

Draft Chapter 17.28 Glossary (Definitions) (PC Study Session 12-9-25)

Note: There may be minor changes, edits and refinements of the text after the Study Session

17.28.010 Purpose.

The purpose of this chapter is to provide definitions for unique terms used throughout this title that are general in nature.

17.28.020 Universal Definitions

“Abut” means contiguous to; for example, two adjoining lots with a common property line are considered to be abutting.

“Access” and/or “accessway” means 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 as required by this title.

“Accessory building” means a building, part of building, structure which is subordinate to and the use of which is incidental to that of the main building, structure or use on the same lot.

“Accessory dwelling unit” or “ADU” has the meaning ascribed in Government Code § 65852.2, as the same may be amended from time to time. See CMC Section 17.18.080 Accessory Dwelling Units and Junior Accessory Dwelling Units.

“Accessory use” means a use incidental, appropriate, subordinate, and devoted exclusively to the main use of the lot or building.

“Adjacent” means near, close, contiguous or abutting; for example, an industrial zone across a street or highway from a residential zone shall be considered as “adjacent.”

“Adjoining” means across from street, highway, alley, railroad, drainage channel or directly abutting.

“Attached ADU” means an ADU that is constructed as a physical expansion (i.e., addition) of the primary dwelling and shares a common wall with the primary dwelling.

“Detached ADU” means an ADU that is constructed as a separate structure from the primary dwelling, which does not share any walls with the primary dwelling.

“Adult-oriented businesses” refer to CMC Section 17.24.010 Adult Oriented Businesses.

“Advisory agency” means the planning commission which is herein designated as the advisory agency to the city council on all matters related to the zoning and use of land and structures.

“Aisle” means an accessway to required vehicular parking spaces within a private, public or semipublic parking lot.

“Alley” means a public or private way at the rear or side of property, permanently reserved as a means of secondary vehicular access to abutting property.

“Altered” means the same as “structural alterations.”

“Alternative transportation” means modes of transportation other than the single-passenger motor vehicle, such as vanpools, buspools, rideshare, public transit, walking and bicycling.

“Amendment” means an addition, deletion or a change in the wording, context or substance of this title or the zoning map made a part of this title.

“Ancillary use” means the same as “accessory use.”

“Animal hospital” means a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be only incidental to such hospital use.

“Antique shop” means a place where articles, merchandise and furniture are sold which are over 50 years old, or are sold for a higher price than originally purchased.

“Assessor” means the county assessor.

“Assisted living facility” means a residential building, complex, or buildings that provide housing and limited personal and health care services for its residents and is designed for individuals who need some assistance with daily activities but do not require nursing home care. Assisted living facilities may include a kitchen, private bathroom, and living area within individual rooms.

“Automobile and trailer sales lot” means an open area used for the display, sales and/or rental of new or used automobiles and trailer coaches, but where no repair, repainting or remodeling is done.

“Automobile impound” means a business operated in conjunction with automobile towing, which offers the temporary storage of operable and inoperable vehicles. Automobile impound does not include stacking, dismantling, long-term storage, crushing or dumping of vehicles or trailers or the sale of parts thereof.

“Automobile repair services, minor” means limited scope of mechanical and electrical repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles.

Examples of minor repair services are muffler and radiator shops, quick-lube, battery charging, smog check, brakes, and tires sales and shops. All uses are conducted within an enclosed building or structure.

“Automobile repair services, major” means the repair, alteration, restoration, towing, painting, or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major engine and/or transmission repair and bodywork repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other bodywork, and painting services and tire sales and repair establishments. All uses are conducted within an enclosed building or structure.

"Automobile service station" or "gas station" means the same. Automobile service station means buildings or structures on the same property/parcel that are utilized for fueling operations and may include services such as a car wash, a convenience store, minor automobile minor repair and towing. The development of new automobile service station or the redevelopment of existing automobile service station shall comply with CMC Section 17.24.120 Alternative Fueling Stations.

“Automobile wrecking” refers to dismantling, storing, selling, or dumping wrecked or obsolete vehicles or their parts. The presence of three or more inoperable vehicles for over 30 days constitutes automobile wrecking for zoning enforcement, except for vehicles under legitimate repair at a licensed repair shop.

“Basement” means a space wholly or partly underground, and having more than one-half of its height, measuring from its floor to its ceiling, below the average adjoining grade. If the finished floor level directly above a basement is more than six feet above grade at any point, such basement shall be considered a story. A basement shall not be occupied for sleeping purposes.

“Battery Energy Storage System (BESS) Facility.” A battery energy storage system facility is an electrochemical device that charges or collects energy from the grid or a distributed generation system (e.g., power plant) and then discharges that energy at a later time to provide electricity or other grid services when needed. Small-scale battery energy storage facilities are stationary storage systems less than 5 acres that are connected to the distribution system. Large grid-scale battery energy storage facilities, comprising more than 5 acres, developed in combination with energy generation facilities such as power plants, wind farms, or solar parks are prohibited.” (Ord.25-10)

“Billboard” means any sign or advertising structure used as an outdoor display for advertising which does not pertain to the business or activity on the premises where the sign or advertising structure is located, but shall not include official notices, etc., listed as excluded under “Advertising structure.”

“Block frontage” refers to all properties on one side of a street between intersections, a right-of-way, waterway, cul-de-sac end, or city boundary. An intersecting street defines the block frontage only on the side it intercepts. If a city boundary intersects a block, the block ends at that boundary.

“Bona fide eating establishment” means an establishment that primarily sells food and nonalcoholic beverages for on- or off-site consumption. It may serve alcohol, incidentally, provided no more than 30% of the floor area is dedicated to alcohol service and at least 50% of revenue comes from food sales. Patrons typically order while seated, are served by staff, and pay after dining. Takeout and delivery may be offered, but serving only snacks, salads, or sandwiches does not qualify as a bona fide eating establishment.

“Breezeway” means a roofed passageway, open on at least one side, where the roof is in keeping with the design and construction of the main building. The breezeway shall be considered an inner court created by a roof structure connecting two buildings. The space between buildings connected by a breezeway shall be not less than six feet in length, as required in Distance between buildings.

“Building” means any structure built and maintained for the support, shelter or enclosure of persons, animals, chattels or property of any kind. No building shall be located within any future widening of an existing right-of-way set forth on the general plan of the city.

“Building,” as used in this title, includes “structure.”

“Building height” means the vertical distance measured from the adjoining curb level to the highest point of the building, exclusive of chimneys and ventilators and other exceptions to building height permitted in the zones; provided, however, that where buildings are set back from the street line, the height shall be measured from the average elevation of the finished grade at the front of the building.

“Building line” means a line on private property, established by ordinance, which regulates the location of buildings and/or structures as they relate to rights-of-way of alleys, streets, highways, railways and drainage channels.

“Building setback line” means the minimum distance, as prescribed by this title, between the property line of a lot or parcel of land and any point on a building or structure related thereto, exclusive of those architectural features permitted to extend into such required yards or open spaces.

“Building site” means the ground area of a building together with all the open space required by this title.

“Business” means the same as “Commerce.”

