

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Implementing Ordinance Glossary

A. Definitions, "A."

Abut. Adjoin or border on.

Adult Day Care Facility. A day care facility providing care and supervision for adult clients. No overnight services are provided.

Alcoholic Beverage Establishment. A commercial and non-commercial establishment wherein alcoholic beverages are sold, served, or given away for consumption on the premises, excluding full-service restaurants. Typical alcoholic beverage establishments include but are not limited to the following recognized types of establishments: bars, cocktail lounges, ballrooms, dance bars, piano bars, billiard or game parlors, bowling alleys and nightclubs.

Alley. A public or private way which affords only secondary access to abutting property.

Arborist. 1) A person currently certified by the Western Article of the International Society of Arboriculture as an expert on the care of trees; 2) a consulting arborist who satisfies the requirements of the American Society of Consulting Arborists; or 3) other qualified professionals who the Director determines have gained through experience the qualifications to identify, remove, or replace trees.

Artisan Shop. A retail store selling art glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

Artisan/Craft Product Manufacturing. Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products.

Automated Teller Machine (ATM). Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel. The machines may be located at or within banks, or in other locations.

Auto Parts Sales. Stores that sell new automobile parts and accessories. Establishments that provide installation services are instead included under "Vehicle Services - Repair and Maintenance - Minor." Does not include tire recapping establishments, which are found under "Vehicle Services" or businesses dealing exclusively in used parts, which are included under "Recycling - Scrap and Dismantling Yards."

Auto and Vehicle Sales and Rental. A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers and motorcycles (bicycle sales are included under "General Retail"). May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"); mobile home, recreational vehicle, or watercraft sales (see "Mobile Home, RV and Boat Sales");

1 tire recapping establishments (see "Vehicle Services"); businesses dealing exclusively in used parts, (see
2 "Recycling - Scrap and Dismantling Yards"); or "Gas Stations," which are separately defined.
3

4 **B. Definitions, "B."**

5
6 **Bank, Financial Services.** Financial institutions including:
7

- 8 banks and trust companies
 - 9 credit agencies
 - 10 holding (but not primarily operating) companies
 - 11 lending and thrift institutions
 - 12 other investment companies
 - 13 securities/commodity contract brokers and dealers
 - 14 security and commodity exchanges
 - 15 vehicle finance (equity) leasing agencies
- 16

17 See also, "Automated Teller Machine."
18

19 **Bar/Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part
20 of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is
21 subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery.
22 Does not include adult oriented businesses.
23

24 **Bed and Breakfast Inn (B&B).** A residential structure with one household in permanent residence, with
25 one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable
26 Health Department regulations. Does not include room rental, which is separately defined (see
27 "Boarding/Rooming House").
28

29 **Block.** The properties abutting on one side of a street and lying between the two nearest intersecting or
30 intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided
31 land, or watercourse.
32

33 **Building.** See "structure"
34

35 **Building Height.** Measured as the vertical distance between the average finish grade and the midpoint
36 between the eaves and ridge of a gambrel, hip or gable roof, or the highest point of a flat or shed roof, or
37 the ridge of the roofline of a mansard roof. When either of the following occurs, a dormer shall also be
38 considered a roof for the purposes of determining building height:
39

- 40 ▪ the width of the roof of the dormer exceeds 49% of the width of the roof of the building roof, or
- 41
- 42 ▪ the width of the dormer measured from building wall to building wall exceeds 49% of the width
43 of the building measured from building wall to building wall.
44

45 All building elevations are required to comply with the height limit for the zoning district in which the
46 property is located.
47

48 **Building and Landscape Materials Sales-Indoor.** See "General Retail"
49

50 **Building and Landscape Materials Sales-Outdoor.** See "Storage- Yard, Outdoor"
51

52 **Business Support Service.** An establishment within a building that provides services to other
53 businesses. Examples of these services include

1 ice skating and roller skating
2 pool and billiard rooms as primary uses
3

4 This use does not include adult oriented businesses, which are separately defined. Four or more
5 electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or
6 more of the floor area is occupied by amusement devices, are considered an electronic game arcade as
7 described above; three or fewer machines are not considered a land use separate from the primary use of
8 the site.
9

10 **Commercial Recreation Facility - Outdoor.** Facilities for various outdoor recreational activities, where
11 a fee is charged for use. Examples include:

12
13 amusement and theme parks
14 go-cart tracks
15 golf driving ranges
16 miniature golf courses
17 water slides
18

