

Chapter 16.05 - Definitions

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16.05.010 General

For the purposes of this development code, certain words, phrases, and terms used herein will have the meaning assigned to them by this Chapter.

For general terminology used throughout this development code, refer to Section 16.01.040 (Terminology). For terminology used in this development code but not defined in this Chapter or in Section 16.01.040, the definitions used in the California Building Code or accepted dictionaries of the English language will govern (Webster's Collegiate Dictionary, Tenth Edition).

16.05.020 "A" Definitions

Above Ground/On Ground Swimming Pool - See "Swimming Pool."

Abut or Abutting Land - A parcel of land having a common boundary with another parcel of land, including parcels which have no common boundary other than a common corner.

Access - The place or way by which pedestrians and vehicles will have safe, adequate, and usable ingress and egress to a property or use required by the provisions of this development code.

Accessory Building - Attached or detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use.

Accessory Use - A use customarily incidental and accessory to the principal use of a lot or a building or other structure located upon the same lot as the accessory use.

Acreage, Gross - The total land area within a defined boundary before the exclusion of public rights-of-way, public parks, and public school sites.

Acreage, Net - That portion of gross acreage exclusive of public streets and all public lands and rights-of-way. The area within the lot lines of a lot exclusive of any dedications for public rights-of-way, public parks, and public school sites.

Addition - Any construction that is attached to an existing building or facility and which increases the size or capacity of a building or facility in terms of site coverage, height, length, width, or gross floor area.

Adjoining - Refers to a lot or parcel of land which shares all or part of a common lot line with another lot or parcel of land.

Adult Businesses and Entertainment Enterprises - Definitions relating to adult businesses and entertainment enterprises are contained in Section 16.54.010.

Affordable Housing Costs - The housing cost (including principal, interest, taxes and homeowner association assessments, if applicable) of those ownership units targeted for very low-, low- or moderate income households which cost will not exceed 30 percent times 50 percent of the county median household income adjusted for family size appropriate for the unit for very low-income households, 30 percent times 70 percent of the county median household income adjusted for family size appropriate for the unit for low-income households, and 35 percent times 110 percent of the county median household income adjusted for family size appropriate for the unit for moderate income households as specified in California Health and Safety Code § 50052.5.

Affordable Rents - The rent for those units targeted for very low-, low and moderate income households, which will not exceed 30 percent times 50 percent of county median house-hold income, adjusted for family size appropriate for the unit for very low-income households, 30 percent times 60 percent of county median household income, adjusted for family size appropriate for the unit for low-income households, and 30 percent times 110 percent of county median household income, adjusted for family size

appropriate for the unit for moderate-income households as specified in California Health and Safety Code § 50053.

Affordable Sale Price - The price that can be financed by a fixed rate mortgage where the monthly payment meets the definition of affordable housing costs in this subchapter. The monthly payment will include the principal plus interest plus taxes plus homeowner's association fees (if applicable).

Affordable Units - Those dwelling units which will be guaranteed by the developer to be rented or sold for a period of time, agreed to by the City and developer, to moderate-, low- or very low-income households. However, if a rental unit was an affordable unit at the last annual review by the housing authority, but the household no longer qualifies as either a moderate-, low- or very low-income household, whichever is applicable to the particular household, the unit will be treated as a market rate unit. In order to maintain the required number and mix of affordable units in the project, the next available unit of comparable size must then be rented to a moderate-, low- or very low-income household, as is applicable, and will then be considered an affordable unit as a replacement for the original unit. If such rental does not return the total number of affordable units to the minimum amount required under the density bonus approval, then the next available unit of comparable size must be rented to a moderate-, low- or very low-income household, and so forth.

Agriculture - The science and art of farming, producing crops, floriculture, horticulture, and the work of cultivating the soil.

Alley - Any public thoroughfare for the use of pedestrians or vehicles, not less than 10 feet nor more than 30 feet wide, which has been deeded or dedicated to the city as a secondary means of access to abutting property.

Amusement Arcade or Center - Any business, store, or location, with the exception of bowling alleys and pool halls, in which more than 3 amusement devices are placed, whether or not the operation of the devices is primary or accessory to the business, store, or location. A bowling alley or pool hall will be considered an amusement center or arcade if more than 10 amusement devices are in the location, or more than 3 amusement devices if more than 50 percent of the public floor area is devoted to amusement devices.

Amusement Device - Any electrically or mechanically operated instrument, machine, device, computer or equipment which is activated, operated, or used by means of payment, or by means of inserting a coin, token, slug, or other device into a slot or receptacle, or are rented for periods of time, and which may be operated by the public for use as a game, entertainment, or amusement whether or not skill is involved. Amusement devices will not include jukeboxes, vending machines, coin-operated pool tables, or riding machines for small children.

Animal, Pet - An animal that is not inherently dangerous, but is kept for pleasure, companionship or security purposes rather than for husbandry.

Animal Shelter - Any public or private facility in which five (5) or more dogs or domesticated animals over the age of four (4) months are kept, maintained or rehabilitated for the primary purpose of facilitating transfer of ownership of such animals to off-premise individuals.

Antenna, Satellite or Dish - Any exterior or external receiving device whose purpose is to receive communications or other signals from a transmitter relay, whether from land based transmitters or from satellites in planetary orbit in space, including cell phone towers and other apparatus such as bands and all structures to hold such apparatus.

Antique Store or Shop - A commercial business that sells only bonafide antiques, which are defined as items over 40 years old, or collectable items manufactured within the last 40 years. Final determination of materials suitable for sale will be made by the Planning Director.

Apartment - One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit in a building containing two (2) or more dwelling units for rent.

Assembly (large scale) – Means putting together parts for a finished large-scale product including, without limitation, aircraft, and agricultural equipment assembly.

Assembly (small scale) – Means putting together parts for a finished small-scale product including, without limitation, electronic instruments, small appliances, cabinet and carpenter shops, electric welding and electroplating.

Assembly Hall – A building, or portion of a building, used for large scale public or private gatherings of people. For example and without limitation, assembly halls including private educational facilities; religious institutions; clubs; lodges; and similar kinds of facilities whether available for public or private use.

Automatic Teller Machine - An automated device that performs banking or financial functions at a location within, auxiliary to, or remote from the controlling financial institution or branch office.

Automobile Repair Garage - Any facility that provides general repair services to automobiles, including body repairs, engine overhaul, upholstery work, parts rebuilding and like activities.

Automobile Service Station - A retail place of business where fuel for motor vehicles is offered for sale to the public, and that may or may not include the incidental provision of services such as minor automobile repair, lubricating service or car wash, or the incidental sale of other petroleum products, tires, batteries, and other automotive accessories. Automobile service stations may also include the incidental sale of items commonly associated with the

operation of a mini-mart, such as snacks and beverages, with the exception of alcoholic beverages unless permitted under a conditional use permit.

Automobile Wrecking - The dismantling or destruction of one or more automobiles, motor-cycles or any other motor vehicles.

Aviary - A collection of more than five ornamental or song birds on a parcel, not including birds kept or maintained for commercial purposes or poultry.

(Ord. 1159, June 5, 2006)

16.05.030 “B” Definitions

Bank – See financial institutions.

Bar - Any facility licensed by the State of California which restricts entry to persons of legal drinking age, as established by state law, at which the sale of alcoholic beverages, including beer, wine, and mixed drinks, is provided for consumption on the premises.

