retail sales, general	CUP	P	P for specified locations; otherwise prohibited ⁽²²⁾	P for specified locations; otherwise prohibited ⁽²²⁾	
Secondhand/consignment shops	CUP	CUP	—	—	
Warehouse retail store (big box retail)	P	P	CUP	CUP	
SERVICES ⁽⁴⁾					
Animal services					
Animal hospital	—	—	CUP ⁽¹⁵⁾	CUP ⁽¹⁵⁾	
Animal hospital – small animal	CUP	—	CUP ⁽¹⁵⁾	CUP ⁽¹⁵⁾	
Grooming services	—	—	CUP ⁽¹⁵⁾	CUP ⁽¹⁵⁾	
Kennels	—	—	CUP ⁽¹⁵⁾	CUP ⁽¹⁵⁾	
Veterinary clinic	—	—	CUP ⁽¹⁵⁾	CUP ⁽¹⁵⁾	
Business support services	P	P	P	P	
Call centers	P	—	P	P	
Catering services	—	—	P	P	
Check cashing services	P	—	—	—	
Child day care centers	CUP	CUP	CUP ⁽¹⁸⁾	CUP ⁽¹⁸⁾	17.38.090
Copying, printing, and mailing services	P	P	P	P	
Drive-through establishments	CUP	CUP	—	—	
Dry cleaning establishments – no on-site processing	P	P ⁽⁵⁾	—	—	
Fortunetelling/palm reading/psychic reading	P	P	—	—	
Hotels/motels	CUP	CUP	CUP	CUP	
Internet cafés	CUP	CUP	—	—	
Laundry (commercial)	—	—	P	P	
Locksmith	P	P	P	P	

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
Arcade (Electronic Game Center)	CUP	CUP	—	See Section 17.38.060
Commercial Recreation - Indoors	CUP	CUP	CUP	
Commercial Recreation - Outdoors	—	CUP	—	
Entertainment, Indoor ¹	CUP ²	CUP ²	—	1) Excludes uses that are regulated under Chapter 17.48 (Adult Zoning Regulations). 2) Auditoriums, meeting halls, and theaters allowed in C-G only.
Health/Fitness Facilities	CUP	AUP	CUP	
Health/Fitness Facilities – Small	P	P	P	
Health/Fitness Facilities - Large	CUP	CUP	CUP	
RETAIL USES				
Alcohol Beverage Sales				
Alcohol Sales, for Off-Site Consumption	—	CUP	—	See Section 17.38.050 (Alcoholic Beverage Retail Sales)
Alcoholic beverage sales, for on-site or off-site consumption, in conjunction with an allowed use	CUP	P	—	If alcoholic beverage sales area exceeds 20% or more of total sales area, a CUP shall be required. See Section 17.38.050 (Alcoholic Beverage Retail Sales).
Animal Retail Sales	—	CUP	CUP	
Building Materials and Services, Indoor	—	CUP	P	
Building Materials and Services, Outdoor	—	—	CUP	Must be located at least 300 feet away from R-1, R-2, R-3, MH, and C-F zones.
Convenience Store	CUP	P	CUP	Any convenience store with alcohol sales requires a CUP.
Farmers' Market	CUP ¹	AP ¹	CUP ¹	CUP for recurring farmers' market.
Grocery Store	—	P	—	
Nurseries and Garden Centers	—	P	P	
Outdoor Temporary and/or Seasonal Sales	TUP	TUP	TUP	
Recreational Equipment Rentals – Indoor Only	P	P	P	
Retail Sales - General	P	P	CUP ¹	1) In P-M zone, only allowed in storefronts facing Katella Avenue, Los Alamitos Boulevard, and Cerritos Avenue.
Retail Sales - Restricted	CUP	CUP	CUP	In P-M zone, only allowed in storefronts facing Katella Avenue, Los Alamitos Boulevard, and Cerritos Avenue.
Vehicle Sales and Rental	—	P	P	Incidental repair allowed only in P-M zone and only if authorized via the CUP.