“Business support services” means a wide range of services designed to assist businesses in their day-to-day operations. These services can include anything from administrative support, specialized consulting, repair, testing, to servicing buildings and dwellings. Examples of industries (businesses) include administration, finance and tax, human resources, Information, maintenance, and business service centers.

“California Environmental Quality Act (CEQA)” is a statute that requires all jurisdictions in the state of California to evaluate the extent of environmental degradation posed by proposed development.

“Carnival” means an operation within a common perimeter of rides, entertainment, food service and games of skill.

“Carport” means a permanent roofed structure with not less than three enclosed sides, used for automobile shelter and automobile storage.

“Centerline” means the same as “Street centerline.”

“Colleges, Professional and Vocational Training Facilities,” are institutions of higher education providing curricula of a general, religious or professional nature, granting degrees and including junior colleges, business and computer schools, management training, technical and trade schools.

“Commerce” means the purchase, sale, or transaction of goods and services for livelihood or profit, excluding industrial activities. It includes businesses such as motels, offices, garages, advertising, stables, recreational enterprises, personal service shops, and retail establishments but excludes dumps, junkyards, and temporary charity-based carnivals.

“Congestion management program (CMP) network” is a system of highways and roadways within the county of Los Angeles that includes all state highways and principal arterials and has been designated under the county’s congestion management program for the purpose of monitoring traffic congestion.

“Contiguous” means the same as “abut.”

“Convalescent home” means the same as “rest home.”

“Corner cutback” refers to designated open space at intersections to ensure safe visibility for vehicles and pedestrians. It must remain free of visual obstructions, with any permitted landscaping or structures not exceeding three feet in height from the street grade.

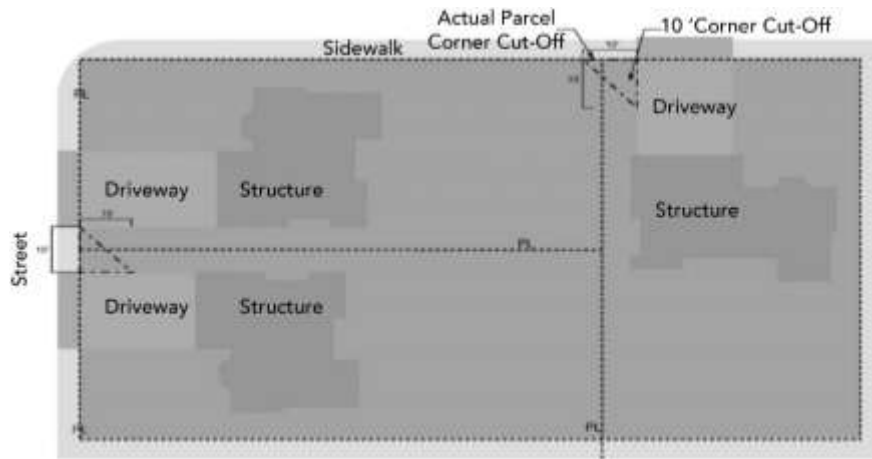


Figure 17.28-1 Corner Cutback

“Cottage food business” shall have the same meaning as “cottage food operation” set forth in Health and Safety Code § 113758, as may be amended from time to time.

“Court” means an open, unoccupied space, other than a yard, on the same lot with the building or buildings and bounded on two or more sides by such building and/or buildings.

- A. “Inner court” means a court enclosed on all sides by exterior walls of a building or by exterior walls and lot lines on which walls are allowable.
- B. “Outer court” means a court enclosed on not more than three sides by exterior walls and lot lines on which walls are allowable with one side or end open to a street, driveway, alley or yard.

“Coverage” means that portion of a lot or building site which is occupied by any building or structure, regardless of whether the building or structure is intended for human occupancy.

“Crankcase oil tanks” means aboveground tanks having less than 500 gallons of capacity which are used for the temporary collection and storage of motor drain oil from engine crankcases. All such tanks shall be subject to site plan review and shall be screened from view to city approval in an attractive and architecturally compatible manner.

“Cul de sac” is a street with a single common ingress and egress and with a turnaround at the end.

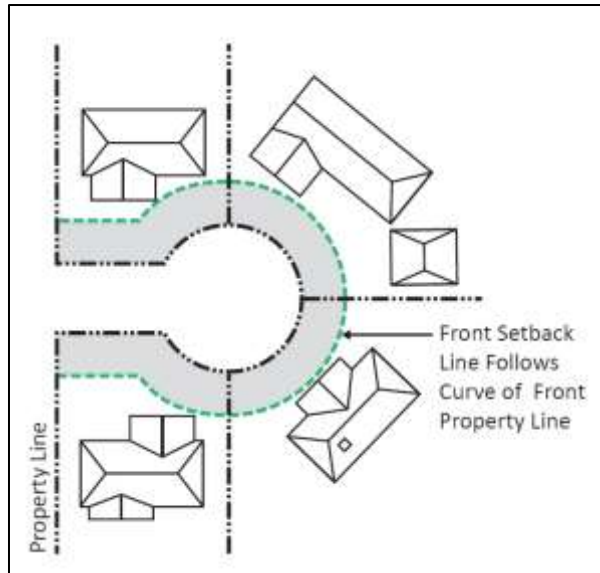


Figure 17.28-1 Front Setback for Curved Property Lines

“Cultural Institutions” means an institution and/or associated facility engaged in activities to promote aesthetic and educational interest among the community that are open to the public on a regular basis. This classification includes performing arts centers for performances and events, spaces for display or preservation of objects of interest in the arts or sciences libraries, museums and historical sites all of which are public or private. This does not include schools or institutions of higher education providing curricula of a general nature.

“Decks” refer to CMC Section 17.22.010 Accessory Structures.

“Developer” means the person who is responsible for the planning, design and construction of a development project.

“Development” means the construction, remodeling, or expansion of buildings, structures, or parking lots intended for residence, commerce, trade, industry, or other purposes in appropriate locations.

“Drainage channel” means any existing or proposed open ditch, open culvert or open channel, created, designed or constructed to transmit water for flood control or irrigation purposes, which existing or proposed ditch, culvert or channel is delineated on county flood control district plans or on drainage plans prepared by the city.

“Dripline” means a vertical line extending from the outermost portion of a tree canopy to the ground.

“Driveway” means a permanently (all weathered) surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area.

“Drive-up kiosk” is secondary to a primary use found on the site but not necessarily related to the primary use. A drive-up kiosk is a permanent use and a small standalone structure with one side open and usually manned by one or two individuals serving customers driving up in their cars.

“Drive-through facilities” are designed to serve and accommodate patrons or customers while remaining in their automobiles. New drive-throughs and expansions of existing drive-through facilities shall be designed to ensure compatibility with adjacent uses, enhance the streetscape frontage, provide adequate buffers, ensure safe pedestrian accessibility, and include outdoor amenities to service patrons.

“Dwelling” means a building or portion thereof designed and used exclusively for residential occupancy, including one-family, two-family and multiple dwellings, but not including hotels.

“Dwelling unit” means a single unit providing complete independent living that include facilities for sleeping, one dedicated kitchen, and sanitation facilities for a single household. Examples of common structures fitting this description are single-family homes, individual apartments, condominiums, and townhouses.