19 May also include commercial facilities customarily associated with the above outdoor commercial
20 recreational uses, including bars and restaurants, video game arcades, etc.
21

22 **Conference/Convention Facility.** One or more structures accommodating multiple assembly, meeting,
23 and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.).
24

25 **Coverage.** The percent of the total site area covered by structures, open or enclosed, excluding
26 uncovered steps, patios and terraces.
27

28 **Crop Production, Horticulture, Orchard, Vineyard.** Commercial agricultural production field and
29 orchard uses, including the production of the following, primarily in the soil on the site and not in
30 containers, other than for initial propagation prior to planting in the soil on the site:
31

32 flowers and seeds	ornamental crops
33 tree nuts	field crops
34 trees and sod	melons
35 vegetables	grains
36 wine and table grapes	fruits

37

38 Also includes associated crop preparation services and harvesting activities: mechanical soil preparation;
39 irrigation system construction; spraying. Does not include greenhouses which are instead defined under
40 "Plant Nursery" or containerized crop production, which is instead defined under "Plant Nursery."
41

42 **D. Definitions, "D."**

43

44 **Demolition.** The removal of 50% or more of the exterior walls of a building or structure or the relocation
45 of a building from one parcel of land to another or the raising of an existing structure beyond what is
46 required for a new foundation. The initial determination of demolition is made by the Community
47 Development Director.
48

49 **Development Project.** Any project which would, if carried out, establish or permit to be established any
50 new or changed use of any real property, building, structure or sign.
51

52 **Driveway, Residential.** A way that is typically paved and provides direct access from a public or private
53 street to an individual dwelling unit or to the garage or parking area for the residential unit.

1 **Dwelling, Dwelling Unit.** A room or group of internally connected rooms that have sleeping, cooking,
2 eating, and sanitation facilities, but not more than one kitchen, which constitute an independent
3 housekeeping unit, occupied by or intended for one household on a long-term basis.
4

5 **Dwelling, Accessory/Second Unit.** An attached or detached residential dwelling unit which provides
6 complete independent living facilities for one or more persons with permanent provisions for living,
7 sleeping, eating, cooking and sanitation on the same parcel as the single household dwelling is situated
8 and meeting the requirements of Section 21-408.
9

10 **Dwelling, Attached.** A building containing a single dwelling unit and having one or more walls in
11 common with another such unit with each unit located on a separate lot.
12

13 **Dwelling, Caretaker.** A permanent residence that is secondary or accessory to the primary use of the
14 property and used for housing a caretaker employed on the site of any non-residential use where needed
15 for security purposes.
16

17 **Dwelling, Detached.** A building designed for and/or occupied exclusively by one household that has no
18 walls in common with any other structure or dwelling unit.
19

20 **Dwelling, Group.** A group of two (2) or more detached dwellings located on a parcel of land in one (1)
21 ownership. No more than three (3) dwelling units shall be erected in a dwelling group An accessory
22 dwelling is not included as a dwelling for the purposes of a dwelling group.
23

24 **Dwelling, Multiple.** A building designed or used exclusively as a residence including two or more
25 separate dwelling units. This definition includes but is not limited to duplexes, triplexes, apartments, and
26 condominiums under a common ownership.
27

28 **Dwelling, Single Household.** A freestanding building designed for and/or occupied by one household.
29

30 **E. Definitions, "E."**

31
32 **Emergency Shelter.** A facility for the temporary shelter and feeding of indigents, disaster victims
33 operated by a public or non-profit agency.
34

35 **F. Definitions, "F."**

36
37 **Farm Animal Keeping.** Raising of livestock and poultry, dairying, or animal husbandry.
38

39 **Fence.** A device or portion thereof designed to separate or screen property areas and not carry super-
40 imposed load.
41

42 **Fitness/ Health Facility.** A fitness center, gymnasium, health and athletic club, which may include any
43 of the following: sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and
44 shooting ranges and other indoor sports activities. Does not include adult entertainment businesses.
45

46 **Floor Area Ratio.** A measurement of the intensity of nonresidential development calculated by dividing
47 the gross square footage of the building by the gross square footage of the lot.
48

1 **Fueling Station/Gas Station.** A retail business selling gasoline and/or other motor vehicle fuels, and
2 related products. A gas station may also include a convenience store, vehicle services, and restaurant
3 facilities.
4