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	
Message establishment	P	P	—	—	5.32
Medical services (state-licensed)					
Ambulance services	CUP	—	CUP	CUP	
Clinics and offices	P	P ⁽⁵⁾	P ⁽⁸⁾	P ⁽⁸⁾	
Extended care facilities	CUP	—	—	—	
Health facilities, therapy and rehabilitation	P	P ⁽⁵⁾	—	—	
Hospitals, including convalescent	CUP	—	P ⁽⁸⁾	P ⁽⁸⁾	
Mortuaries	CUP	—	—	—	
Motor vehicle services					
Car washes	—	CUP	—	—	
Impound yards – no dismantling or wrecking	—	—	CUP ⁽¹⁷⁾	CUP ⁽¹⁷⁾	
Repair	—	—	CUP	CUP	17.38.070
Repair incidental to motor vehicle sales, leasing, and rental	CUP	CUP	CUP	CUP	17.38.070
Service station	CUP	CUP	CUP ⁽¹³⁾	CUP ⁽¹³⁾	17.38.070
Moving companies, storage allowed	—	—	CUP	CUP	
Personal services	P	P	P ⁽⁸⁾	P ⁽⁸⁾	
Photofinishing shops	—	P	—	—	
Photography studios	P	P	—	—	
Plumbing services	—	—	P ⁽¹⁰⁾	P ⁽¹⁰⁾	
Property maintenance service	—	—	P	P	
Repair services, excluding motor vehicles	—	—	P	P	
Social service facilities	CUP	—	—	—	
Storage					
Outdoor	—	—	CUP	CUP	17.38.120
Personal storage facility	—	—	CUP ⁽¹⁶⁾	CUP ⁽¹⁶⁾	
Travel agencies	P	P	—	—	
Video and disc rental services	P	P	—	—	
TRANSPORTATION AND COMMUNICATION USES					
Antennas	P	P	P	P	17.18
Parking lots	CUP	P	P	P	
Parking structures	CUP	CUP	CUP	CUP	
Studios—motion picture, radio, or television	—	—	P	P	
Vehicle and freight terminal	—	—	—	—	
Wireless communications facilities					
Major	CUP	CUP	CUP	CUP	17.30
Minor	P	P	P	P	17.30
OTHER USES					
Other uses that the commission determines by resolution to be similar in character	CUP	CUP	CUP	CUP	17.10.020(H)
Temporary uses/activities	TUP	TUP	TUP	TUP	17.54
Utility facilities, public	—	CUP	P	P	17.16.160

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental	—	—	CUP	
SERVICE USES				
Animal Care, Services				
Animal Boarding/Kennels, Grooming	—	—	CUP	
Veterinary Services, Large Animal	—	—	CUP	
Veterinary Services, Small Animal	CUP	CUP	CUP	
Funeral Parlors and Internment Services	CUP	—	—	
Maintenance and Repair Services - Indoor	—	—	P	
Moving Companies, Storage Allowed	—	—	CUP	
Personal Services, General	P	P	P ¹	In P-M zone, allowed only as incidental to an allowed industrial use.
Personal Services, Restricted	—	CUP	CUP	
Recording Studio	—	—	P	
Social Service Facilities	CUP	—	—	
Storage				
Storage - Personal	—	—	CUP	
Storage – Outdoor Recreational Vehicle Storage	—	—	CUP	
Vehicle Repair and Services				
Service/Fueling Station ¹	CUP	CUP	CUP	1) See Section 17.38.070
Vehicle Washing/Detailing	—	CUP	CUP	Mobile Vehicle Washing/Detailing permitted if meets National Pollutant Discharge Elimination System requirements.
Vehicle Service, Major	—	—	AUP	1) Vehicle storage and repair activities shall be conducted within an enclosed structure or an area enclosed by solid, decorative masonry walls with decorative solid gates not less than six feet in height. 2) Vehicles shall be screened from public view and shall not be visible above the block wall. 3) Vehicles may not be stored outside the enclosed vard area.