Basement - That portion of a building between the floor and ceiling which is partly or wholly underground. A basement will be counted as a story for the purpose of height measurement where more than one-half of its height is above grade.

Bedroom – Any habitable room used, or intended or designed to be used for sleeping purposes, provided such room has a minimum size of 70 square feet.

Bed and Breakfast Inn - a single-family, owner-occupied detached dwelling which provides only transient lodging in not more than five rooms with a maximum stay of fourteen consecutive nights. A bed and breakfast inn may provide no food or beverage service for the transient guests other than breakfast provided in the areas of the dwelling commonly used by the resident family for the consumption of food.

Boardinghouse or Roominghouse - A building or portion thereof which is used to accommodate, for compensation, three or more boarders or roomers, not including members of the occupant's immediate family, who might be occupying such building.

Body of Water - A swimming pool, spa, hot tub, human-made lake, fish pond, or any similar feature capable of containing water 18 inches deep or deeper, but not including plumbing fixtures (such as bathtubs), natural lakes, streams, or human- made irrigation or flood-control channels.

Building - Any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of persons, animals, chattel, or property of any kind.

Building Code – The current edition of the California state adopted building regulations, and City amendments to such regulations.

Building or Lot Coverage - The percentage of the net lot area that is covered by all the buildings and structures on a lot, including garages and covered patios, balconies, decks that are elevated more than 5 feet above the natural grade, staircases that lead to a second story, parking areas and driveways. Lot coverage will not include uncovered porches and steps, walkways, and grade level patios completely separated from driving and parking areas by a 5-foot wide landscape area.

Building Frontage - That side of a building containing the main entrance for pedestrian entrance and exit. If more than one main entrance exists, the one that more nearly faces or is oriented to the street of highest classification as portrayed in the Circulation Element of the General Plan, will be considered the building frontage. If all streets are of the same classification, the side of the building with the smallest lineal dimension containing a main entrance will be considered the building frontage.

Building Height - The vertical distance from the average finished ground level of the site to the highest point of the structure, but exclusive of vents, air conditioners, chimneys, or other such incidental appurtenances.

Building Materials Yard - A use providing for the sales and/or distribution of supplies or construction materials ordinarily associated with building or construction activity, either private or commercial.

Building Site - Any parcel or portion of a parcel that supports an approved structure, structures, or use, and including all required yards, open space and parking, or any site that is proposed for such development.

Bungalow Court - A group of three or more detached one-story, one-family or two-family dwellings located upon a single lot, together with all open spaces as required by this development code, but not including tourist courts or motels.

Business - A use or activity involving the sale or rental of goods or the sale or furnishing of services of any kind.

Bus Shelter - Any structure located in the public right-of-way that covers or contains bus benches.

16.05.040 “C” Definitions

California Environmental Quality Act (CEQA) - Section 21000 et. seq. of the Public Resources Code that requires state, regional, county, and local agencies to conduct environmental review for any discretionary activity proposed to be carried out or approved by those agencies.

Campground, Public - A public area wherein major recreational equipment may be placed as temporary dwellings.

Carport - A permanent roofed structure with not more than three enclosed sides used or intended to be used for automobile shelter and storage.

Car Wash, Full Service - A structure containing employees and facilities for washing automobiles using a chain conveyor or other method of moving the cars along, or manual, automatic or semiautomatic application of cleaner, brushes, rinse water, and heat for drying. Car-washing employees are located at a full-service car wash.

Car Wash, Self-Service - A structure containing facilities for washing stationary automobiles, including the semiautomatic application of cleaner, rinse water, and possibly heat for drying. No car-washing employees are located at a self-service car wash.

Catering Service - An establishment that prepares and delivers food for consumption off the premises (e.g. banquets or luncheons). A catering service may contain kitchen facilities and may also provide dining supplies such as place settings, tablecloths, and beverage dispensers.

Check Cashing Service – Any business where checks are cashed for additional fee or surcharge, excluding banks, savings-and-loans and credit unions that are licensed or chartered by the state or federal government.

Children – Persons under the age of 18.

Church - Any building utilized primarily as a place of worship or for conducting religious services, and including accessory uses such as fellowship halls, offices, and permitted classrooms. Such building must be fully enclosed with walls, including windows and doors, and must conform to applicable legal requirements affecting design and construction.

Clinic - An organized outpatient health facility for human patients who remain therein less than 24 hours.

Club - Any building or premises used by an association of persons, whether incorporated or unincorporated, organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

Commission - The Planning Commission of the City of Santa Paula.

Compensation - Compensation in money, services or other things of value.

Commercial Vehicle - Any vehicle classified by the State of California as a commercial vehicle pursuant to California Vehicle Code Sections 260 and 35701 et seq.

Commercial Use – See “Use, Commercial Retail” and “Use, Commercial Service.”

Community Apartment – A community apartment project has the same meaning as Civil Code §1351(d).

Community Care Facility - Any facility, place, or building where six (6) or more persons live together which is maintained and operated to provide nonmedical residential care, day treatment, or foster family agency services for children, adults, or children and adults, including, but not limited to, physically handicapped, mentally impaired, mentally incompetent persons, abused or neglected people, and substance abusers; which includes residential facilities, day treatment facilities, foster family homes, small family homes, social rehabilitation facilities, community treatment facilities, shelters for battered women, substance abuse treatment facilities and social day care facilities.

Conditional Use - A use permitted on a particular site and within a zone only upon a finding by a discretionary body that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in this ordinance and authorized by the City Council.

Conditional Use Permit - An approval that is required for a use to be carried out in a particular zone that is not a use permitted by right. Each application is considered on its individual merits.

Condominium - The interior airspace of two (2) or more dwelling units that are individually owned and where the balance of the property is owned in common by the owners of the units.

Condominium Conversion - The development of land and existing structures as a condominium, regardless of the present or prior use of such land or structures, and regardless of whether substantial improvements have been made to such structures.

Congregate Care Housing - A multi-family residential facility with shared kitchen facilities, deed-restricted or restricted by an agreement approved by the City for occupancy by low or moderate income households, designed for occupancy for periods of six months or longer, providing services which may include meals, housekeeping and personal care assistance as well as common areas for residents of the facility.

Container - A bin, used either for commercial or private residential purposes, provided by an approved solid waste collector for the accumulation and collection of solid waste, recyclable materials, and green waste from any premises in the City.

Convalescent Home or Hospital - A state-licensed facility that provides long-term nursing, dietary, and other medical services, except surgery or primary treatments customarily provided in a hospital, to convalescents or invalids.

Convenience Store - See “Mini-market.”

Council - The City Council of the City of Santa Paula

County Median Household Income - The annual income figure, adjusted for household size, as published by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development (HCD), or any successor agency, which represents the “middle” of the income range in the County of Ventura. The median income figure indicates that half of all households have incomes larger than that value, and half have less.

County Median Monthly Income - The county median household income divided by 12.

Coverage – See “Building or Lot Coverage”
(Ord. 1159, 2006; Ord. 1169, 2007)

16.05.050 “D” Definitions

Dance Studio - Any facility in which classes are offered and held on a regular basis that teach the techniques of any dance, aerobic routine, martial art, or other similar activity for compensation. Such use may include facilities for the occasional recital performance of such classes for persons enrolled in the class.