5 **Furniture/Fixtures Manufacturing, Cabinet Shop.** Manufacturers producing: wood and metal
6 household furniture and appliances; bedsprings and mattresses; all types of office furniture and public
7 building furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery
8 hardware, window blinds and shades. Includes furniture re-upholstering businesses, wood and cabinet
9 shops, but not sawmills or planing mills, which are instead included under "Manufacturing - Heavy."
10

11 **G. Definitions, "G."**

12
13
14 **Garage, or Carport.** Parking space and shelter for automobiles or other vehicles, where the size of the
15 parking space complies with the provisions of Article 20-36 (Parking and Loading).
16

17 1. A garage is a completely enclosed attached or detached accessory structure with an
18 operational door
19

20 2. A carport is an attached or detached accessory structure enclosed on no more than two
21 sides.
22

23 A garage or carport complies with the requirements of this Zoning Code for "covered" parking
24 spaces.
25

26 **Garage Sale.** A sale of articles belonging to one or more households, held for a period not to exceed
27 three consecutive days, at a frequency not to exceed once every two months at any single location.
28

29 **General Retail.** Stores and shops selling many lines of merchandise. Examples of these stores and lines
30 of merchandise include:
31

32 antique stores	sporting goods and equipment
33 art galleries, retail	stationery
34 artists' supplies	
35 auction rooms	
36 auto parts sales	
37 bicycles	
38 books, magazines, and newspapers	
39 building and landscape materials indoor	
40 cameras and photographic supplies	
41 clothing, shoes, and accessories	
42 collectibles (cards, coins, comics, stamps, etc.)	
43 convenience stores	
44 department stores	
45 drug stores and pharmacies	
46 furniture, furnishings, and appliances	
47 hobby materials	
48 jewelry	
49 luggage and leather goods	
50 musical instruments, parts and accessories	
51 orthopedic supplies	
52 religious goods	
53 second hand stores	

1 small wares
2 specialty shops
3

4 **Golf Course, Country Club.** Golf courses, and accessory facilities and uses including: clubhouses with
5 bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for on-site sales of golfing
6 equipment; and golf cart storage and sales facilities.
7

8 **Grade, Finish.** The ground surface immediately adjacent to the exterior base of a structure, typically
9 used as the basis for measuring the height of a structure.
10

11 **Grade, Natural or Existing.** The contour of the ground surface before grading.
12

13 **Groceries, Specialty Foods.** A retail business where the majority of the floor area open to the public is
14 occupied by food products packaged for preparation and consumption away from the store.
15

16 **Guest House.** A detached living quarters of permanent construction, without kitchen or cooking
17 facilities, clearly subordinate and incidental to the main building on the same lot, and intended for use by
18 occasional guests of the occupants of the main building.
19

20 **H. Definitions, "H."** 21

22 **Home Occupation.** A commercial activity conducted in a dwelling, including dwellings located in a
23 Mixed Use or Commercial zoning district, which is clearly incidental and secondary to the use of the
24 dwelling for residential purposes and in accordance with the provisions of Section 21-202. Dwellings
25 located in a Mixed Use or Commercial zoning district also may be permitted a Home Occupation
26 provided they comply with the provisions of Section 21-02.
27

28 **Hotel or Motel.** A facility with guest rooms or suites, with or without kitchen facilities, rented to the
29 general public for transient lodging. Hotels typically include a variety of services in addition to lodging;
30 for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities
31 such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.
32

33 **Household.** A person or group of people who live together in a single dwelling unit, but not including the
34 renting of rooms.
35

36 **J. Definitions, "J."** 37

38 **No definitions beginning with "J"**
39
40

41 **K. Definitions, "K."** 42

43 **Kennel, Animal Boarding.** A commercial facility for the grooming, keeping, boarding or maintaining of
44 four or more dogs (four months of age or older), or four dogs or cats for sale in pet shops or patients in
45 animal hospitals. See also "Medical Service - Veterinary Clinic, Animal Hospital."
46

47 **Kitchen.** A room or space within a building used or intended to be used for cooking or preparation of
48 food, which included any of the following: stove, oven, range top.
49
50

1
2
3 **L. Definitions, "L."**

4 **Laboratory - Medical, Analytical, Testing.** A facility for testing, analysis, and/or research. Examples
5 of this use include medical labs, soils and materials testing labs, and forensic labs.