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit		
Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
Vehicle Service, Minor	—	CUP	P	
TRANSPORTATION, COMMUNICATION, AND INFRASTRUCTURE USES				
Car Sharing – Parking	AUP	AUP	AUP	Car sharing parking spaces may not occupy any space required for another use.
Parking Facility - Temporary	TUP	TUP	TUP	
Utility Facilities - Staffed	CUP	CUP	P	
Utility Facility - Unstaffed	AUP	AUP	AUP	
Vehicle Charging Stations	AUP	AUP	AUP	
Vehicle Storage	—	—	CUP	
Wireless Telecommunication Facilities, Co-Location or Panel	AUP	AUP	AUP	See Section XXX
Wireless Telecommunication Facilities, Stand-alone Facility	CUP	CUP	CUP	See Section XXX
Wireless Telecommunication Facilities, Satellite Dish Antenna	P	P	P	See Section XXX
Wireless Telecommunications Facilities, Stealth	P	P	P	Subject to Site Development Permit – Minor (see Section 17.xx.xxx)
OTHER USES				
Caretaker Quarters	—	—	AUP	Permitted only when used exclusively by a caretaker or superintendent for an allowed primary use.
Drive-Through or Drive-Up Facilities	CUP	CUP	—	
Vending Machine	A	A	A	Allowed indoors only as accessory to a permitted use.

Current Commercial/Industrial Development Standards

Development Feature	Requirement by Zoning District		
	C-O	C-G	P-M/L-I
Parcel size	<i>Minimum area, width, and depth for new parcels.</i>		
Parcel area (sq. ft.)	No requirement	6,000	6,000
Parcel width (ft.)	No requirement	60	60 ⁽³⁾
Parcel depth (ft.)	No requirement	100	100 ⁽⁴⁾
Parcel coverage	50%	90%	.4 FAR
Height limit – Main structures (ft.) ⁽¹⁾	3 stories or 40 ft. ^{(2), (6)}	3 stories or 40 ft. ⁽²⁾	3 stories or 40 ft. ⁽²⁾
Setbacks	<i>Minimum setbacks required. Also see Section 17.16.140 (Sight Safety Triangle)</i>		
Front	15 ft. ⁽³⁾	None required.	<ul style="list-style-type: none"> Where the site abuts an arterial or local street that is a boundary with any residential or commercial zoning district, a 50-foot setback shall be required. The 20 feet nearest the street shall be landscaped; the remainder may be used for parking. If the site abuts an arterial or local street that is not a boundary with a residential or commercial zoning district, a 10-foot setback shall be required.
Sides	Not required unless abutting a residential zoning district, then 10 ft.	Not required unless abutting a residential zoning district, then 15 ft.	
Street side yard (Corner parcel)	10 ft.	None required	
Rear	10 ft., unless rear parcel abuts a C-G or P-M zoning district, then no setback is required	Not required unless abutting a residential zoning district, then 15 ft.	
Metal structures			150 ft. from any property line along a freeway or major / secondary highway. 100 ft. from the property line along any other dedicated street ⁽⁷⁾
Access	<i>As required by Section 17.16.030 (Access)</i>		
Fences, hedges, and walls	<i>As required by Section 17.16.060 (Fences, hedges, and walls) and Section 17.16.140 (Sight safety triangle)</i>		
Landscaping	<i>As required by Chapter 17.20 (Landscaping)</i>		
Materials storage	<i>As required by Section 17.38.120 (Outdoor storage)</i>		
Off-street parking	<i>As required by Chapter 17.26 (Off-Street Parking and Loading)</i>		
Refuse and recycling storage areas	<i>As required by Section 17.16.110 (Refuse and recycling storage areas)</i>		
Screening and buffering	<i>As required by Section 17.16.130 (Screening and buffering)</i>		
Signs	<i>As required by Chapter 17.28 (Signs)</i>		
Site plan review	<i>As required by Chapter 17.50 (Site Plan Review)</i>		