“Easement” means a grant of one or more of the property rights by the property owner for the use by the public, a corporation, or another person or entity.

“Eating and drinking establishments” means the establishments primarily engaged in providing food and beverage services, including the sales of alcoholic beverages to patrons for immediate consumption within the same premises. Examples of establishments are restaurants and bars, standalone bars or taverns, nightclubs, restaurants and microbreweries.

“Electrical or mechanical games” means any pinball machine or similar device where any sum is charged by means of coin or slug in a slot or otherwise.

“Eligible person” means a disabled person, a disabled person’s representative, or a real estate developer building housing for disabled persons.

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling and meals may be provided. No individual or household may be denied emergency shelter because of an inability to pay.

"Enclosed" means a covered space fully surrounded by walls, including windows, doors, and similar openings or architectural features, for a space of not less than 100 square feet fully surrounded by a building or walls exceeding eight feet in height

"Erect" means to build, construct, attach, hang, place, suspend or fix, and also includes suspending of wall signs.

"Fair housing laws" means the "Fair Housing Act" (42 U.S.C. § 3601 et seq.), the "Americans with Disabilities Act" (42 U.S.C. § 12101 et seq.), and the "California Fair Employment and Housing Act" (California Government Code § 12900 et seq.), as these statutes now exist or may be amended from time to time, and the implementing regulations for each of these statutes.

"Family Day Care" refers to a day care facility licensed by the State of California, located in a residential unit where residents of the dwelling provide care and supervision for children under the age of 18 for periods of less than 24 hours a day.

- A. "Small Family Day Care" refers to a facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10.
- B. "Large Family Day Care" refers to a facility that provides care for nine to 14 children, including children who reside at the home and are under the age of 10.

"Federal government" means the government of the United States.

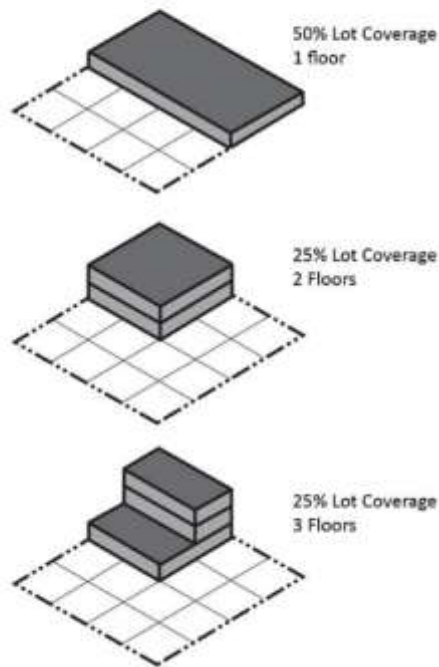
"Fence" means any structure forming a physical barrier which is so constructed that not less than 50 percent of the vertical surface is open to permit the transmission of light, air and vision through the surface in a horizontal plane, but which is impenetrable to persons and animals. This includes decorative wire mesh, decorative steel mesh, louver, stake and other similar material. Fences and walls regardless of height or location requires a building permit. Building Plans of the structure must be prepared and plans checked for structural safety by the city. The city building officials may issue a building permit.

"Flood control channel" shall have the same meaning as "drainage channel."

"Floor area, *gross*" means the total gross horizontal area of all building floors, measured from exterior walls, excluding accessory garages and basements used solely for building operations. When used for off-street parking requirements, floor area includes all stories/floors and basements unless stated otherwise.

"Floor Area Ratio" The floor area ratio (FAR) regulates the amount of use (the intensity) allowed on a building lot. FAR is the measurement of a building's floor area relative to the size of the lot/parcel on which the building is located. FAR is expressed as a decimal number and is derived by dividing the total area of the building by the total area of the parcel (building area divided by lot area).

Possible Building Configurations for 0.5 FAR
 $\text{Floor Area Ratio (FAR)} = \frac{\text{Gross Floor Area (All Floors)}}{\text{Lot Area}}$



“Floor space index” means the ratio of gross building floor area to total lot area expressed as a fraction.

“Freeway” means a freeway so indicated on the general plan or as designated by the State Division of Highways.

“Frontage” means the line where a lot abuts a frontage is expressed in lineal feet and is measured along the right-of-way line.

“Front wall” means the wall of the building or structure nearest the street on which the building fronts, but excluding certain architectural features as cornices, canopies, eaves or embellishments.

“Gasoline service station” means the same as “automobile service station.”

“Government Offices” refers to administrative, clerical or public contact offices of a government agency, including postal facilities and courts, along with the storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers and similar facilities that require maintenance and repair services and storage facilities for related vehicles and equipment (see Public Utilities).

“Grade” means the gradient, the rate of incline or decline expressed as a percent. For example, a rise of 25 feet in a horizontal distance of 100 feet would be expressed as a grade of 25 percent.

"Grading" means any stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

"Group Residential" Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent on a weekly or longer basis. Group residential includes rooming and boarding houses, dormitories and other types of organizational housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more) but excludes Hotels and Motels, and Residential Care Facilities.

"Guesthouse" means an attached or detached accessory structure used as sleeping quarters for guests of the occupants of the main dwelling and: (a) contains no kitchen or cooking facilities; (b) is clearly subordinate and incidental to the principal residence on the same site; and (c) is not rented or leased, whether compensation be direct or indirect.

"Health spa" means any use, whether primary or incidental to the main use, which offers health-related programs commercially on an individual or organized basis and provides physical therapy, use of gymnasium or exercise equipment, solariums, yoga, dance exercise, swimming or other similar health/recreational activities.

"Hedge" means a plant or series of plants, shrubs or other landscape material, so arranged as to form a physical barrier or enclosure.

"Hospitals and Clinics" refers to 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 veterinarians and animal hospitals (see Animal Care, Sales, and Services).

"Hotel" refers to an establishment providing overnight lodging to transient patrons where rooms open only to the interior of the building. Hotels may provide additional services, such as conference and meeting rooms, restaurants, bars, or accessory guest facilities (e.g. indoor athletic facilities and swimming pools) available to guests or to the public.

"Housing Product Types" means the general classification of residential housing forms, encompassing all permitted dwelling types used for the purpose of categorizing and regulating housing across land use and zoning provisions. The following are Housing Product Types found throughout the code:

"Apartment" means a self-contained housing unit typically rented or leased, that occupies part of a building, generally on a single floor.

“Apartment hotel” means a building or portion thereof containing a combination of at least six apartments and hotel units at a ratio of three hotel units for each apartment unit within a single structure.

“Apartment house” means a building or portion thereof designed or used for three or more dwelling units, or a combination of three or more dwelling units, and not more than five guest rooms or suites of rooms.

“Condominium” means an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map or condominium plan in sufficient detail to locate all boundaries thereof. Typically, the unit is owned by the occupant.

“Duplex” means the same as “two-family dwelling.”

“Multiple Family Dwelling” means three or more attached or detached dwelling units on a single lot. Types of multi-unit residential include triplex dwellings, townhouses, apartments and condominiums.

“Single-family dwelling” means a dwelling unit that is designed for occupancy by one household. This classification includes individual manufactured housing units. See also “Manufactured housing unit.”