6 **Laundry, Dry Cleaning Plant.** A service establishment engaged primarily in high volume laundry and
7 garment services, including: carpet and upholstery cleaners; diaper services; dry cleaning and garment
8 pressing; commercial laundries; linen supply. These facilities may include accessory customer pick-up
9 facilities. These facilities do not include coin-operated laundries or dry cleaning pick-up stores without
10 dry cleaning equipment; see "Personal Services."

11
12 **Library, Museum, Art Gallery.** A public or quasi-public facility, examples of which include:
13 aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits,
14 libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book
15 shop, restaurant, etc.

16
17 **Lot or Parcel.** A recorded lot or parcel of real property lawfully created as required by applicable
18 Subdivision Map Act and City ordinance requirements, including this Zoning Code. Types of lots include
19 the following:

20
21 **Corner Lot.** A lot located at the intersection of two or more streets, where they intersect at an
22 interior angle of not more than 135 degrees. If the intersection angle is more than 135 degrees, the
23 lot is an interior lot.

24
25 **Flag Lot.** A lot having access from the building site to a public street by means of private right-of-
26 way strip.

27
28 **Interior Lot.** A lot abutting only one street.

29
30 **Reverse Corner Lot.** A corner lot the side line of which is substantially a continuation of the front
31 property line of the first lot to its rear.

32
33 **Double Frontage Lot.** An interior lot with frontage on two generally parallel streets.

34
35 **Lot Area.** Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent
36 dedicated street rights of way. Net lot area is the gross area of the lot, exclusive of:

- 37
38 1. Easements for streets or driveways that are not for the exclusive use of the lot on which the
39 easement is located:
40 2. The access strip required to serve a flag lot.

41
42 **Lot, Depth.** The average linear (or mean horizontal) distance between the front and rear lot line lines or
43 between the front lot line and the intersection of the two side lot lines if there is no rear lot line.

44
45 **Lot Frontage.** The property line of a site abutting a street, other than the street side line of a corner lot.

46
47 **Lot, Width.** The horizontal distance between the side lot lines.

1 **Lot Line or Property Line.** Any recorded boundary of a lot. The types of lot lines are as follows:
2

3 **Front Lot Line.** On an interior lot, the property line separating the parcel from the street. The front
4 line on a corner lot is the line with the shortest frontage. If the street fronting lot lines of a corner
5 lot are equal in length, the front lot line shall be determined by the Director. On a double frontage
6 lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
7

8 **Interior Lot Line.** Any lot line not abutting a street.
9

10 **Rear Lot Line.** A property line that does not intersect the front lot line, which is not distant from
11 and most closely parallel to the front lot line.
12

13 **Side Lot Line.** Any lot line that is not a front or a rear lot line.
14

15 **Street Side Lot Line.** On a corner lot, the lot line with the longest frontage.
16

17 **M. Definitions, "M."** 18

19 **Maintenance/Repair Service - Client Site Services.** Base facilities for various businesses that provide
20 services on the premises of their clients. Includes gardening, janitorial, pest control, water and smoke
21 damage recovery, and similar services; and maintenance/repair services for appliances, computers,
22 electronics, elevators, equipment, HVAC, instrument, where the service is provided on the client site.
23

24 **Maintenance/Repair Service - Equipment, Appliances.** A business that provides repair and/or
25 maintenance services for appliances, computers, electronics, and other types of non-vehicular related
26 equipment that is brought to the facility by the client. These businesses do not operate on the same site as
27 a retail establishment that sells the product being maintained or repaired. When these services operate
28 from a retail establishment that sells the products being maintained or repaired, they are instead
29 considered part of the retail use.
30

31 **Manufactured/Mobile Home.** A structure, transportable in one or more sections, which, in the
32 traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected
33 on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a
34 dwelling with or without a permanent foundation when connected to the required utilities, and includes
35 the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term
36 shall include any structure which meets all the requirements of this paragraph except the size
37 requirements and with respect to which the manufacturer voluntarily files a certification and complies
38 with the standards established under this part. (California Health and Safety Code Section 18007.)
39

40 **Manufacturing/Processing - Light.** A facility accommodating manufacturing processes and
41 establishments engaged in the assembly, fabrication, and conversion of already processed raw materials
42 into products, where the operational characteristics of the manufacturing processes and the materials used
43 are unlikely to cause significant impacts on surrounding land uses or the community. Examples of light
44 manufacturing uses include the following:
45