Day Care Center, Child - Any child day care facility other than a family day care home). Day care centers include infant centers, nursery schools, day nurseries, preschools, extended day care facilities, schoolage child care centers and employer-sponsored child day care centers. (Health & Safety Code section 1596.76)

Day Care Center, Employer-Sponsored Child - Any child day care facility at the employer's site of business operated directly or through a provider contract by any person or entity having one or more employees, and available exclusively for the care of children of that employer, and of the officers, managers, and employees of that employer. (Health & Safety Code section 1596.771)

Day Care Facility, Child - A facility that 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. Child day care facility includes day care centers, employer-sponsored child day care centers, and family day care homes. (Health & Safety Code section 1596.750)

Day Care Home, Large Family - A private home that is licensed by the State of California as a large family day care home to provide family day care, in the provider's own home, of up to 14 children, including children under the age of 10 years who reside at the home. (Health & Safety Code section 1597.46)

Day Care Home, Small Family - A private home that is licensed by the State of California to provide family day care, in the provider's home, of up to 8 children, including children under the age of 10 years who reside at the home. See Section 1597.45 of the State Health and Safety Code.

Deck – a flat floored platform, can be at different levels, covered by building code if 30 inches above adjacent grade.

Defensible Space - Defensible space is a design concept that promotes site planning and building design features aimed toward preventing safety and security problems.

Density - The total number of permanent residential dwelling units per acre of land, exclusive of all existing public streets and rights-of-way.

Density Bonus - definitions relating to density bonus provisions are contained in Chapter 16.13.

Department Store - A retail facility that sells clothing, jewelry, accessories, furniture, or other household items through a variety of separate departments, owned by a single corporate entity and operated entirely within one building or structure as one commercial use.

Dependent Housing - See "Second Dwelling Unit."

Design Assistance Committee – A five-person committee that is advisory to the Historic Preservation Commission.

Design Review Committee - The committee comprised of the Planning Director, the Building and Safety Director, the City Engineer, the Public Works Director, the Police Chief, and the Fire Chief, or their designees, established for the purpose of reviewing development applications for compliance with the provisions of this development code, as set forth in Chapter 16.226 (Design Review).

Development Project - A development project consists of one or more of the following:

1. A project for which a building permit is required for a commercial, industrial, or institutional structure.
2. A project for which a building permit is required for residential structures. For the purposes of requiring common areas for solid waste collection, a residential development project will be a structure containing four (4) or more dwelling units.

Detached Building - Any building that is not physically joined to another building by a common wall.

Development Site - See "Building Site."

Director - The Planning Director of the City of Santa Paula.

Dormitory - A building used partially for sleeping and eating accommodations and where such facilities are related to educational or public institution including religious institutions, fraternities or sororities.

Driveway - A private roadway or access way providing vehicular access to a parking space, parking lot, garage, dwelling, or other structure.

Drought-tolerant Plant Material - Those plants that tolerate heavy clay to sandy soil with the use of limited supplemental water. Said plants are able to thrive with deep, infrequent watering once their root systems are established (3 to 12 month average time period). Plants include those that naturally grow in areas of limited natural water supply (native and non-native plant species) and are adaptable to weather and soil conditions prevalent in the City of Santa Paula.

Drug Store - A store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and non-prescription medicines, but where non-medical products such as cards, candy, and cosmetics are also sold.

Dry Cleaning Service - A business which offers retail laundry service, but at which no dry cleaning services are performed on the premises.

Dry Cleaning Plant - A facility where dry cleaning is performed on the premises. A dry cleaning plant may also contain retail laundry service.

Dwelling Group - Two (2) or more dwellings, boarding or rooming houses, or any combination thereof, located on one lot.

Dwelling, Multiple-Family - A building containing two or more dwelling units. More than one dwelling on a parcel will be considered a multi-family use.

Dwelling, Single-Family Attached - A dwelling unit occupied or intended for occupancy by only one family that is structurally connected with at least one other such dwelling unit. See definition of townhouse.

Dwelling, Single-Family Detached - A detached building containing no more than one dwelling unit occupied or intended for occupancy by only one family, provided only one such dwelling unit is located on a lot.

Dwelling, Two-Family or Duplex - A building containing no more than two (2) dwelling units.

Dwelling Unit or Dwelling - Any building or mobile home or portion thereof, including a manufactured home or portion thereof, which contains the following: sleeping and eating areas, sanitation as required by City Code, and one kitchen area.
(Ord. 1159, 2006)

16.05.060 “E” Definitions

Easement- A legal right given by the owner of land to another party for specific limited use of that land.

Educational Institution - An institution offering academic instruction or training leading to a degree, or accreditation by the state, including private colleges or trade schools but not including dance schools, business schools and similar commercial establishments.

Emergency Shelter - A facility that provides immediate and short-term housing and supplemental services to homeless persons or families. Supplemental services may include food, counseling, and access to social programs.

16.05.070 “F” Definitions

Family - One or more persons, related or unrelated, living together as a single housekeeping unit.

Farm Animal - Any horse, cow, llama, sheep, goat, rabbit, hen, rooster, or other poultry.

Farmworker Housing - Housing specifically for persons employed in the agricultural industry, to include group quarters, single room occupancy, and multifamily housing. Such housing must be restricted by deed for occupancy by farmworkers. See also Migrant Farmworker Housing

Fence - A solid or open barrier other than a wall above ground intended to enclose or mark a boundary, usually made of posts and wire or wood.

Financial Institution - An establishment or facility for the custody, loan, exchange, or issue of money; for the extension of credit; and for facilitating the transmission of funds. This definition specifically excludes check cashing business and pawnshop.

Fire Code – The current edition of the California state adopted fire code regulations, and City amendments to such regulations.

Flagpole - A freestanding structure or a structure attached to a building or to the roof of a building on a parcel of record and used for the sole purpose of displaying flags of political entities.

Floor Area Ratio - The total gross area of all buildings on a lot divided by the lot area (FAR). For the purpose of calculating floor area, floor area will (1) not include exterior courts, garages, carports, elevator shafts, and stairwells; and (2) be calculated based on the exterior faces of walls.

Food Processing – Means all the activities of manufacturing food and beverages for human consumption, and prepared animal feeds, including, without limitation, creameries, flour mills, frozen food lockers, fruit and vegetable canning, freezing, packing and preserving plants, ice and cold storage plants and agricultural packing, and caning and processing plants.

Frontage - That portion of a lot, parcel or site that abuts a dedicated public street.

(Ord. 1159, 2006)

16.05.080 “G” Definitions

Garage, Private - An accessory building, or an accessory portion of the main building, designed and used primarily for the shelter or storage of operable vehicles owned or operated by the occupants of the main building and having a minimum of four walls.

Garage, Public - A building, other than a private garage, used for the storage, care, repair or servicing of automobiles.

General Plan - The General Plan of the City of Santa Paula, adopted pursuant to the State of California Government Code Section 65301 et seq. and adopted by the City Council.

Garbage - All waste food or discarded food of all kinds, including, but not restricted to, meat, fish, fruit, bakery goods, and vegetable refuse, or any putrid or offensive organic matter, except manure or fertilizer used for agricultural purposes.

Grade - The average of the finished ground level at the center of all walls of a building. In the event walls are parallel to and within five feet of a sidewalk, the ground level will be measured at the sidewalk.

Granny Flat - See “Second Dwelling Unit.”

Group Home – Any facility of any capacity which provides 24-hour care and supervision to children in 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 must be nonmedical except as permitted by Welfare and Institutions Code Section 17736(b).

Group Quarters – A facility that houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters includes institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 5 or more unrelated individuals are housed.

Gross Floor Area - The total dimensions on each floor as measured from the outside wall.

