

ARTICLE 2 DEFINITIONS

2.00. Provisions Not Affected by Headings

Article and Section headings contained herein shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of any section hereof.

2.01 Accessory

A building, part of a building or structure, the use of which is subordinate to and the use of which is incidental to that of the main building, structure or use on the same lot. Where a substantial part of the wall of any accessory building is a part of the main building, or where an accessory building is attached to the main building in a substantial manner by a roof, such accessory building shall be deemed as a part of the main building.

2.02 Alley

A passage or way open to public travel which affords generally a secondary means of vehicular access to abutting lots and is not intended for general traffic circulation.

2.03 Ancillary Use

A use incidental to, and customarily associated with a specific principal use, located on the same lot or parcel.

2.04 Arcade

A place of business where six (6) or more electronic, video or coin/token operated games are utilized for business profit and where said games are not ancillary to another principal use. Within 250 feet of any school, any business with 6 or more games as described above shall be deemed an arcade whether or not said games are ancillary to another principal use.

2.05 Attached

Any structure that has an exterior wall or roof in common with another structure

2.06 Buildable Area

The net portion of the lot remaining after deducting all required setbacks from the gross area of the lot

2.07 Building

Any structure having a roof supported by columns, posts or walls, including patio covers, gazebos and the like

2.08 Building Height

The vertical distance from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys, or other such incidental appurtenances

2.09 Carport

A permanent roofed structure, not completely enclosed, to be used for vehicle parking

2.10 Club

An association of persons (whether or not incorporated) organized for some common purpose, but not including a group organized primarily to render a service customarily carried on as a business.

2.11 Community Care Facility

A facility, place or building which is maintained and operated to provide 24 hour non-medical residential care, non-medical day treatment, and non-medical adult day care for, but not limited to, the developmentally disabled, the physically handicapped, mentally impaired, incompetent persons and abused or neglected children.

2.12 Condominium

A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.

2.13 Congregate Care

A 24 hour intermediate care facility that provides skilled nursing and congregate living for, but not limited to, the developmentally disabled, the physically handicapped, mentally impaired, incompetent persons and abused or neglected children.

2.14 Convalescent Home

A facility which provides bed and ambulatory care for patients with post operative convalescent, chronically ill or dietary problems, and persons aged or infirm unable to care for themselves.

2.15 Court

An open unoccupied space, other than a yard, on the same lot with a building or structure and bounded on two (2) or more sides by such building or structure.

2.16 Day Care Facility, Children

A facility which provides non-medical care to children under 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 on less than a 24-hour basis. Day care facilities include family day care homes, infant centers, pre-schools, and extended day care facilities.

2.17 Detached

Any building or structure that does not have a wall or roof in common with any other building or structure

2.18 Dwelling

A building or portion of a building designed for residential purposes, including one-family, two-family and multiple dwellings, but shall not include hotels, boarding and lodging houses.

2.19 Dwelling Unit or Apartment

One or more rooms in a dwelling or apartment house or apartment complex designed for occupancy by one family for living or sleeping purposes, and having one kitchen.

2.20 Dwelling, One-Family

A detached building designed for occupancy by one family and containing one dwelling unit.

2.21 Dwelling, Two-Family or Duplex

A building designed for occupancy by two families living independently of each other, and containing two dwelling units under one common roof.

2.22 Dwelling, Triplex

A building designed for occupancy by three families living independently of each other, and containing three dwelling units under one common roof.

2.23 Dwelling Multiple

A building or a portion thereof, designed for occupancy by three or more families living independently of each other, and containing three or more dwelling units under one common roof.

2.24 Easement

A grant of 1 or more property rights by the owner for the use by the public, a corporation, or another person or entity.

2.25 Educational Institution

A school, college or university, which either conducts general academic instruction equivalent to the standards prescribed by the State Board of Education, or confers degrees to students of undergraduate or graduate standing, or conducts academic or scientific research, or gives religious instruction.