- 46 Clothing and Fabric Product Manufacturing
- 47 Electronics, Equipment, and Appliance Manufacturing
- 48 Food and Beverage Product Manufacturing
- 49 Handcraft Industries, Small-Scale Manufacturing
- 50 Metal Products Fabrication, Machine and Welding Shops
- 51 Paper Product Manufacturing

1 Photo/Film Processing Lab. Does not include small-scale photo processing machines accessory to
2 other retail businesses.
3

4 **Manufacturing/Processing - Medium Intensity.** A facility accommodating manufacturing processes
5 that involve and/or produce building materials, fabricated metal products, machinery, and/or
6 transportation equipment, where the intensity and/or scale of operations is greater than those classified
7 under "Manufacturing - Light," but where impacts on surrounding land uses or the community can
8 typically be mitigated to acceptable levels. Examples of medium intensity manufacturing uses include the
9 following:

- 10 Lumber and Wood Product Manufacturing.
- 11 Machinery Manufacturing
- 12 Motor Vehicles and Transportation Equipment
- 13 Stone and Cut Stone Product Manufacturing
- 14 Structural Clay and Pottery Product Manufacturing
- 15
- 16

17 **Manufacturing/Processing - Heavy Intensity.** A facility accommodating processes that involve and/or
18 produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery,
19 textiles, and/or transportation equipment where the intensity and/or scale of operations may cause
20 significant impacts on surrounding land uses or the community.

21 **Media Production.** Facilities for motion picture, television, video, sound, computer, and other
22 communications media production.
23

24 **Medical Service - Health Care Facility.** A facility, place, or building that is maintained and operated to
25 provide medical care. Includes nursing homes, intermediate care facilities, medical clinics, and home
26 health agencies, all of which are licensed by the California State Department of Health Services, and
27 defined in Health and Safety Code Section 1200 et seq.
28

29 **Medical Service - Minor.** A facility other than a hospital where medical, dental, mental health, surgical,
30 and/or other personal health care services are provided on an outpatient basis. Includes medical offices
31 (for example offices for chiropractors, dentists, medical doctors, optometrists, prescription opticians,
32 psychologists, etc.), outpatient facilities which may include surgery, urgent care facilities, dental
33 laboratories, and medical laboratories. Counseling services by other than medical doctors or
34 psychologists are included under "Offices - Professional."
35

36 **Medical Service - Major.** Hospitals and similar facilities engaged primarily in providing diagnostic
37 services, and extensive medical treatment, including surgical and other hospital services. These
38 establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide
39 complete health care. May include on-site accessory clinics and laboratories, accessory retail uses and
40 emergency heliports (see the separate definition of "Accessory Retail Uses").
41

42 **Mobile Home, RV, and Boat Sales.** Retail establishments selling both mobile home dwelling units,
43 and/or various vehicles and watercraft for recreational uses. Includes the sales of boats, campers and
44 camper shells, jet skis, mobile homes, motor homes, and travel trailers.

45 **Mortuary, Funeral Home.** Funeral homes and parlors, where deceased are prepared for burial or
46 cremation, funeral services may be conducted.
47

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

N. Definitions, "N."

Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc.

O. Definitions, "O."

Office. This Code distinguishes between the following types of offices. These do not include medical offices (see "Medical Service - Clinic, Laboratory, Urgent Care," and "Medical Service - Doctor Office.")

1. **Accessory.** An office facility incidental and accessory to another business or sales activity that is the primary use. These are permitted accessory to any other use allowed ... in all zones established by this code.

2. **Business/Service.** An establishment providing direct services to customers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, etc. This use does not include "Bank, Financial Services," which are separately defined.

3. **Government.** An administrative, clerical, or public contact and/or service office of a local, state, or federal government agency. Includes post offices, but not bulk mailing distribution centers, which are under "Truck or Freight Terminal."

Office facilities for Federal, State and local agencies. This use does not include "Utility Facilities," which are separately defined.