Gross Lot (or Land) Area - The total dimensions on the lot as measured along property lines.

Guesthouse – As accessory building, attached or detached from the primary building, which is destined to be occupied by one or more guests for temporary lodging. A guesthouse contains no kitchen facilities. (Ord. 1159, 2006)

16.05.090 “H” Definitions

Hardscape - Decorative elements that may be combined with landscaping to satisfy the landscaping requirements of this development code. Hardscape elements include, but are not necessarily limited to, natural features such as rock and stone; and structural features such as walkways, fountains, reflecting pools, swimming pools, art works, screens, walls, fences, benches, and crushed granite.

Hazardous Materials - Any material defined as a “hazardous waste” pursuant to California Health and Safety Code, section 25117.

Hazardous Materials Facility - Defined pursuant to the State Health and Safety Code, Section 25117.1.

Historic Preservation Commission- A five-person Commission appointed by the City Council to carry out the Historic Preservation Chapter (16.33) of this Development Code.

Home Occupation - Any commercial activity conducted entirely within a particular dwelling or in an approved habitable accessory building by one or more of the inhabitants of the property and one non-resident employee. Home occupations are uses that do not interrupt or interfere with the general nature or character of the residential neighborhood.

Hospital - A health facility having a duly-constituted governing body with overall administrative and professional responsibility and an organized medical staff which provides 24-hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, and dietary services.

Hot Tub - See “Spa.”

Hotel - An establishment which is open to transient guests, in contradistinction to a roominghouse, and which provides customary hotel services including maid service, the furnishing and laundering of linen, telephone and secretarial or desk service, and where no individual kitchen facilities are provided, whether known as a hotel or motel.

Households – All persons living in a housing unit whether or not they are related (U.S. Census Definition). A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Households, Low-Income - Those households whose gross annual income does not exceed 80 percent of the county median household income, as defined in California Health and Safety Code § 50079.5.

Households, Moderate-Income - Those households whose gross annual income does not exceed 120 percent of the county median household income, as defined in California Health and Safety Code § 50093.

Households, Very Low-Income - Those households whose gross annual income does not exceed 50 percent of the county median household income, as defined in California Health and Safety Code § 50105.

16.05.100 “I” Definitions

Improvement - Any construction, building, paving, or landscaping activity that materially adds to the value of a facility, substantially extends its useful life, or adapts it to new uses. Repairs performed for the purpose of maintaining a facility in good operating condition but which do not materially add to the value of a facility or substantially extend its useful life are not considered improvements.

Industrial Use - See “Use, Industrial”

Institutional Use – See “Use, Institutional”

16.05.110 “J” Definitions

Junk or Salvage Yard - Any area, lot, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, or abandonment of junk. Junk and salvage yard uses also include the baling of cardboard, cardboard boxes, paper, and paper cartons.

16.05.120 “K” Definitions

Kennel - Any lot or premises on which five or more dogs or domesticated animals at least four months of age are kept, boarded, or trained for the off-premise owners of such animals, except veterinary clinics, hospitals, and animal shelters.

Kitchen - Any room used or intended or designed to be used for cooking or the preparation of food, including any room having a sink and either a three-fourths-inch gas opening or provision for an electric stove.

16.05.130 “L” Definitions

Laundromat - An establishment providing washing and drying machines on the premises for rental use to the general public for laundering of clothes.

Laundry Service - An establishment that cleans, washes, and dries clothes or other cloth materials, either brought in and carried away by the customer

or collected and delivered primarily by the laundry service employees. A laundry service does not contain dry cleaning facilities.

Labor Camp - Any place, area, or building where living accommodations are maintained or intended for persons performing agricultural or other types of labor on property other than property owned or leased by the owner of such accommodations.

Landscaping - Unless otherwise defined elsewhere in this development code, the planting, including replanting in case of death, disease, disfigurement or dismemberment, of live trees, shrubs and ground cover which, at the time of planting, are healthy, vigorous, and free of diseases, and of a species that is able to thrive in the environment and soil type in which it is planted, and maintenance thereof sufficient to sustain plant life, including an underground irrigation system with a useful life of not less than 10 years. Landscaping also includes hardscape and artificial surfaces when interspersed with shrubs and/or trees.

Loading Space - An off-street space or berth that is on the same lot as the building(s) it services; abuts a street, alley, or other appropriate means of access; and is used for the temporary parking of a commercial vehicle that is being loaded or unloaded with merchandise, materials, or people.

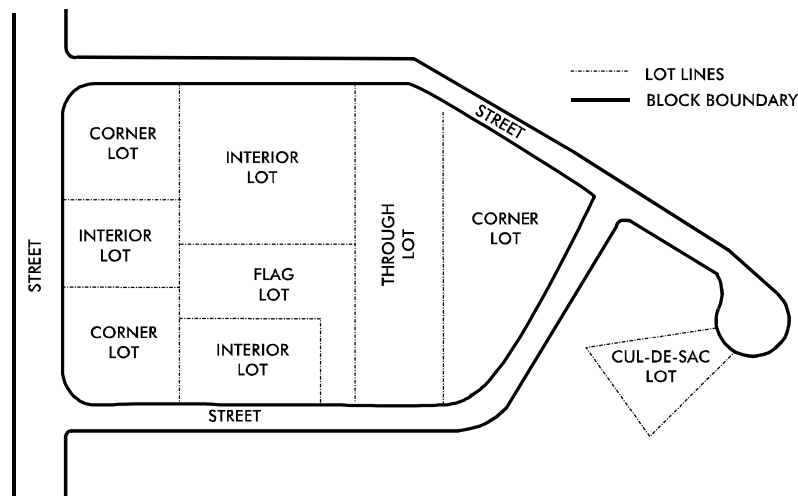
Lodge - See "Club."

Lot - Land which is:

1. A parcel of real property shown as a delineated parcel of land with a number or other designation on a final map of subdivision recorded in the office of the County Recorder of Ventura County; or
2. A parcel of land which was a recorded parcel separate from any adjacent parcel of land and was indicated as a separate parcel on the records of the Ventura County Assessor on November 3, 1960, provided such parcel has legally recorded access to a public street, either directly or by way of an access strip at least 20 feet in width, which is topographically traversable by vehicular traffic; or
3. A parcel of land created subsequent to November 3, 1960, pursuant to a lot split or parcel map approved by the Planning Commission of the City and, in the case of a parcel map, duly recorded in the office of the County Recorder of Ventura County.

Lot Area - The area enclosed within the lot lines of a lot. For the purposes of computing the permitted number of units in residential zones, however, lot area will mean the net area remaining in the lot after required dedications for public streets are made and the area necessary for private streets and main access driveways are deducted.

Lot, Corner - A lot or parcel of land situated at the intersection of two or more streets or highways, which streets or highways have an angle of intersection, measured within such lot or parcel of land, of not more than 135° (see Figure 5-1 of this section).



*Figure 5-1
Lot Types*

Lot, Cul-de-Sac - A lot located at any position on the circular portion of a cul-de-sac street (see Figure 5-1 of this section).

Lot, Flag - A lot having access to a public or private roadway by a narrow, private right-of-way or easement and where the buildable portion of the lot is located to the rear of another lot or lots (see Figure 5-1 of this section).

Lot Depth - The horizontal distance between the front and rear lot lines, measured in the mean direction of the side lot lines.

Lot, Interior - A lot having lots adjoining on two sides (see Figure 5-1 of this section).