Proposed Commercial/Industrial Development Standards

Development Feature	Requirement by Zone			Additional Requirements
	C-O	C-G	P-M	
Lot size	<i>Minimum area, width, and depth for newly created lots</i>			
Lot area	No requirement	6,000 sq. ft.	6,000 sq. ft.	
Lot width	No requirement	60 ft	60 ft; 160 ft when adjacent to a residential zone, school, or park	
Lot depth	No requirement	100 ft	100 ft; 200 ft when adjacent to a residential zone, school, or park	
Floor-Area Ratio (FAR)	1.50 FAR	1.00 FAR	1.50 FAR	
Height limit – Main structures	3 stories or 40 ft	3 stories or 40 ft	3 stories or 40 ft	1) See Section 17.10.040(X) for exceptions and Section 17.10.040(X) for restrictions adjacent to residential zones. 2) Buildings up to 60 feet in height allowed with a Conditional Use Permit.
Setbacks	<i>Minimum setbacks required. Also see Section 17.16.140 (Sight Safety Triangle).</i>			
Front	15 ft	None required	15 ft	See Section 17.10.040(X) regarding staggered front yard setbacks.
Sides	Not required unless abutting a residential zone, then 10 ft.	Not required unless abutting a residential zone, then 15 ft.	Not required unless abutting a residential zone, then 40 ft.	
Street side yard (Corner lot)	10 ft	None required	15 ft	
Rear	10 ft; where rear lot abuts a C-G or P-M zone, no setback is required.	Not required unless abutting a residential zone, then 15 ft.	10 ft, unless abutting a residential zone, then 40 ft.	

Current Residential Development Standards

Development Feature	Requirement by Zoning District				
	R-1	R-2		R-3	M-H
			*		
Minimum parcel size	<i>Minimum area, width, and depth for new parcels.</i>				
Parcel area (sq. ft.)	6,000	9,000 ⁽⁶⁾	*	7,200	5 acres
Parcel width (ft.)					
Interior parcel	60	60	50	60	
Corner parcel	60	70	60	70	
Reversed corner parcel	60	75	65		
Parcel depth (ft.)	100	135	90	100	
Maximum density	6 du/ac	20 du/ac		30 du/ac	9.55 du/ac
Dwelling Unit Density	Gross land area per dwelling unit				
Single-family	1 unit per parcel	5,000			4,569.8
Multiple-family		3,000		1,750	
Minimum dwelling area (gross floor area) (sq. ft.) (Not including garage)	No requirement	800		Bach unit - 450 1 bdrm. - 650 2 + bdrm - 800	
Maximum height limit – Main Structures (ft.) ⁽¹⁾	<i>As required by Section 17.16.070 (Height measurement and height limit exceptions)</i>				
	30	35		3 stories or 35 ft. ⁽¹¹⁾	2 stories or 25 ft. ⁽¹³⁾
Maximum height limit – Accessory Structures (ft.)	15	15		15	
Minimum setbacks (ft.)	<i>Minimum setbacks required. Also see Sections 17.16.090 (Paving of front setback requirements), 17.16.100 (Projections into required setbacks), 17.16.140 (Sight safety triangle), 17.16.150 (Swimming pools), 17.26.060 (Residential parking and storage standards), and 17.38.120 (Outdoor storage)</i>				
Front yard	20	20 ^(x)		20 ⁽⁹⁾	17.22 LAMC
Front yard (Turn-around end of a Cul-de-sac)	10				
Side yard (each)	5	5 ^(xx)		5 ^(xx)	17.22 LAMC
Street side yard (corner parcel)	10				
Rear yard	10	10	15	10	17.22 LAMC
Garage Setback (ft.) Entrance from:				10 15 if main entrance faces side yard	
Street (front)	20	20		20	
Alleyway	10	10		10	
Street (side yard) (corner parcel)	20	20		20	
Maximum Site Coverage	50% ⁽³⁾	60% ⁽³⁾		50% ⁽³⁾	