4. **Processing.** An office-type facility characterized by high employee densities, and occupied by businesses engaged in information processing, and other computer-dependent and/or telecommunications-based activities. Examples of these uses include:

- airline, lodging chain, and rental car company reservation centers
- computer software and hardware design and development
- consumer credit reporting
- data processing services
- health management organization (HMO) offices where no medical services are provided
- insurance claim processing
- mail order and electronic commerce transaction processing
- telecommunications facility design and management
- telemarketing

5. **Professional/Administrative.** An office-type facility occupied by businesses that provide professional services and/or is engaged in the production of intellectual property. Examples of these uses include:

- accounting, auditing and bookkeeping services
- advertising agencies
- attorneys
- commercial art and design services
- construction contractors (office facilities only)
- counseling services
- court reporting services

1 These uses may also include accessory retail sales of products related to the services provided.
2

3 **Personal Services - Restricted.** Personal services that may tend to have a potentially offensive effect
4 upon surrounding areas and which may need to be dispersed to minimize their adverse impacts.
5 Examples of these uses include:

- 6 check cashing stores
- 7 fortune tellers
- 8 palm and card readers
- 9 psychics
- 10 soup kitchens
- 11 spas and hot tubs for hourly rental
- 12 tattoo and body piercing services
- 13
- 14

15 **Petroleum Product Storage and Distribution.** A facility for the bulk storage and wholesale distribution
16 of gasoline, diesel fuel, and/or other fuels and petroleum products.
17

18 **Plant Nursery.** A commercial agricultural establishment engaged in the production of ornamental plants
19 and other nursery products, grown under cover either in containers or in the soil on the site, or outdoors in
20 containers. The outdoor production of ornamental plants in the soil on the site is instead included under
21 "Crop Production, Horticulture, Orchard, Vineyard." Also includes establishments engaged in the sale of
22 these products (e.g., wholesale and retail nurseries) and commercial-scale greenhouses. The sale of house
23 plants or other nursery products entirely within a building is also included under "General Retail."
24

25 **Printing and Publishing.** A small scale establishment engaged in printing by letterpress, lithography,
26 gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the
27 printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use
28 also includes establishments that publish newspapers, books and periodicals; establishments
29 manufacturing business forms and binding devices. "Quick printing" services are included in the
30 definition of "Business Support Services."
31

32 **Public Safety Facility.** A facility operated by a public agency including fire stations, other fire
33 prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim
34 incarceration facilities.
35

36 **R. Definitions, "R."** 37

38 **Recreational Vehicle.** A motor home, travel trailer, truck camper, or camping trailer, with or without
39 motive power, designed for human habitation for recreational, emergency, or other occupancy, that meets
40 all of the following criteria: (1) It contains less than 320 square feet of internal living room area,
41 excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or
42 fixtures, and bath or toilet rooms. (2) It contains 400 square feet or less of gross area measured at
43 maximum horizontal projections. (3) It is built on a single chassis. (4) It is either self-propelled, truck-
44 mounted, or permanently towable on the highways without a permit. Also includes a "park trailer" as
45 defined by California Health & Safety Code 18009.3.
46

47 **Recycling Facility.** This land use type includes a variety of facilities involved with the collection, sorting
48 and processing of recyclable materials. Recyclable materials include reusable domestic containers and
49 other materials which can be reconstituted, re-manufactured, or reused in an altered form, including glass,
50 metals, paper and plastic. Recyclable material does not include refuse or hazardous materials.
51

1 **Religious Facility.** A permanent facility operated by a religious organization exclusively for worship, or
2 the promotion of religious activities, including accessory uses on the same site. Examples of these types
3 of facilities include churches, mosques, synagogues, and temples. Examples of allowable accessory uses
4 on the same site include living quarters for ministers and staff, facilities for child day care and religious
5 instruction operated at the same time as religious services (where authorized by the same type of land use
6 permit required for the religious facility itself). May also include fund-raising sales, bazaars, dinners,
7 parties, or other indoor and outdoor events on the same site. Other facilities maintained by religious
8 organizations, including full-time day care centers, full-time educational institutions, hospitals and other
9 potentially related operations (for example, a recreational camp) are defined in this Article according to
10 their respective activities. Does not include the temporary use of an approved public assembly facility
11 (for example, a private meeting hall, community center, theater, or auditorium) by a congregation for
12 religious meetings, which is instead defined under the type of meeting facility hosting the congregation.
13

14 **Research and Development (R&D).** A facility for scientific research, and the design, development and
15 testing components in advance of product manufacturing, and the assembly of related products from parts
16 produced off-site, where the manufacturing activity is secondary to the research and development
17 activities.
18

19 **Restaurant, Café, Coffee Shop.** A retail business selling ready-to-eat food and/or beverages for on- or
20 off-premise consumption. These include eating establishments where customers are served from an
21 ordering counter for either on- or off-premise consumption (“counter service”); establishments where
22 customers are served food at their tables for on-premise consumption (“table service”), which may also
23 provide food for take-out; and exclusively pedestrian-oriented facilities that serve from a walk-up
24 ordering counter.
25