“Stock cooperatives” means corporations that own real property, granting shareholders exclusive occupancy rights to specific units. These rights can only be transferred along with the corresponding shares of stock in the corporation.

“Townhouse” means a dwelling unit that is designed for occupancy by one household located on a separate lot from any other unit (except a second dwelling unit, where permitted), and is attached through common walls to one or more dwellings on abutting lots. An attached single-unit dwelling is sometimes called a “townhouse” or a “condominium”.

“Triplex Dwelling” means a building designed or used exclusively for the occupancy of three families living independently of each other and having separate kitchen facilities for each family.

“Two-family dwelling” means a building designed or used exclusively for the occupancy of two families living independently of each other and having separate kitchen facilities for each family. Notwithstanding the above, “two-family dwelling” shall not include the combination of a single-family dwelling and a second unit upon the same lot.

“Indoor vertical farming for food consumption/products not including cannabis” A land use involving the cultivation of edible plants or other agricultural products intended for human consumption within a fully enclosed building, using vertically stacked growing systems and controlled-environment technologies such as artificial lighting, climate control, and hydroponic or aeroponic systems. This use does not include the cultivation of cannabis or hemp.

“In-home businesses, or home occupations” means minor commercial activities that do not distract from the quiet and private characteristics of a residential neighborhood and are incidental to the residential use of a dwelling, including cottage food businesses.

“Junior accessory dwelling unit” or “JADU” has the meaning ascribed in Government Code § 65852.22, as the same may be amended from time to time.

“Junk” means any worn out, cast off or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered or unchanged and without further reconditioning can be used for its original purpose as readily as when new, shall not be considered junk.

“Junkyard” means any lot, or the use of any portion of a lot, for the dismantling or wrecking of automobiles or other motor vehicles or machinery, or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking, or for the storage or keeping of junk, including scrap metals or other scrap materials.

“Kennel” means any lot or premises on which four or more dogs or other animals, at least four months of age, are kept, boarded or trained.

“Kitchen” means any room intended or designed to be used or maintained for the cooking and/or preparation of food.

“Landscape space” indicates the relationship of lot size to landscaping area, designated by a percentage of the parcel area.

“Liquor” means alcoholic beverages including but not limited to beer, wine and distilled spirits.

“Liquor establishments – Off-sale” means any retail facility which requires a Type 20 or Type 21 off-site retail license from the California Department of Alcohol Beverage Control.

“Liquor establishments – On-sale” means a bar or cocktail lounge where the principal business is the sale of alcoholic beverages for consumption on the premises whether or not accompanied by the sale, dispensing or consumption of food.

“Live-work Unit or Space” means a rental or ownership unit consisting of both living spaces and work areas, where the live-work unit is the primary dwelling of the occupant. Typical uses include artist lofts, studio spaces, small offices, or similar low-intensity uses.

“Loading space” means an off-street space or berth on the same lot with a main building, or contiguous to a group of buildings, for the temporary parking of commercial vehicles while loading or unloading, which space shall abut a street, alley or other appropriate means of ingress and egress. A loading space shall be not less than 12 feet in width, 40 feet in length, and with 14 feet of vertical clearance.

“Lodging house” means the same as “boarding house.”

“Lot” means:

- A. A parcel of real property with a separate and distinct number or other designation shown on a plat recorded in the office of the county recorder; or
- B. A parcel of real property delineated on an approved record of survey, lot split or sub-parceling map as filed in the office of the city clerk and abutting at least one public street; or
- C. A parcel of real property containing not less lot area than required by the zone in which it is located, abutting at least one public street and held under separate ownership from adjacent property prior to the effective date of the ordinance codified in this title.

“Lot area” means the total area, measured in a horizontal plane, within the lot lines of a lot. Portions of a lot which have a slope of four to one (four feet horizontal to one foot vertical) or steeper shall not be included in the computation of lot area.

“Lot Coverage” means the percentage of the lot area covered by structures or buildings, including all accessory buildings such as detached recreation buildings, laundry buildings, carports or garages and other similar detached structures. Not included in the lot coverage are trellises, patios, patio covers within common open spaces, and trash enclosures areas. (see Figure 17.22.040-16 Calculating Lot Coverage)

“Lot depth” means the average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot line.

“Lot line” means any line bounding a lot.

- A. “Front lot line” means on an interior lot, the property line abutting a street. On a corner or reversed corner lot, the “front lot line” is the shorter property line abutting a street. On a through lot or a lot with three or more sides abutting a street.

- B. “Rear lot line” means a lot line not abutting a street which is opposite and most distant from the front lot line. In the case of an irregular, triangular or gore-shaped lot, a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than 10 feet.
- C. “Side lot line” means any lot line not a front lot line or rear lot line. On a lot with three or more sides abutting a street, all lot lines abutting a street, other than the front lot line, may be side lot lines.

“Lot of record” means a parcel of land as shown on the records of the county assessor.

“Lot types” are defined by the placement of a parcel in relation to the surrounding parcels on a block as defined and illustrated below.

- A. “Corner lot” is a lot situated at the intersection of two (2) or more streets which have an angle of intersection or not more than one hundred thirty five degrees (135°).
- B. “Interior lot” is a lot with only one frontage, situated between lots on each side and to the rear.
- C. “Key lot” is the first lot to the rear of a reversed corner lot, whether or not separated by an alley.
- D. “Reversed corner lot” is a corner lot, the street side of which is substantially a continuation of the front lot line of the lot upon which it rears.
- E. “Through lot” is a lot having frontage on two parallel or approximately parallel streets.

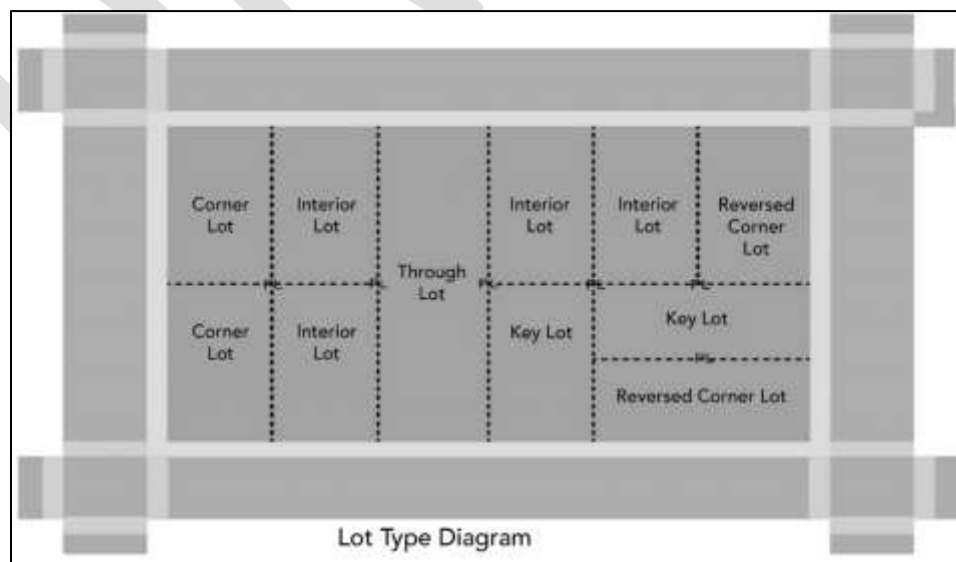


Figure 17.28-1 Lot Types

“Lot width” means the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

“Low barrier navigation center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

- A. “Low barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following: The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- B. Pets. Allowing individuals to retain their pets on-site, providing reasonable accommodations and ensuring designated areas or management policies so that pet ownership does not preclude access to the facility.
- C. The storage of possessions. Providing secure storage options—such as lockers, assigned storage areas, or controlled-access facilities—so individuals are not required to abandon or relinquish personal belongings as a condition of entry.
- D. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

“Maker space activities and uses” means uses such as artist studios and galleries, incubator industrial uses, 3-D printing services, wholesale and retail coffee with on-site roasting and cafe, and research and technology (invention, design and improvement of products and equipment) uses such as artificial intelligence, software, audio and visual technology.