2.26 Entertainment (live)

Any act, play, revue, pantomime, scene, dance act, or song and dance act, or any combination thereof, performed by 1 or more persons whether or not they are compensated for the performance; a fashion show, except when conducted within an enclosed building used primarily for manufacture and/or sale of clothing.

2.27 Family

An individual or two (2) or more persons related by blood, marriage or legal adoption, or a group of not more than 6 persons who are not related living together as a single house-keeping unit in a dwelling unit.

2.28 Floor Area Ratio (FAR)

The gross floor area of all habitable buildings on a lot divided by the lot area.

2.29 Garage, Private

An accessory building or an accessory portion of the main building enclosed on all sides, designed or used primarily for parking of motor vehicles by the occupants of the main building.

2.30 Group Home or Group Housing

A residence or dwelling, other than a hotel, wherein two (2) or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence, in order to preserve the residential character of the neighborhood.

2.31 Guest House

Living quarters within an accessory building for the use of persons employed on the premises, or for the temporary use by guests of the occupants of the premises. Such quarters shall have no kitchen facilities and shall not be rented or otherwise used as a separate dwelling.

2.32 Home Occupation

An activity conducted in compliance with Article 18A.08 and carried out by an occupant conducted as an accessory use within the primary dwelling unit in a residential zone or district.

2.33 Hospital

An institution, designed within an integrated setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment whereby persons may be cared for on a 24-hour basis.

- 2.34 Hotel**
Guest rooms or suites occupied on a transient basis, with most rooms gaining access from interior hallways.
- 2.35 Kennel**
A place where three or more dogs of three months of age or older are kept
- 2.36 Kitchen**
Any room, all or part of which is designed and/or used for cooking, preparation, refrigeration and storage of food.
- 2.37 Lot**
A parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon.
- 2.38 Lot Width**
The horizontal distance between the side lot lines measured at right angles to the lot depth at the front setback line of the lot. In the case of irregular shaped lots, other than cul-de-sac lots, lot width shall be the shortest horizontal distance between the side lot lines.
- 2.39 Lot Depth**
The horizontal distance between the front and rear lines measured in the main direction of the side lot lines.
- 2.40 Lot (Corner)**
A lot situated at the intersection of two or more streets at an angle of not more than one hundred thirty-five degrees.
- 2.41 Lot (Flag)**
A lot having access or an easement to public or private street by a narrow, private or public right-of-way.
- 2.42 Lot (Interior)**
A lot other than a corner or reversed corner lot.
- 2.43 Lot (Key)**
The first lot to the rear of a reversed corner lot, whether or not separated by an alley.
- 2.44 Lot (Reversed Corner)**
A corner lot, the side street line of which is substantially a continuation of the front lot line of the lot upon which the rear of said corner lot abuts
- 2.45 Lot (Through)**
A lot having frontage on two parallel or approximately parallel streets
- 2.46 Lot Line**
Any boundary of a lot with these classifications:

Front - On an interior lot, the line separating the parcel from the street. On a corner lot, the shorter lot line abutting a street. (Front determined by Director of Planning when corner lot lines are equal in length) On a through lot, the line abutting a street where primary access is taken

Rear - A lot line, not intersecting a front lot line, which is the most distant and parallel to the front lot line. In the case of irregularly shaped lots, line to be determined by Director of Planning

Side - Any lot line which is not a front or rear lot line.

2.47 Manufactured Home

A factory built home including mobile homes, as permitted by State of California and Federal Laws.

2.48 Mixed Use Development

A development with two (2) or more different land uses such as a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures.

2.49 Motel

Guest rooms or suites occupied on a transient basis, with most rooms gaining access from exterior walkways.

2.50 Nonconforming, Illegal

A structure, lot, or use which did not conform to the applicable laws when constructed or initiated, and does not conform to the provisions of these regulations.

2.51 Nonconforming Use

A use which does not conform to the regulations and standards as are herein established for the zone in which the same is located.