26 **Retaining Wall.** Any wall erected to hold back or support a bank of earth.
27

28 **Rooming or Boarding, Accessory.** A portion of a dwelling where lodging and boarding are provided for
29 no more than 3 persons.
30

31 **Rooming, Lodging or Boarding House.** A dwelling or part of a dwelling where lodging is furnished for
32 compensation to three or more persons living independently from each other. Meals may also be
33 included.
34
35

36 **S. Definitions, "S."**
37

38 **School.** A private academic educational institution, including:
39

- | | | |
|----|--|------------------|
| 40 | boarding school | high school |
| 41 | community college, college, or university | military academy |
| 42 | elementary, middle and junior high schools | |
- 43

44 **School – Specialized Education and Training.** A private academic educational institution, providing
45 specialized education/training. Examples include the following:
46

- | | | |
|----|--------------------------------------|---|
| 47 | art school | establishments providing courses by mail |
| 48 | ballet and other dance school | language school |
| 49 | business, secretarial and vocational | music school |
| 50 | computers and electronics school | professional school (law, medicine, etc.) |
| 51 | drama school | seminaries/religious ministry training facility |

1 driver education school
2

3 Also includes facilities, institutions and conference centers that offer specialized programs in personal
4 growth and development, such as fitness, environmental awareness, arts, communications, and
5 management. Does not include pre-schools and child day care facilities (see "Child Day Care
6 Facilities"). See also the definition of "Studios - Art, Dance, Martial Arts, Music, etc." for smaller-scale
7 facilities offering specialized instruction.
8

9 **Scrap and Dismantling Yard.** Outdoor establishments primarily engaged in assembling, breaking up,
10 sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials,
11 including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or
12 retail sales of parts from those vehicles. Includes light and heavy processing facilities for recycling (see
13 the definitions above). Does not include: places where these activities are conducted entirely within
14 buildings; secondhand stores; the sale of operative used cars; or landfills or other waste disposal sites.
15

16 **Setback.** The required distance by which a structure, parking area, or other development feature must be
17 separated from a property line, other structure, development feature (e.g. back of sidewalk, or curb) or
18 street center line.
19

20 **Setback, Front.** The required area extending across the full width of a site measured from the
21 front property line, street plan line, or access easement to the primary structure. The depth of the
22 front setback is measured as the minimum horizontal distance between the front property line,
23 street plan line, or access easement and a line parallel thereto with the required minimum distance
24 determined by the development standards for the applicable zoning district.
25

26 **Setback, Rear.** The required area extending across the full width of a site measured from the rear
27 lot line and a structure. The depth of a rear setback is measured as the minimum horizontal
28 distance between the rear property line and a line parallel thereto with the required minimum
29 distance determined by the development standards for the applicable zoning district.
30

31 **Setback, Side.** The required area extending from the front property line, street plan line, or access
32 easement to the rear property line. The width of a side setback is the minimum horizontal distance
33 between an interior side property line and a line parallel thereto with the required minimum
34 distance determined by the development standards for the applicable zoning district.
35

36 **Setback, Street Side.** The required area extending from the front property line, street plan line, or
37 access easement to the rear property line. The width of a street side setback is the minimum
38 horizontal distance between the street side property line and a line parallel thereto with the
39 required minimum distance determined by the development standards for the applicable zoning
40 district for a corner or reverse corner lot.
41

42 **Sports and Entertainment Assembly Facility.** A large-scale indoor or outdoor facility accommodating
43 spectator-oriented sports, concerts, and other entertainment activities. Examples of this land use include
44 amphitheaters, race tracks, stadiums and coliseums. May also include commercial facilities customarily
45 associated with the above uses, including bars and restaurants, gift shops, video game arcades, etc.
46

47 **Storage- Warehouse, Indoor Storage.** Facilities for the storage of commercial goods of any nature.
48 Includes cold storage. Does not include storage or mini-storage facilities offered for rent or lease to the
49 general public. (see also "Wholesaling and Distribution" and "Truck or Freight Terminal").
50

51 **Storage- Outdoor Storage Yard.** The open storage of various materials outside of a structure other than
52 fencing, either as an accessory or principal use.
53

1 **Street.** A public or private right-of-way which provides a public means of access to abutting property.
2 The term “street” shall include avenue, drive, circle, road, parkway, boulevard, highway, thoroughfare, or
3 any other similar term, but not alley. The term shall include the total width of the dedicated right-of-way.
4