“Manufactured housing” means a housing unit constructed primarily or entirely off-site at a factory before being moved to its intended location.

“Massage establishment” shall have the meaning set forth in CMC Section 5.36.010(C).

“Medical and dental offices” means facilities, often a clinic or private practice, where medical professionals like doctors, provide out-patient medical care, including examinations, treatments, minor procedures, or oral health services. Examples include physicians, dentists, chiropractors, optometrists, podiatrists, dermatologists, occupational, speech, and physical therapists and other similar health practitioners.

“Mixed use” means development that integrates compatible commercial or retail uses, or both, with residential uses, and that, because of its proximity to jobs, shopping, and residences, will minimize new trip generation.

“Mixed Use Development” are projects that combine residential uses with other types of uses such as commercial, office, light industrial, and institutional uses, as well as pedestrian amenities and connections in a single cohesive project. Both horizontal and vertical mixed-use development will be allowed as follows:

“Horizontal Mixed Use” Horizontal mixed-use projects allow a range of uses in a single development project area where uses are adjacent to one another, either in separate buildings or on separate parcels included in a single project application. Internal streets and drives connect the separate but adjacent uses with pedestrian connections and pathways. The buildings and individual project components may have common features and support services such as parking, servicing, loading, and utility areas.

“Vertical Mixed Use” Vertical mixed-use projects allow for a mix of uses in the same building where nonresidential uses occupy the ground floor and residential uses occupy the upper levels. A vertical mixed-use project may have a surface parking lot, subterranean parking decks, and/or aboveground parking decks.

“Mobile food facility” means any self-propelled, motorized device or vehicle by which any person or property may be propelled or moved upon a highway (excepting a device moved exclusively by human power), or which may be drawn or towed by a self-propelled, motorized vehicle, from which food or food products are sold, offered for sale, displayed, bartered, exchanged or otherwise given.

“Mobile home” is a vehicle, other than a motor vehicle designed or used for human habitation, for carrying persons and property or its structure and for being drawn by a motor vehicle.

“Motel” means a place wherein road travelers, or tourists can stay overnight and take a rest by paying a charge. The features of a motel are: designed for short stays; offers quick, basic breakfast; economical places to stay, and one or two floors with outdoor room entrances.



<https://keydifferences.com/difference-between-hotel-and-motel.html>

“Net Acre” means the total land area after the land dedication for a public street, alleys, rights-of-way, and other areas dedicated or reserved for public use.

"Nonconforming" means a building, structure, or portion thereof, or use of building or land which does not conform to the regulations of this code and which lawfully existed at the time the regulations became effective through adoption, revision, or amendment.

"Nonconforming lot" means a lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of this code, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the district.

"Nonconforming structure" means a structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to this code, but which fails by reason of such adoption, revision, or amendment, to conform to the present requirements of the district.

"Nonconforming use" means a use or activity which was lawful prior to the adoption, revision, or amendment of this code, but which fails by reason of such adoption, revision, or amendment, to conform to the present requirements of the district.

“Oak tree” means valley oak, coast live oak, or any other tree of the *Quercus* genus, except scrub oak (*Quercus demosa*).

"Open space, common" means open space within a project owned, designed, and set aside for use by all occupants of the project or by occupants of a designated portion of the project. Common open space is not dedicated to the public and is owned and maintained by a private organization made up of the open space users. Common open space includes common recreation facilities, open landscaped areas, greenbelts, but excludes pavement or driveway areas or parkway landscaping within the public right-of-way.

"Open space, private" means open space directly adjoining the units or building which is intended for the private enjoyment of the occupants of the unit or building. Private open space shall in some manner be defined such that its boundaries are evident. Private open space includes private patios or balconies and front, rear, or side yards on a lot designed for single-family detached or attached housing.

“Parking space” means a space for the parking of a motor vehicle within a public or private parking area.

“Pilasters” means shallow decorative pillars that are typically rectangular in plain view that are attached to a wall. The pilaster helps to break up or disrupt the visual monotony of lengthy walls.

“Places of Assembly” means any indoor or outdoor location, or portion thereof, where people gather for various reasons, including civic, social, worship, recreational, or educational purposes. These gatherings often involve 50 or more people. Examples include theaters, banquet facilities, conference centers, auditoriums, stadiums, places of worship, fraternal organization event centers.

“Places of Assembly” refers to 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. Associated uses (i.e., day care centers or full-time or part-time schools) may be allowed as incidental uses to the primary use.

“Preferential parking” means parking spaces reserved for carpool and vanpool vehicles, usually in a place more convenient to a work site than parking spaces for single occupant vehicles.

“Primary dwelling” means the existing or proposed single-family dwelling or multifamily dwelling on the lot where an ADU would be located.

“Primary structure” means the principal structure on a lot that accommodates the main permitted use of the property, as established by this title. This distinguishes it from accessory structures that support but do not constitute the primary land use.

“Private garage” means a detached accessory building or a portion of a main building on the same lot as a dwelling used for the housing of vehicles of the occupants of the dwelling, including carports.

“Private parking area” means an open area, other than a street, used for the parking of automotive vehicles and restricted from general public use. Such areas shall have frontage on or access to a dedicated street or alley.

“Private schools” are non-governmental educational institutions that provide instruction at the elementary, secondary, or higher education level. They are funded primarily through tuition, donations, or endowments rather than public funding. Private schools may offer specialized curricula, religious instruction, or alternative educational approaches and operate independently while adhering to applicable accreditation and regulatory standards.

“Private stable” means a detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

“Professional, scientific, and Technical Services” means businesses that provide specialized knowledge and expertise to clients, often on an as needed basis. Examples

include legal, accounting, tax preparation, bookkeeper, management, scientific and consulting services, architectural, engineering and related services, and interior and specialty design services.

“Property owner” means the individual, group, partnership, corporation or other legal entity which holds lawful title and legal right of possession to real property. For purposes of determining standing to file an application under this title for a conditional use permit or variance, “property owner” shall be deemed to include a lessee under a written lease with not less than one year’s term remaining.

“Public facilities” means buildings, services or spaces owned and operated by a government or public entity, designed for the use of the general public. They provide essential services, recreation, transportation, and safety, improving quality of life and promoting social equity. Examples include senior centers, parks, cultural facilities, fire and police stations, libraries, museums, and public auditoriums.