Proposed Residential Development Standards

Development Feature	Requirement by Zone				
	R-1	R-2	R-3	M-H	Additional Requirements
Lot and Density Standards					
Maximum Density	6 du/ac; 1 du per lot	20 du/ac	30 du/ac	10 du/ac	In MH zone, minimum lot or space size for individual mobile home is 2,000 sq. ft.
Minimum Lot Size	6,000 sq. ft.	6,000 sq. ft.	7,200 sq. ft.	5 acres	
Minimum Lot Width					
Interior Lot	60 ft	45 ft	60 ft	---	See also Title 16 (Subdivisions) regarding dimensions for cul-de-sac and other unusual lots.
Corner Lot	60 ft	55 ft	70 ft	---	
Reversed Corner Lot	60 ft	55 ft	--	---	
Minimum Lot Depth	100 ft	100 ft	100 ft	---	
Maximum Lot Coverage	50%	60%	50%	---	Excludes swimming pools and any open-sided patio structure.
Building Form and Location					
Minimum Dwelling Area	Gross floor area				
Studio	No minimum for R-1 zone	800 sq. ft.	450 sq. ft.	---	Excludes garage area
1 bedroom			650 sq. ft.		
2+ bedrooms			800 sq. ft.		
Maximum Height	Structures				
Main	30 ft	35 ft ¹	3 stories/35 ft. ²	20 ft	See Section 17.16.070 (Height Measurement) 1) Along an interior side yard lot line, any structure taller than 25 feet shall be set back an additional five feet minimum (relative to minimum required setback) for any portion of the building taller than 25 feet. 2) Structures on lots with a common property line with an R-1 zoned property shall not exceed 2 stories and 25 feet in height.
Accessory	15 ft	15 ft	15 ft	15 ft	

Development Feature	Requirement by Zoning District				
	R-1	R-2		R-3	M-H
			*		
Maximum Rear Yard Coverage	30% ⁽⁴⁾	---		---	
Outdoor Living Space (sq. ft.) Area occupied by mechanical equipment is not counted as open space.	1,000 ⁽⁵⁾	500 sq ft per dwelling 500/du		200 sq ft per dwelling ⁽¹²⁾	
Distance between structures (ft.) on one parcel		10 ^(xxx)		10 ^(xxx)	
With doors/windows facing the space	10	---		---	
With no doors/windows facing the space	6				
When main structures face across a court		20		20	Common areas = 49 sq. ft./ mobilehome unit ⁽¹⁶⁾⁽¹⁷⁾ Private area = additional 200 sq. ft./ mobilehome unit
Off-Street Parking	<i>As required by Chapter 17.26 (Off-Street Parking and Loading) and Section 17.26.060 (Residential parking and storage standards)</i>				
Signs	<i>As allowed by Chapter 17.28 (Signs)</i>				
Site Plan Review	<i>As required by Chapter 17.50 (Site Plan Review)</i>				
Storage Space		200 cubic ft/unit		200 cubic feet/unit	