Lot, Key - The first interior lot to the rear of a reverse corner lot, whether or not separated by an alley.

Lot Line, Front - The property line dividing a lot from a street. On a corner lot only one street line will be considered as a front line. The shorter street frontage will be considered the front lot line. On a flag lot, the front lot line will also include the line dividing the lot from the street fronting parcel(s). In the case of lots without street frontage, the Planning Director will designate the front lot line.

Lot Line, Rear - The lot line most nearly parallel to the front lot line.

Lot Line, Side - Any lot lines other than front lot lines or rear lot lines.

Lot, Reverse Corner - A corner lot in which the rear lot line abuts the side lot line of at least one adjacent lot.

Lot, Through - A lot other than a corner lot having frontage on two parallel streets (see Figure 5-1 of this section).

Lot, Substandard - Any lot that does not meet the minimum dimensions required by this development code.

Lot Width - The horizontal distance between the side lot lines, measured at right angles to the depth at a point midway between the front and rear lot lines.

Low-Water-Flow Irrigation - A system of watering plant material using drip/trickle, reduced water emitting devices, low precipitation heads, soaker lines, or other similar mechanisms that restricts the amount of water in gallons per minute to allow for deep percolation into the soil. The low water flow irrigation system, combined with watering practices outlined in this zoning ordinance, will reduce water loss through evaporation, wind drift, and over-watering.

16.05.140 “M” Definitions

Manufacturing (large scale) – Means establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts and the blending of materials. Examples of manufacturing uses include, without limitation, the following: aircraft, heavy equipment, boat buildings, bottling plants, paint mixing plants (not employing a boiling process), machine shops (except punch presses of over 20 tons rated capacity, drop hammers, and automatic screw machines), the manufacture of the following: billboards and advertising structures; electric or neon signs; ceramic products; clothing or garments; cosmetics; perfumes and toiletries; drugs and pharmaceuticals; electronic instruments and devices; radios; televisions and phonographs; food products (except the rendering or refining of fats and oils); furniture; musical instruments; toys; prefabricated buildings; shoes; soap (cold mix only); and textiles. In addition, establishments engaged in electronic, automotive, aerospace, underwater, missile, airframe or related manufacturing and assembly activities including precision machine shops producing parts, accessories, assemblies, systems, engines, major components and whole electronic or electrical devices automobiles, aircraft, missiles, aerospace or underwater vehicles, or similar products but specifically excluding explosive fuels and propellants.

Manufacturing (small scale) – Means establishments that involve only assemblage of materials created or produced elsewhere; that do not require chemical transformation or blending of chemical or liquid materials including, without limitation, electronic instruments, small appliances, blacksmith shop, sheet metal shops, and stone monument works.

Manufacturing, General - A use engaged in the manufacture, predominantly form previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental processing of extracted or raw materials.

Migrant Farmworker Housing - Housing specifically for migrant persons employed in the agricultural industry, to include group quarters and

multifamily housing. Such housing must be restricted by deed for occupancy by migrant farmworkers.

Mini-market - A high-volume retail facility that sells a variety of products for consumption off-premises, including but not limited to food and beverages, snacks, alcoholic beverages, household goods, magazines, and accessory automobile supplies.

Mini-warehouse - A structure containing separate storage spaces of 80 square feet or larger that are designed to be leased or rented individually.

Mobile Home - A structure that conforms with the definition set forth in Section 18008 of the California Health and Safety Code.

Mobile Home Space - A plot of ground within a mobilehome park or subdivision designed to accommodate one (1) mobile home.

Mobile Home Park or Subdivision - A parcel (or contiguous parcels) of land divided into two (2) or more mobile home lots for sale or rent.

Mobile Home Park Condominium Conversion – Mobile home park condominium conversion includes, without limitation, a change of any existing mobile home park or any portion thereof to condominium, stock cooperative, or any form of ownership wherein spaces within the mobile home park are to be sold, and the cessation of use of all or a portion of the park as a mobile home park, whether immediately or on a gradual basis, or the closure of the park. “Conversion” does not include the purchase of the park by its existing residents.

Mobile Recycling Unit - An automobile, truck, trailer, or van licensed by the Department of Motor Vehicles which is used for the collection of recyclable materials, or the bins, boxes, or containers transported by such vehicles for the collection of recyclable materials.

Motel - See “Hotel.”

Mulch - Shredded or chipped wood from tree branches, tree trunks, uncontaminated wood products, or lumber. This material is often mixed with leaves and grass clippings for optimal effect.
(Ord. 1169, 2007)

16.05.150 “N” Definitions

Newsrack - any self-service coin-operated box, container, storage unit or other dispenser designed, used or maintained for the display or sale of any written or printed material, including, without limitation, newspapers, news periodicals, magazines, books, pictures, photographs and records.

Nonconforming Structure - Any structure, building or improvement that was lawfully established and in compliance with all applicable ordinances and laws at the time it was erected, but which, due to a subsequently enacted

ordinance or law, no longer complies with all the applicable regulations and standards of the zone in which it is located.

Nonconforming Lot - Any subdivision of land that was lawfully established and in compliance with all applicable ordinances and laws at the time the property was subdivided or developed, but which, due to a subsequently enacted ordinance or law, no longer complies with all the applicable regulations and standards of the zone in which the property is located.

Nonconforming Use - A use or activity of land that was lawfully established and in compliance with all applicable ordinances and laws at the time it was undertaken, but which, due to a subsequently enacted ordinance or law, no longer complies with all the applicable regulations and standards of the zone in which the use is located.

Nurseries and Horticulture, Retail - Land, gardens, orchards, or greenhouses used to raise flowers, shrubs, and plants, including the sale of those items on the premises.

16.05.160 “O” Definitions

Occupancy, Change of - A discontinuance of an existing use and substitution therefor of a use of a different kind or class.

Office, Professional - An office in which professional or consulting services are provided, such as in the fields of law, architecture, design, engineering, accounting, and similar professions.

Open Space - Any parcel or area of land or water set aside, dedicated, designated, or reserved for public or private use or enjoyment.

Open Space, Common Usable - Land areas within a multiple-dwelling project not occupied or intruded upon by any structure, staircase or overhang, which may be used for scenic or recreational purposes by all the residents of the project. Common usable open space does not include land areas occupied by streets, driveways, parking areas, service areas, required front yards or required side yards abutting a street.

Open Space, Private Usable - Areas within a multiple-dwelling project not occupied or intruded upon by any structure, which are devoted exclusively to the private recreation and leisure use of the residents of one dwelling unit and does not include any space within a dwelling unit.

Overlay Zone - A zone established by ordinance that may be applied to properties only when combined with an underlying zone. Developments within the overlay zone must conform to the requirements of both zones or the more restrictive of the two.

16.05.170 “P” Definitions

Parcel - An area of land, the boundaries of which have been legally established in conformance with the State Subdivision Map Act.

Parcel Map - Parcel Map will be defined as set forth in the subdivision ordinance, Chapter 16.80 of the Code of the City of Santa Paula.

Parks - A public park or recreational area, owned or operated by the city, the county, the state, the federal government, nonprofit or public agency.

Parking Lot, Public - A parking lot for motor vehicles created to serve the public either as a separate business or as an accessory use to a business, whether owned by a governmental agency or by a private person or business.

Parking Space - A space, clearly delineated on the ground or pavement, of dimensions required elsewhere in this development code, to be used for the parking or stopping of motor vehicles.