“Public parking area” means an area, other than a private parking area or street, used for the parking of vehicles and available for public or quasi-public use, either free or for remuneration. Such areas shall have frontage on or access to a dedicated street or alley.

“Public garage” means any parking garage other than a private garage.

“Public Safety Facilities” means facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training and maintenance facilities.

“Public stable” means a stable other than a private stable.

“Public storage facility” means a place for storing personal goods and materials of private individuals and companies. The goods and materials thus stored are not intended for redistribution, resale or other commercial activity. No other activity other than the storage described above is intended for a public storage facility.

“Public transit” has the meaning ascribed in Government Code § 65852.2(j), as the same may be amended from time to time.

“Quasi-public organization” means any nongovernmental, nonprofit organization that is devoted to public service and welfare.

“Quick-service/Take-out restaurant” means a type of eatery that specializes in fast, inexpensive, and convenient meals, often with a limited menu, served with minimal wait times. Customers typically order at a counter, drive-thru, or kiosk, and take their food to-go, and may have no more than six seats in the customer waiting area.

“Reasonable accommodation” means any deviation requested and/or granted from the city’s zoning and land use laws, rules, regulations, policies, procedures, practices, or any

combination thereof, that may be reasonable and necessary for a disabled person to have an equal opportunity to use and enjoy a dwelling.

“Recreation Facility” means a dedicated space, building or site designed and managed for leisure, recreational activities, and community engagement.

“Indoor Recreation” means any building designed for recreational activities to occur indoors. These facilities often include areas for sports, exercise, games, or other leisure activities. Examples include billiards, pool halls, bowling alleys, escape rooms, virtual rooms, ice rinks, and roller rinks. They may offer snack bars and beverages, but establishments with alcohol sales are considered separate uses and require additional permits.

“Outdoor Recreation” means a space designed for leisure and recreational activities that take outdoors, such as parks, playgrounds, and sports fields. These use encompass both public and private facilities and examples include amusement parks, athletic fields, miniature golf courses, standard golf courses and driving ranges, and batting cages.

“Research and Development” is work and activities directed toward innovation, introduction, and improvement of products and processes.

“Residence” means a building used, designed or intended to be used as a home or dwelling place.

“Residential Care Facilities” refer to facilities licensed by the state of California to provide living accommodations, 24-hour care for persons requiring personal services, supervision, protection or assistance with daily tasks, or treatment of substance dependency. Amenities may include shared living quarters, with or without a private bathroom or kitchen facilities. This classification includes those both for and not-for-profit institutions but excludes Supportive Housing and Transitional Housing.

- A. “Small Residential Care Facility” is a facility that is licensed by the state of California to provide care for six or fewer persons.
- B. “Large Residential Care Facility” is a facility that is licensed by the state of California to provide care for more than six persons.

“Retail store” means a business selling goods, wares or merchandise directly to the ultimate consumer.

“Residential trailer” means a vehicle with or without motive power, designed and constructed to travel on the public thoroughfare in accordance with the provisions of the State Vehicle Code and to be used for human habitation. No trailer shall be used as a place of human habitation except in regularly established trailer parks.

“Restaurants” means a place where people pay to eat meals prepared on the premises. Examples include traditional dine-in restaurants, drive-through and drive-in restaurants, quick service or limited service restaurants, delicatessens, cafeterias, buffets, and fast-food restaurants.

“Room” means an unsubdivided portion of the interior of a dwelling unit, excluding bathrooms, closets, hallways and service porches.

“Schools” refers to facilities for primary or secondary education, including public schools, charter schools and private and parochial schools having curricula comparable to that required in the public schools of the State of California.

“Service bay” means an enclosed area capable of holding one vehicle for greasing, tire repair, washing, lubrication or minor mechanical repairs.

“Services to buildings and dwellings” means activities related to the upkeep and maintenance of both residential and commercial structures. Examples include pest control, janitorial, carpet and upholstery cleaning, plumbing and repair services.

“Shared-space commercial establishment” means a development that combines retail, food service, office, or personal services (excluding personal massage) within a single building or multiple small structures on one parcel. Tenants share common facilities such as restrooms, storage, dining areas, workstations, and utilities. This does not include multi-tenant retail arcades.

“Single Room Occupancy” means a residential facility where living accommodations are individual secure rooms, with or without separate kitchen or bathroom facilities for each room, are rented to one- or two-person households for a weekly or monthly period of time. This use classification is distinct from a Hotel or Motel, which is a commercial use.

“Slope” means a natural or artificial incline, as a hillside or terrace. Slope is usually expressed as a ratio. For example, a horizontal distance of 100 feet with a rise of 50 feet would be expressed as a 2:1 slope

“Storage garage” means any premises used exclusively for the storage of vehicles.

“Stored” means the placing of one or more objects for the purpose of storage.

“Story” means a space in a building between the surface of any floor and the surface of the floor next above, or if there is no floor above, then the space between such floor and the ceiling or roof above.

- A. “Half story” means a story under a gable, hip or gambrel roof, plates of which are not more than three feet above the floor of such story.

“Street” means any public or private thoroughfare which affords the principal means of access to abutting property and includes all major and secondary highways, freeways, traffic collector streets and local streets.

- A. “Street centerline” means the centerline of a street or right-of-way as established by official surveys.
- B. “Street line” means the boundary line between street and abutting property.
- C. “Local street” means any street, dedicated, deeded or condemned as such, serving as the principal means of access to property, which street is not shown as a major or secondary highway or traffic collector street on the general plan.
- D. “Side street” means that street bounding a corner or reversed corner lot and which extends in the same general direction as the line determining the depth of the lot.

"Street, public" means a street owned and maintained by the city, the county, or the state. The term includes streets offered for dedication which have been improved or for which a bonded improvement agreement is in effect

"Street, private" means a street in private ownership, not dedicated as a public street, which provides the principal means of vehicular access to a property and not to be construed to mean driveways, alleys, or parking areas.

“Structural alterations” mean any change in the supporting members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, roof trusses, foundations, piles or retaining walls or similar components.

“Structure” means anything constructed or built, any edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some manner, which requires a building permit and which requires location on the ground, or is attached to something having a location on the ground, excepting outdoor areas such as patios, paved areas, walks, swimming pools, tennis courts and similar recreation areas. This includes billboards and outdoor advertising structures.

“Substandard lot” means a lot whose area, width or depth is less than that required in the zone in which it is located.

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Supportive housing is a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone, except that supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted,

including nonresidential zones permitting multifamily uses, if the proposed development satisfies all of the requirements set forth in Government Code Section 65650 et seq.

“Supportive services” include, but are not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.

“Surgery and surgical center”- means a facility where surgical procedures are performed on an outpatient basis, typically no overnight stays or hospitalization. Such facilities may include specialty surgical providers and clinics, including but not limited to orthopedic surgery centers, gastroenterology procedure suites, ophthalmologic/laser eye surgery clinics, pain-management surgical practices, dermatologic surgery centers, plastic or reconstructive surgery offices, and similar licensed medical tenants operating under applicable state and federal healthcare regulations.

“Swimming pool” A structure, basin, or excavation designed to contain water for swimming, wading, or recreational use, having a depth of more than 36 inches and intended for permanent or semi-permanent installation.