Development Feature	Requirement by Zone				
	R-1	R-2	R-3	M-H	Additional Requirements
Minimum Setbacks					See subsection D below regarding setback exceptions.
Front Yard	20 ft	20 ft	20 ft	---	
Turn-around end of a cul-de-sac	10 ft	10 ft	10 ft		
Side Yard - Interior	5 ft	5 ft	5 ft	---	
Side Yard - Corner Lot	10 ft	10 ft	10 ft		
Rear Yard	10 ft	15 ft	10 ft	---	
Garage Setback	<i>Applies to garages associated with individual dwelling units</i>			---	
Street (Front)	20 ft	20 ft	20 ft	---	
Alleyway	10 ft	10 ft	10 ft	---	
Street (side yard) (corner lot)	20 ft	20 ft	20 ft	---	
Outdoor Living Space					
Combination of Private and Common Area	---	400 sq. ft. per unit, with a minimum of 100 sq ft of private space per unit ³	200 sq. ft. per unit of common area ¹ , with a minimum of 60 sq ft of private space per unit ³	200 sq. ft. per unit of private open space, plus 49 sq ft per unit of common open space ²	1) At least one common open space area with minimum dimensions of 20 feet by 20 feet shall be provided. 1) For common open space areas, a minimum space of at least 20 feet by 20 feet shall be required. All common open space areas other than swimming pools shall be kept clear of mechanical equipment and other obstructions that would inhibit use of the open areas. 2) Common outdoor area shall be at least 125 sq. ft. and accessible to all mobile home park residents. 3) Private open space must be clear of mechanical equipment and other obstructions that would inhibit use of area.

Development Feature	Requirement by Zone				Additional Requirements
	R-1	R-2	R-3	M-H	
Maximum Rear Yard Coverage by Patio or Accessory Structure	30%	---	---	---	Applies to all rear yard area, not just required rear setback area.
Distance (minimum) between structures on one lot	---	10 ft	10 ft	N/A	A minimum of 10 feet between structures shall be free of any eaves or other projections.
When main structures face across a court	---	15 ft	15 ft		
Storage Space in a Garage or Carport (minimum)	N/A	200 cubic ft/unit		N/A	

Current Residential Allowed Uses

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	R-1	R-2	R-3	M-H	
CANNABIS USES					
Cannabis delivery	—	—	—	—	17.39
Commercial cannabis activities	—	—	—	—	17.39
Cultivation, even by qualified patients and caregivers	—	—	—	—	17.39
PUBLIC ASSEMBLY AND RECREATION					
Clubs, lodges, private meeting halls	—	—	CUP	—	
Religious facilities	—	—	CUP	—	
RESIDENTIAL USES					
Accessory uses and structures, including noncommercial greenhouses	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	—	17.38.030
Affordable housing	P	P	P	—	17.38.040
Boarding and rooming houses	—	—	CUP	—	
Condominiums	—	CUP	CUP	—	17.34.060
Duplexes	—	P ^(3/4)	P	—	17.38.120
Home occupations	P	P	P	—	17.46
Mobilehome parks	—	CUP	CUP	CUP	
Mobilehome	P ⁽¹⁾	—	—	—	
Addition of mobilehome spaces	—	—	—	CUP ⁽⁶⁾	
Multiple-family dwellings	—	P ^(3/4)	P	—	17.38.120
Organizational houses	—	—	CUP	—	
Residential care facilities for 6 or fewer persons	P	P	P	—	
Resident manager's unit	—	—	P ⁽⁵⁾	—	
Second residential units	P	P	P	—	17.38.150
Senior residential housing projects	—	—	CUP	—	17.38.160
Single-family dwellings	P	P ⁽³⁾	P	—	
Supportive housing	P	P	P	—	
Townhomes	—	CUP	CUP	—	
Transitional housing	P	P	P	—	

Proposed Residential Allowed Uses

Use	Land Use Regulation				Specific Use Regulations
	R-1	R-2	R-3	M-H	
CANNABIS USES					
Cannabis Delivery	—	—	—	—	17.39 (Cannabis Prohibition and Regulations)
Commercial Cannabis Activities	—	—	—	—	17.39 (Cannabis Prohibition and Regulations)
Cultivation, even by Qualified Patients and Caregivers	—	—	—	—	17.39 (Cannabis Prohibition and Regulations)
RESIDENTIAL USES					
Accessory Dwelling Unit	A	A	A	—	In R-2 and R-3 zones, permitted only as accessory to an existing Single Family dwelling. 17.38.150 (Accessory Dwelling Unit)
Accessory Structures and Uses	A	A	A	A	17.38.030 (Accessory Structures)
Boarding House	—	—	CUP	—	
Group Home – 6 residents or fewer	P				
Live/Work Unit	—	AUP	—		Subject to the regulations in Section 17.10.050 (Live/Work Standards).
Mobile Home Parks	—	CUP	CUP	CUP	
Multiple-Family Dwelling	—	P	P	—	
Resident Manager's Unit	—	AUP	AUP	—	
Single Family Dwelling	P	P	P	P	
Senior Housing	—	P	P	P	
Supportive Housing	P	P	P	P	
Transitional Housing	P	P	P	P	
Two-Unit Dwelling (Duplex)	—	P	P	—	