Parking Space, Covered - A parking space located within a garage, carport, parking structure, or similar structure that provides protection from the elements in the form of a roof.

Parking Space, Garage - A covered parking space provided within an enclosed structure, with a closing and locking door, whose primary use is the storage of vehicles.

Parking Space, Off-Street - A permanent parking space for a vehicle which is designed to City standards and not located on a dedicated street right-of-way.

Parking Space, On-Street - A parking space for a vehicle which is designed to City standards and located on a dedicated street right-of-way.

Parking Space, Open - A parking space located in a designated area which meets the dimension requirements of this ordinance but does not provide any protection from the elements in the form of a carport, parking structure, garage, or other structure.

Patio - A deck or paved area not extending above the first floor level of a building and open to the sky.

Patio Cover - A covered shelter for outdoor recreational activities, which meets the standards set forth in the Building Code.

Pawn Shop - A business that lends money at interest in exchange for valuable personal property as security.

Permanent Structure - Any object having a solid foundation or fixed location on the ground.

Permitted Use - Any use allowed in a zone by right and subject to the restrictions applicable to that zone.

Permit - Written governmental permission issued by an authorized official, empowering the holder thereof to engage in some activity not forbidden by law, but not allowed without such authorization.

Person - any individual, firm, association, partnership, political subdivision, government agency, municipality, public or private corporation or any other entity whatsoever.

Pet Shop - Any premises primarily used for the sale of household pets and supplies.

Planned Residential Development - Two (2) or more dwelling units, including dwelling units in developments commonly known as town or row-housing, condominiums and cluster housing, together with related land, buildings, and structures, planned and developed as a whole single development operation or a programmed series of operations in accordance with detailed, comprehensive plans encompassing such elements as the circulation pattern and parking facilities, open space, recreational areas, utilities, and lots or building sites, together with a program for provisions, operation, and maintenance of all areas, improvements, facilities, and services provided for common use of the residents thereof.

Planning Director – The Chief administrator of the planning department. The Planning Director also serves as the secretary to the Planning Commission.

Poultry - Domestic fowl, chickens, ducks, geese and turkeys, but specifically excluding guinea fowl.

Principal Building/Structure - The primary or predominant building or structure on a lot.

Principal Use – See “Use, Principal”

Processing (large scale) – Means a series of operations performed in the making or treatment of a large-scale product including, without limitation, concrete, planning mills, tire rebuilding, recapping and retreading plants, and feed and fuel yards.

Processing (small scale) – Means a series of operations preformed in the making or treatment of a small-scale product including, without limitation, dry-cleaning; laundries; cleaning and dyeing plants; taxidermists; carpet; awning; and blinds or mattress upholstery shops which includes, cleaning , repair, and upholstery.

Project - An activity involving the issuance to a person of a permit, license, certificate, or other entitlement.

Public Hearing – a properly noticed meeting of an official or official body where the public is allowed to give opinions concerning the issue being considered.

Public Storage Facility - See “Mini-warehouse.”

16.05.180 “Q” Definitions

None

16.05.190 “R” Definitions

Rebuild - The replacement/reconstruction of less than 50 percent of a building. If 50 percent or more of a building is being replaced/reconstructed, then this is considered new construction, not rebuilding.

Recreational Enterprises and Facilities – Means facilities that provide recreational uses including, without limitation, sports centers, open-air theaters, amusement parks, circuses, carnivals, fairgrounds, race tracks, swimming, golf, tennis clubs and similar facilities.

Recreational Vehicle - Any vehicle that can be towed, hauled, or driven, including a vehicle that is primarily designed as a temporary living accommodation, and that is used for recreational, camping, and travel use. Recreational vehicle includes, but is not limited to, travel trailers, truck campers, camping trailers, boats, self-propelled motor homes, and any vehicle conforming to California Health and Safety Code section 18010.

Recyclable Materials - Paper, newsprint, printed matter, pasteboard, paper containers, cardboard, glass, aluminum, polyethylene terephthalate and other plastics, beverage containers, compostable materials, and other products designated by the City Manager or the California Integrated Waste Management Board as recyclable. Recyclable materials does not include refuse or hazardous materials.

Recycling - the process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace. ‘Recycling’ does not include transformation, as defined in Public Resources Code section 40201

Recycling Area - A space allocated for collecting and loading recyclable materials.

Recycling Facility - Any center for the collection of recyclable materials. A recycling facility does not include storage containers on commercial property that are used solely for the recycling of material generated by that business. Recycling facilities include reverse vending machines, small collection recycling facilities, mobile recycling units, and large collection recycling facilities.

A recycling facility may include a collection or processing facility as follows:

1. *Collection Facility* - A center used for the acceptance of recyclable materials by donation, redemption, or purchase from the public. *Collection facility* may include the following:
 - a. Reverse vending machine(s).
 - b. Small collection facilities that do not occupy more than 500 square feet and which contain no permanent structures.
 - c. Large collection facilities that occupy an area of more than 500 square feet and which may contain permanent structures.
2. *Processing Facility* - A building or enclosed space used for the collection and processing of recyclable materials, whereby *processing* means the preparation of material for efficient shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. *Process facilities* include the following:
 - a. A *light processing facility* occupies an area of less than 45,000 square feet gross of collection, processing, and storage area; has an average of up to 2 outbound truck shipments per day; and does not involve any shredding, compacting, or baling of ferrous metals, other than food and beverage containers.
 - b. A *heavy processing facility* is any processing facility other than a light processing facility.
 - c. A *material recovery facility* is any facility where mixed municipal solid waste is sorted and separated, by hand or through the use of machinery, for the purpose of recovering recyclable materials.

Replacement Cost - The actual cost to replace or reconstruct a damaged structure, facility, or feature, as determined by the appraisal of a qualified and approved appraiser.

Residential Condominium – Residential Condominium includes stock cooperatives and community apartment projects.

Residential Condominium Conversions – Residential Condominium Conversions includes stock cooperative and community apartment project conversions. The terms “cooperative,” “community apartment” and “condominium” are considered synonymous.

Residential Use – See “Use, Residential”

Rest Home - Any place or institution which makes provision for bed care or for chronic or convalescent care for one or more persons exclusive of relatives, who by reason of illness or physical infirmity are unable to care for themselves; but in which no alcoholics, drug addicts, persons suffering from mental sickness, disease, disorder or ailment or from contagious or

communicable diseases are kept and in which no surgical or other primary treatments such as are customarily provided in sanitariums or hospitals are performed. Rest home includes all nursing facilities, skilled nursing facilities, intermediate care facilities, intermediate care facilities/developmentally disabled, and congregate living health facilities as defined in California Health and Safety Code section 1250.

Restaurant, Drive-through - A restaurant where the customers order and receive their food by driving to one or more windows. Such restaurants may also have dining areas for on-premises food consumption.

Restaurant, Entertainment - A restaurant than includes, as an integral component, electronic or mechanical games, plays areas, billiards, or other forms of amusement.

Restaurant, Fast-food - A restaurant that supplies food and beverages primarily in disposable containers, and that is characterized by high automobile accessibility, self-service, and short stays by customers.

Restaurant, Sit-down - An establishment where food and drink are prepared, served, and consumed primarily within the principal building.

Retail, General -The selling of goods, wares, or merchandise directly to the ultimate consumer.