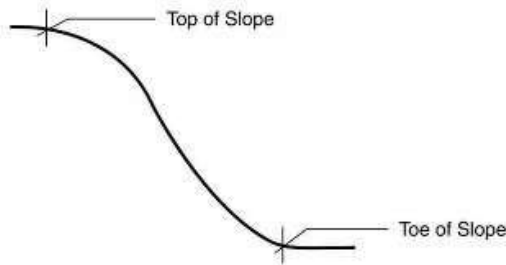
“Tandem parking” means two or more automobiles parked on a driveway or in any other location on a lot, lined up behind one another.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Thrift shop, secondhand and used merchandise stores” means businesses where at least 25% of sales come from used goods. They may be nonprofit, selling donated items, or for-profit, sourcing inventory from donations, yard sales, and overstock stores. These shops attract bargain hunters, budget-conscious consumers, and those focused on sustainability. This definition excludes bookstores, junkyards, antique shops, vehicle sales, consignment stores, and pawn shops. Businesses selling less than 25% used goods are not considered thrift or secondhand stores.

“Toe of slope” means that point or line of initial break where the terrain changes to an upward direction.

“Top of slope” means that point or line of initial break where the terrain changes to a downward direction.



“Trailer park” or “mobile home park” means any area or tract of land where space is rented or held for rent to two or more owners or users of residential trailers or mobile homes.

“Trailer space” means a plot of ground within any trailer park designed for the accommodation of one residential trailer and related facilities.

“Transient” means a person who receives dwelling accommodations for a price, with or without meals, for a period of not more than 180 consecutive days.

“Transient lodging facilities” means a building or part of a building that offers sleeping accommodations primarily for short-term stays, typically less than 30 days. These facilities include hotels, motels, resorts, bed-and-breakfast inns, and residence inns. Transient lodging excludes residential dwelling units, medical facilities, and long-term care facilities.

“Transitional housing” means 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 the assistance. Transitional housing is a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

“Transportation demand management” means the alteration of travel behavior, usually on the part of commuters, through programs of incentives, services, and policies. Transportation demand management addresses alternatives to single occupant vehicles such as carpooling, vanpooling, bicycling, use of public transit, and walking; and changes in work schedules that move trips out of the peak period or eliminate them altogether (such as telecommuting or compressed work weeks).

“Truck and/or trailer sales lot” means an open area where trucks and/or trailers are sold, leased or rented and where no repairs, repainting or remodeling is done.

“Tutoring Facilities” refers to facilities offering academic instruction to individuals or to groups in a classroom setting where an adult accompanies a minor. Facilities where minors are not accompanied by adults are classified as Day Care Centers.

“Use” means the purpose for which land and/or building is erected, arranged, designed or intended, or for which land and/or building is or may be occupied or maintained.

“Vanpool” means a group of seven to 15 persons who regularly use a van for commuting together to and from work.

“Variance” means a permit for deviation from the provisions established in the zone in which the property is located, granted by the commission pursuant to CMC Section 17.04.060, and intended to permit the fair use of property in cases where the strict enforcements of the law would, because of exceptional conditions on the land, such as the location, size, shape or slope of the lot, work an unnecessary hardship on the subject property which would not apply to other properties in the same zone.

“Vehicle” means a motorized form of transportation, such as an automobile, van, bus, truck, or motorcycle.

“Visual obstruction” means fencing, hedges, trees, shrubs and walls or any combination thereof which materially limits the visibility of persons at intersecting or intercepting streets and alleys.

“Vocational, trade, technical, and instructional schools” means post-secondary educational institutions focused on providing practical training for specific jobs or careers. They differ primarily in their scope and depth of training, with vocational and trade schools often emphasizing hands-on skills for immediate employment, and technical schools providing a comprehensive, longer-term education, sometimes including academic work. Examples include computer training, cosmetology and barber, apprenticeship, fine arts, language, auto driving and sports and recreation.

“Wall” A wall means any structure or device forming a physical barrier, which is so constructed that 50 percent or more of the vertical surface is closed and prevents the passage of light, air and vision through the surface in a horizontal plane. This includes concrete, concrete block, wood or other materials that are solids and are so assembled as to form a solid barrier. Walls shall be constructed to conform to the standards of the building code of the city. Walls will be allowed within the front yard 25-foot setback area;”

“Warehouse and Distribution”

A. Traditional warehouse distribution facility is an industrial building primarily focused on storing goods. Its functions include receiving, organizing, safeguarding, and preparing goods for future distribution. The characteristics of a typical warehouse distribution facility are: focus on shelving and storage systems for organizing goods, and with climate-controlled if the goods are perishable; store goods over an extended period until they are needed for distribution or further processing; handle goods in

- containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks; and they do not sell the goods they handle
- B. Distribution centers are industrial buildings built or used for short-term, high-cube storage characterized by fast intake and rapid shipment of goods driven by customer demand. A typical distribution center has high on-site automation and logistic movements. The primary aim of distribution centers is to get goods out to customers as soon as possible and, therefore, may involve a high level of activity, working around the clock daily to process, pack, and send orders. Distribution centers are not traditional warehouse facilities because their operations do not fit the characteristics of static, long-term storage of manufactured goods. Distribution centers do not include "big box" discounts or warehouse stores that sell to the general public. Distribution centers shall be subject to conditional use permits to ensure the operation of the use will not have adverse impacts on the public peace, health, and safety of the City's residents. Examples of distribution centers include e-fulfillment centers, parcel hubs and sortation centers, parcel delivery centers, urban logistics depots, fast delivery hubs, and last-mile delivery centers. Examples of distribution centers are: E-fulfillment centers, parcel hubs and sortation centers, parcel delivery centers and urban logistics, and fast delivery hubs and last-mile delivery centers

"Yard sale" is the sale of tangible personal property in a residential zone or residentially used premises, advertised as a "yard sale," "garage sale," or similar.

"Yard" refers to open and unoccupied space on a lot.

- A. "Yard, Front" is the area between the primary structure and the front lot line.

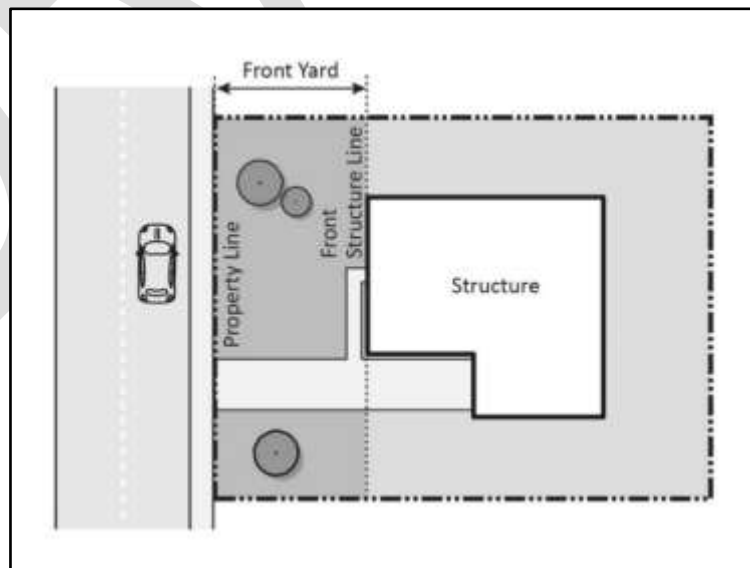


Figure 17.28-2 Front Yard

- B. “Yard, Required Front” is the area between the front lot line and the front setback line.