P	Permitted use					
CUP	Conditional use permit required					
—	Use not allowed					
TUP	Temporary use permit					
LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations	
	R-1	R-2	R-3	M-H		
SERVICES						
Day care facilities						
Child day care centers (<24 hours)	—	CUP	CUP	—	17.38.090	
Child day care homes – large	P ⁽⁶⁾	CUP	CUP	—	17.38.100	
Child day care homes – small	P	P ⁽⁷⁾	P ⁽⁷⁾			
Family day care home, large	CUP	CUP ⁽⁷⁾	CUP ⁽⁷⁾	—	17.38.100	
Family day care home, small	P	P	P	—		
Residential care facilities (24 hours)	—	—	CUP ⁽⁷⁾			
Residential care facilities for 7 or more persons	—	—	CUP ⁽⁷⁾			

TRANSPORTATION AND COMMUNICATION USES					
Antennas	P	P	P	P	17.18
Wireless communications facilities					
Major	—	—	—	—	17.30
Minor	CUP	CUP	CUP	CUP	17.30
OTHER USES					
Temporary uses/activities	TUP	TUP	TUP	TUP	17.54

P: Permitted Use					CUP: Conditional Use Permit
A: Permitted as an Accessory Use					TUP: Temporary Use Permit
AUP: Administrative Use Permit					—: Use Not Allowed
Use	Land Use Regulation				Specific Use Regulations
	R-1	R-2	R-3	M-H	
PUBLIC ASSEMBLY AND RECREATION USES					
Public Assembly Facilities	—	—	CUP	A	Only associated with mobile home park
Religious Assembly Facilities	—	—	CUP	—	
Recreation Facilities, Private – Indoor or Outdoor	A	A	A	A	Only associated with the primary permitted use and intended to serve the residents of the associated development.
Schools, K-12 – Private	—	CUP	CUP	—	
SERVICE AND CARE USES					
Day Care Centers	—	CUP	CUP	—	17.38.090 (Day Care Centers)
Family Day Care Homes – Large	P	P	P	—	In R-2 and R-3 zones, only permitted in a Single Family dwelling. 17.38.100 (Large Family Day Care Homes)
Family Day Care Homes – Small	P	P	P		In R-2 and R-3 zones, only permitted in a Single Family dwelling.
Residential Care Facilities – 7 or more persons	—	—	CUP	—	
OTHER USES					
Vehicle Charging Facilities	A	A	A	A	
Temporary Uses/Activities	TUP	TUP	TUP	TUP	17.54 (Temporary Use Permits)
Utility Facilities					
Facilities with Onsite Staff	CUP	CUP	CUP	CUP	Ground-mounted equipment in residential zones shall be screened by landscaping to the satisfaction of the Director.
Facilities with No Onsite Staff	AUP	AUP	AUP	AUP	
Wireless Telecommunication Facilities or Panel	—	—	—	—	Except as may be pre-empted by Federal law. 17.30 (Wireless Telecommunications Facilities)
Wireless Telecommunication Facilities, Stand-alone Facility	—	—	—	—	Except as may be pre-empted by Federal law. 17.30 (Wireless Telecommunications Facilities)
Wireless Telecommunication Facilities, Satellite Dish Antenna	P	P	P	P	Subject to size limitations per 17.30 (Wireless Telecommunications Facilities)