Reverse Vending Machine - A mechanical device that accepts one or more types of empty beverage containers, including aluminum cans, glass, and plastic bottles and cartons, and issues a cash refund or a redeemable credit slip with a value not less than the redemption value of the container. Reverse vending machines occupying an area larger than 500 square feet, or any combination of facilities occupying an area larger than 500 square feet, are considered recycling facilities.

Retirement Community - A residential development designed exclusively for occupancy by retired or aged persons.

Right-of-Way - A defined area of land, either public or private, on which a right of passage has been recorded.

Room, Habitable - Any room used, or intended or designed to be used, for sleeping, living, cooking or dining purposes excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

Rooming House - See Boarding House
(Ord. 1169, 2007)

16.05.200 “S” Definitions

School, Commercial - A school providing training or personal improvement (beauty college, dance school, business school, gymnasium, and the like).

School, Elementary or High - An institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools by the California Educational Code. High schools include junior and senior high schools.

School, Private - An accredited private school or college, providing academic or trade education.

Screening - A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

Second Dwelling Unit - An attached or a detached residential dwelling unit, accessory to the primary unit, which provides complete independent living facilities for one or more persons. SECOND DWELLING UNITS will include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family dwelling. Either a new dwelling or an existing dwelling may be a second unit.

Secondhand Store or Sales - A store or business engaged in the sale of previously used merchandise such as clothes, furniture, appliances, and/or sports equipment, and which is not classified as an antique store or shop per Section 16.05.020 of this Chapter. This definition specifically excludes the sale of used motor vehicles, auto wrecking business or pawnshops.

Secretary - The secretary of the Planning Commission.

Senior or Senior Citizen - A person 62 years of age or older or 55 years of age or older in a senior citizen housing development of at least 150 senior dwelling units, or a qualified permanent resident as defined in California Civil Code §§ 51.2 and 51.3. All qualifying senior projects must have significant facilities and services for seniors as defined in 42 USC 3607(b)(2).

Senior Day Support Center - A facility, place or building which is maintained and operated to provide non-medical care for seniors over age 60 who are either mildly dependent and cannot be left alone for long periods of time, or are isolated from social contacts and activities. The center provides respite services for caregivers for less than 24 hours.

Service Station - See “automobile service station.”

Setback - The distance from a defined point or line governing the placement of buildings, structures, parking, or uses on a lot.

Setback Line - A line within a lot, parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of buildings, structures, parking, or uses on a lot.

Shared Parking - The provision of parking spaces to meet the combined peak parking needs of more than one (1) use on a lot or abutting lots.

Shopping Center - A group of businesses which comprise at least four (4) store functioning as a unit, with common off-street parking provided on the property as an integral part of the unit, and having more than 10,000 square feet of gross parcel area in the development.

Sign - Any writing (including letters, words or numerals), pictorial presentation (including illustration or decoration) or emblem (including device, symbol or trademark), visible from any public or private street or means of access thereto, used to advertise or direct attention to an activity, product, place, person, organization, business or enterprise.

Sign Area - This is computed as including the entire area within a regular geometric form or combination of regular geometric forms comprising all the display area of the sign. Frames and structural members not bearing advertising matter are not included in the computation of area. One face of a double-faced sign will be considered in determining the sign area, provided both faces are parallel or the angle between the faces does not exceed 30°.

Sign, Off-site - A sign other than an on-site sign. See also Chapter 16.48.

Sign, On-site - A sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services or activities sold, rendered or conducted on the premises. See also Chapter 16.48.

Single-housekeeping unit - the functional equivalent of a traditional family; whose members are a non-transient interactive group of persons jointly occupying a single dwelling unit, including the joint use of common areas and sharing household activities such as meals, chores, and expenses.

Single Room Occupancy – a type of group quarters generally intended or designed to be used, rented, or occupied for sleeping or living purposes by guests, which is also the primary residence of those guests. This type of use commonly contains five or more guestrooms or efficiency units. Generally, each single room occupancy (SRO) unit contains a living area, kitchen sink, cooking appliances and refrigeration facilities and a separate bathroom. A SRO hotel with more than 12 units generally contains an on-site manager's office.

Site - Any lot or parcel of land, or combination of contiguous lots or parcels of land, used or intended for a particular use or group of uses.

Site Plan - A plan drawn to scale, showing existing and proposed uses for a property as required by the applicable regulations, including lot lines, streets, grades, building sites, reserved open space, and other specific development proposals.

Solid Waste - Solid waste will be defined as set forth in Section 40191 of the California Public Resources Code.

Spa - A structure intended for swimming or recreational bathing that is designed to contain water to a depth of 18 inches or deeper, with exterior dimensions not exceeding 160 square feet.

Specific Plan - Under Article 8 of the California Government Code 9 Section 65450 et.seq.), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).

Stable, Commercial - A building or portion of a building used to shelter and feed horses, mules, or ponies which are rented, used, or boarded on a commercial basis for compensation.

Stable, Private - A building or portion of a building used to shelter and feed horses, mules, or ponies which are used exclusively by the occupants of the property on which the stable is situated.

Standards, Development - Requirements in this development code that govern building and development, including, but not limited to, lot area, height limits, frontage, landscaping, and floor area ratio.

Standards, Performance - Requirements in this development code that govern the operation and maintenance of uses in a particular zone.

Stock Cooperative – Stock cooperative project has the same meaning as set forth in Civil Code § 1351(m) and any subsequent amendment or regulation.

Story - Any portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story will be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused underfloor space is more than six feet above grade as defined in this section for more than 50% of the total perimeter, or is more than 12 feet above grade as defined in this section at any point, such basement, cellar or unused underfloor space will be considered as a story.

Street - A county road, state highway, public road, street or alley, or private thoroughfare not less than 10 feet in width connecting with a county road, state highway, public road, street or alley which affords primary access to an abutting lot.

Street, Private - A privately-owned vehicular right-of-way used as access by two or more lots which do not have frontages on a public street.

Structural Alterations - Any change to a bearing wall, column, beam, joist, roof, rafter or other supporting member of a building or structure.

Structure - Anything constructed or erected which requires a location in or on the ground, or which is attached to something having a location on or in the ground, such as signs, flagpoles, or similar appurtenances, including a building or a building's architectural features and roof appurtenances required to operate and maintain the building, but not including fences, or walls used as fences, less than 6 feet in height.

Structure, Principal - (See also "Use, principal").

Subdivision - A process (and the result) of dividing a parcel of raw land into smaller buildable sites, blocks, streets, open space, and public areas, and the designation of the location of utilities and other improvements.

Surface Mining Operations - All, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations include, but are not limited to:

1. In-place distillation, retorting or leaching;
2. The production and disposal of mining waste;
3. Prospecting and exploratory activities.

Swimming Pool - A tank or pool created by artificial means designed for the purpose of containing a body of water at a depth of 18 inches or deeper, and offering the possibility of use for swimming, bathing, and/or bodily immersion by any person. This includes indoor, outdoor, in-ground, above-ground, and on-ground swimming pools; fixed-in wading pools; but excludes spas.

Swimming Pool, Indoor - A swimming pool which is totally contained within a structure and surrounded on all sides, including the top, by said structure.

Swimming Pool, Outdoor - Any swimming pool which is not an indoor swimming pool.
(Ord. 1169, 2007)

16.05.210 "T" Definitions

Temporary Structure - A structure without any foundation or footings that will be removed when the permit for the activity, or use for which the temporary structure was erected, has expired.

Temporary Use - A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Theater/Cinema - A venue designed for the presentation of live plays or the showing of movies or motion pictures on one or more screens.