2.52 Organizational House

A residential lodging facility operated by a membership organization, such as a school, convent, monastery, or religious organization, for its members and not open to the general public. The term includes fraternity and sorority houses, student dormitories, convents, monasteries, and religious residential retreats.

2.53 Permitted Use

Any use allowed in a zoning district, subject to the provisions applicable to that district.

2.54 Principal Use

The primary or predominant use of any lot, building or structure

2.55 Residential Care Facility for the Elderly

A housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representatives, where varying levels and intensities of care and supervision, protective supervision, or (if applicable pursuant to California Health and Safety Code section 1569.2) personal care are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility.

2.56 Residential Care Facility

A facility, place or building which is maintained and operated to provide 24 hour non-medical residential care for, but not limited to, developmentally disabled, physically handicapped, mentally impaired, incompetent persons and abused or neglected children.

- 2.57 Restaurant**
A use which provides preparation and retail sale of food or beverages, including coffee shops, sandwich shops, ice cream shops, fast-food shops (i.e. pizza), and similar establishments.
- 2.58 Restaurant, Drive-Through**
A use as defined above, with the added provision of vehicle lanes for ordering and dispensing of food and beverages.
- 2.59 Setback Line**
Setback line is a line over which no portion of a building or structure, including covered porches shall encroach, except the roof lines, which in no case shall extend over the property line.
- 2.60 Specific Plan**
A plan consisting of text, maps and other documents regulating development within a defined area, consistent with the General Plan and California Government Code
- 2.61 Street**
Street means a thoroughfare having a width not less than twenty-five feet, and dedicated to public use and which affords primary means of access to abutting property.
- 2.62 Structure**
Structure means anything constructed or erected which requires location on the ground or attached to something having a location on the ground.
- 2.63 Structural Alterations**
Structural Alterations, means any change in the supporting members of a building such as foundations, bearing walls, columns, beams, floor or roof joists, girders or rafters or changes in roof or exterior lines.
- 2.64 Temporary Conditional Use**
A temporary use, conditionally granted by the Planning Commission, for a period of time up to five (5) years
- 2.65 Temporary Use**
A use established for a specified period of time, with the intent to discontinue the use at the end of the designated time period.
- 2.66 Trailer, Recreational Vehicle (excluding Boats)**
Any vehicle designed or used for transient human habitation, including: (a) Vehicle designed to be propelled by other vehicles; (b) Vehicles self propelled.
- 2.67 Trailer Park, Trailer Court and Public Camp**
Any area or tract of land used or designed to accommodate two or more automobiles, trailers or two or more camp parties, including tents or other camping outfits.
- 2.68 Use**
The purpose for which land or a building is arranged, designed or intended, or for which either land or building is or may be occupied or maintained.
- 2.69 Variance**
A discretionary entitlement which permits the departure from the strict application of the regulations contained herein, subject to the special circumstances referenced herein and the California Government Code.

2.70 Yard

An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Ordinance.

2.71 Yard, Front

An area extending across the full width of the lot and lying between the front line and a line parallel thereto, and having a distance between them equal to the required front yard depths as prescribed in each zone. Front yards shall be measured by a line at right angles to the front lot line, or by the radial line in the case of curved front lot line. When a lot lies partially within a planned street indicated on the master plan for such a street, and where such planned street is of the type that will afford legal access to such lot, the depth of the front yard shall be measured from the contiguous edge of such planned street in the manner prescribed in this definition.

2.72 Yard, Rear

"Rear Yard" means a yard extending across the full width of the lot, the depth of which yard shall be the minimum required distance as measured from the rear lot line toward the front lot line.

2.73 Yard, Side

"Side Yard" means a yard between the main building or structure and the side lot lines extending from the rear line of the required front yard, or the front lot line where no front yard is required, to the rear of the main building or structure, the width of which side yard shall be measured horizontally from, and at right angles to, the nearest point of a side lot line towards the nearest part of a main building or structure.

Adopted 2/14/94
Ordinance 06-03
Ordinance 08-14

Effective 3/14/94
Adopted 03/02/06
Adopted 09/04/08