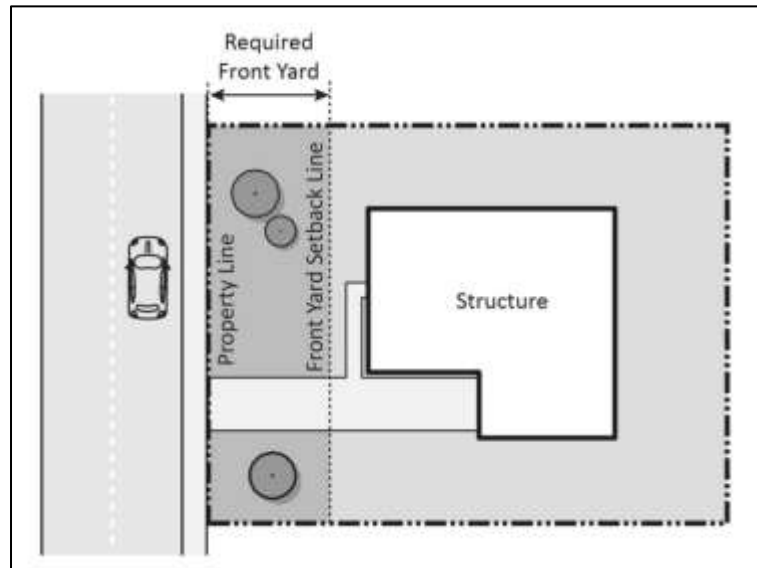


Figure 17.28-3 Required Front Yard

- C. “Yard, Rear” is the area between the rear of the primary building on a lot and the rear property line.

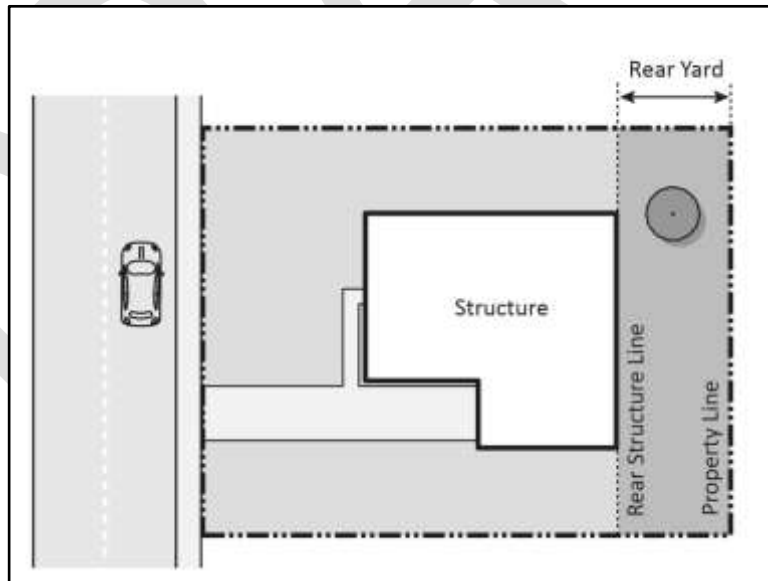


Figure 17.28-4 Rear Yard

- D. “Yard, Required Rear” is the area lot line and the rear property line.

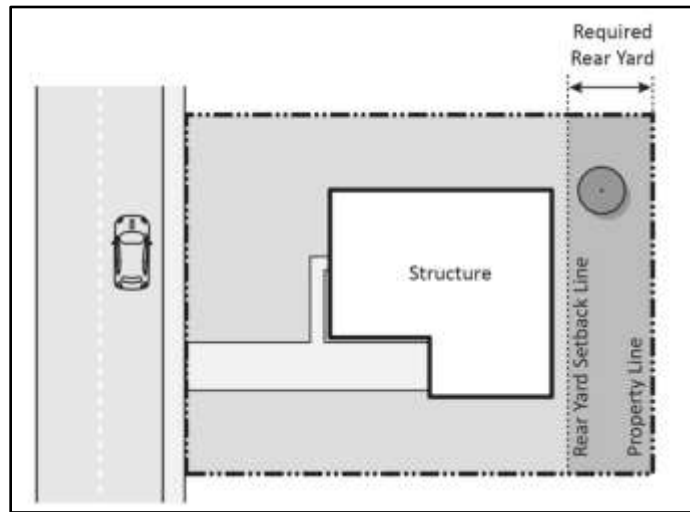


Figure 17.28-5 Required Rear Yard

- E. “Yard, Side” is the area between the primary structure and each side lot line.

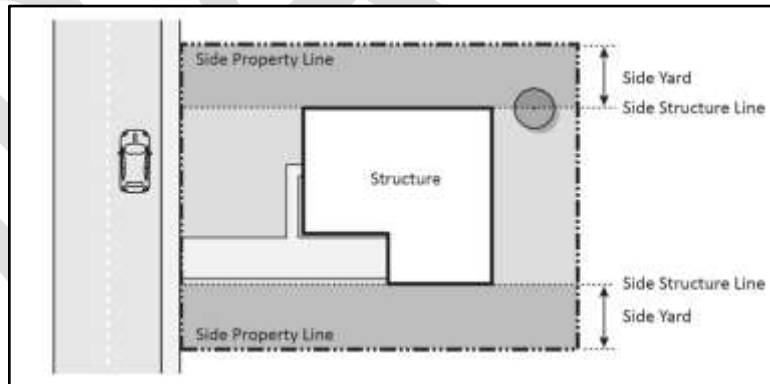


Figure 17.28-6 Side Yard

- F. “Yard, Required Side” is the yard along each sideline of the lot to a width required by the district in which the lot is situated and extending from the front yard setback line to the rear yard setback line.

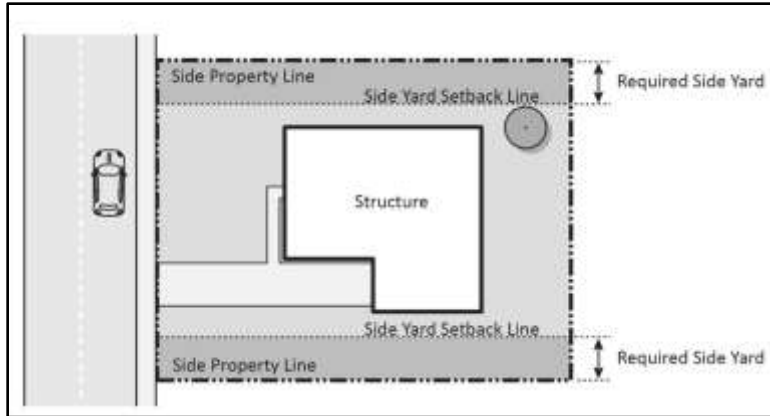


Figure 17.28-7 Required Side Yard

“Zone” means a land area shown or described in the land use zoning map and as set forth and described in this title.