Thrift Store and Thrift Shop - See second hand store.

Townhouse - A single-family dwelling unit attached to one or more other single-family dwelling units provided only one such dwelling unit is located on a lot.

Trailer Park, Trailer Court, and Public Trailer Camp - Any area or tract of land used or designed to accommodate two or more automobile trailers, including trailer camps as defined by law, and used as living or sleeping quarters.

Trailer, Travel - A vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle; primarily designed and constructed to provide temporary living quarters for recreational, camping or travel use.

Transient - Tourists or other persons abiding in the city for a short period of time.

Transitional Housing - Transitional housing is temporary (6 months to 2 years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation, counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Trees, Protected – All applicable trees listed in Section 16.232.020 of this Title.

Truck Yard - A lot, lot area, or parcel of land used, designed, or maintained for the purpose of storing, parking, refueling, repairing, dispatching, servicing, or keeping motor trucks and associated equipment together with those facilities necessary to service, dispatch, store, or maintain such vehicles, their cargos, and crews.

16.05.220 “U” Definitions

Use - The purpose for which land or a building is use, arranged, designed, or intended, or for which the land or building is or may be occupied or maintained.

Use, Commercial Retail - any use listed in the land use element in the retail trade group.

Use, Commercial Service - any use listed in the land use element in the services group.

Use, Industrial - any use listed in the land use element in the manufacturing and processing group.

Use, Institutional - An organizational use of a public character including government, educational, medical, cultural, social, charitable, non-profit, and sometimes recreational or entertainment uses. Such uses include the following or similar public buildings or uses owned by a public or nonprofit agency: offices, public works facilities, libraries, playgrounds, parks, assembly halls, police station, fire station, schools, and hospitals.

Use, New - a use of land (See "Use"), which is proposed to be established or constructed after the adoption of this title.

Use, Principal or Main - the primary purpose for which a building, structure, or lot is designed, arranged, or intended, or for which they may be used, occupied or maintained under this title. (See also "Accessory Use," and "Structure, principal.").

Use, Residential - any use listed in the land use element in the residential group.

Use Area - An open or yard area, uncovered by building or structures, used as the main use or accessory use of a lot or parcel.

Utility, Public or Private - Any regulated agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other similar service.

16.05.230 “V” Definitions

Variance - Permission to depart from the provision of this development code when, due to special circumstances applicable to the property, strict application of the requirements deprives such property of privileges enjoyed by other property in the vicinity which is under identical zoning. See Chapter 16.216 of this development code.

Vehicular Storage Yard - Any area, lot, parcel, building, structure, or part thereof, used for the storage, collection, or abandonment of motor vehicles.

Vending Machine - An electric or mechanical machine designed for the dispensing of consumer products (such as food, water, cigarettes) or services (such as telephone, banking or internet service) for a monetary fee, usually collected via the insertion or use of coins, bills, credit/debit card or other remuneration. Vending machines do not include coin-operated amusement devices, rides, or scales (please refer to the definition of "Amusement Devices", elsewhere in this chapter).

Veterinary Clinic - A place where animals are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel will be limited to short-term boarding and will be incidental to such veterinary use.

Video Store - An establishment engaged primarily in the sale or rental of videotapes, DVDs, films, laser discs, CDs, electronic games, and similar electronic media and amusements.

16.05.240 "W" Definitions

Wall - A barrier intended to mark a boundary that presents a continuous surface except where pierced with gates, doorways, or decorative masonry. A wall is usually constructed of concrete block, brick, concrete, stucco, or a combination thereof.

Warehouse - A structure intended or adopted for the shipping, receiving, and storage of goods and merchandise, and incidental or accessory activities.

Window - An opening which is an a wall of a building, designed to allow light and/or ventilation into the building, enclosed by easement or sash, and containing glass or other similar transparent or semi-transparent material.

16.05.250 "X" Definitions

Reserved

16.05.260 "Y" Definitions

Yard - An open space on a developed lot that, except as otherwise provided for in this development code, is unoccupied or unobstructed from the ground upwards, with the exception of ground-level open porches and patios.

Yard Area - The area of yard on a given lot expressed in numbers of square feet.

Yard, Front - A yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot, except that where there is an official plan line or a future street line, front yards will be measured from such official plan line or future street line and a line parallel thereto on the lot. On any existing flag lot, the front yard will include the area between the front lot line and a line parallel to the line dividing the lot from the street fronting parcel(s) (see Figure 5.2 below). With the exception of flag lots, any front yard requirement

will be deemed to be met when the depth of the front yard provided at least equals the average of that established by existing buildings that occupy 50% or more of the lots within the same block and zone (see Figure 5-2 of this section).

Yard, Rear - A yard extending across the full width of a lot, having at no point a depth of less than the minimum required horizontal distance as measured from the part of the main building nearest the rear lot line towards the rear lot line, and such measurement will be along a line representing the shortest distance between said part of the main building and rear lot line. The required rear yard will be that portion of the rear yard contiguous to the rear lot line having at no point a depth less than that required for the rear yard. The area to the rear of the rear lot line of an interior triangular or gore-shaped lot will be considered a part of the required rear yard (see Figure 5-2 of this section).

Yard, Side - A yard extending from the required front yard or the front lot line where no front yard is required, to the rear lot line, the width of which is the minimum horizontal distance between a side lot line and a line parallel thereto on the lot, except that where there is an official plan line or a future street line, side yards will be measured from such official plan line or future street line and a line parallel thereto on the lot (see Figure 5-2 of this section).

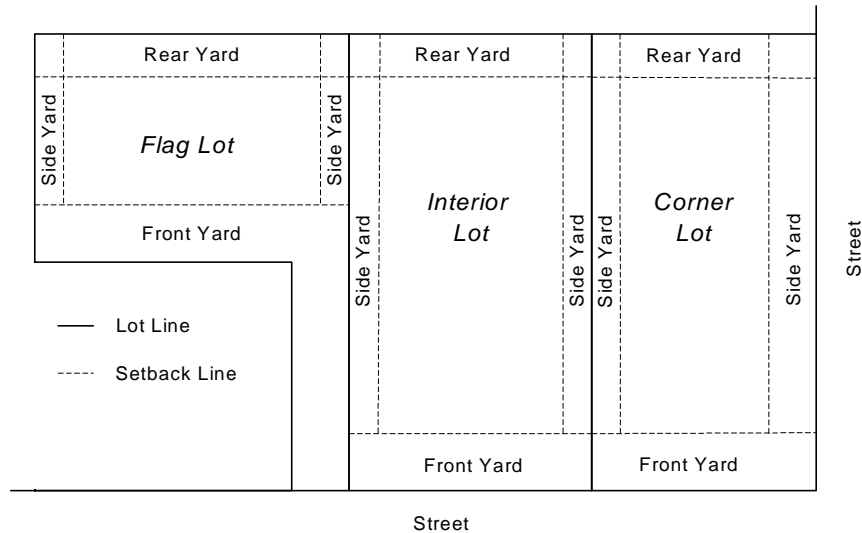


Figure 5-2
Required Yards

Yard Space, Interior - That area on the lot behind the front setback line which is open from ground to sky and used as private open space except as otherwise permitted in this development code.

16.05.270 “Z” Definitions

Zone - A specifically delineated area or district within a municipality in which regulations and requirements uniformly govern the use placement, spacing, and size of land and buildings.

Zoning Map - The map or maps that are a part of this development code and which delineate the boundaries of zones and designate each zone.