5 **Structure.** Anything constructed or erected which requires location on the ground or which is attached to
6 something having location on the ground, excluding vehicles designed and used only for the
7 transportation of people or goods, a swimming pool or spa, a fence, or a wall used as a fence.
8

9 **Structure, Accessory.** A building or structure normally subordinate, and the use of which is incidental,
10 to the primary use of the site.
11

12 **Structure, Accessory Detached.** An accessory building or structure with a minimum separation from a
13 primary structure or building of at least three feet. For purposes of measurement, roof eaves and
14 overhangs, bays, balconies, and other projections shall be considered points of reference. For the purposes
15 of this code, any structure not meeting the separation requirement is considered attached to the primary
16 structure and is subject to the development standards for the primary structure.
17

18 **Studio - Art, Dance, Martial Arts, Music, etc.** Small scale facilities, typically accommodating one
19 group of students at a time, in no more than one instructional space. Larger facilities are included under
20 the definition of "Schools - Specialized education and training." Examples of these facilities include:
21 individual and group instruction and training in the arts; production rehearsal; photography, and the
22 processing of photographs produced only by users of the studio facilities; martial arts training studios;
23 gymnastics, yoga and similar instruction; and aerobics and gymnastics studios with no other fitness
24 facilities or equipment.
25

26 **Swimming Pool.** A pool, pond, land, or open tank intended for swimming or recreational bathing that
27 contains water over 18 inches deep. “Swimming pool” includes in-ground and above ground pools, hot
28 tubs and spas and portable spas and non-portable wading pools.
29

30 **T. Definitions, "T."**

31
32 **Telecommunication Facility.** A facility that transmits and/or receives electromagnetic signals. It
33 includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt
34 of such signals, telecommunication towers or similar structures supporting said equipment, equipment
35 buildings, parking area, and other accessory development. Telecommunications facilities are further
36 classified by type (i.e., exempt, mini, minor and major) in Chapter 14.44 of the Petaluma Municipal Code.
37 (Ord. 2039 N.C.S., 11/96) **ZO**
38

39 **Theater, cinema or performing arts.** An indoor facility for public assembly and group entertainment,
40 other than sporting events. Examples of these facilities include:

- 41
- 42 civic theaters, and facilities for "live" theater and concerts
- 43 movie theaters
- 44 similar public assembly facilities
- 45

46 See also "Sports and Entertainment Assembly."
47

48 **Theater, Movie.** See Ordinance 2158 prohibiting movies outside of Theater Combining District until
49 8/4/23
50

1 **Transitional Housing.** Shelter provided for the homeless for an extended period, often as long as 18
2 months, and generally integrated with other social services and counseling programs to assist in the
3 transition to self-sufficiency through the acquisition of a stable income and permanent housing.
4

5 **U. Definitions, "U."**

6
7 **Utility Facility.** A permanent structure or facility serving as a junction point for transferring a utility
8 services product from transmission lines to local distribution and service lines, whether for electricity,
9 natural gas, or domestic water supply. These uses include any of the following facilities that are not
10 exempted from land use permit requirements by Government Code Section 53091:

11
12 corporation and maintenance yards.
13 electrical substations and switching stations
14 natural gas regulating and distribution facilities
15 public water system wells, treatment plants and storage
16 wastewater treatment plants, settling ponds and disposal fields
17

18 These uses do not include office or customer service centers, which are classified in "Offices"; or
19 transmission, switching, distribution, or service facilities for telephone or other telecommunications
20 services, which are instead classified in "Telecommunications Facilities."
21

22 **Use, Accessory.** A use customarily incidental to, related and clearly subordinate to a primary use on the
23 same parcel, which does not alter the primary use nor serve property other than the parcel where the
24 primary use is located. See also "Primary Use."
25

26 **Use, Conditional.** A use of a site for which application for and approval of a Conditional Use Permit is
27 required.
28

29 **Use, Permitted.** For the purpose of this ordinance, a permitted use in any district shall include any use
30 listed as a *Permitted Principal Use* or *Accessory Use*.
31

32 **Use, Primary.** The main purpose for which a site is developed or occupied, including the activities that
33 are conducted on the site a majority of the hours during which the activities occur.
34

35 **Use, Temporary.** A use of land that is designed operated and occupies a site for a limited period of time,
36 typically less than 12 consecutive months
37

38 **V. Definitions, "V."**

39
40 **Vehicle Services.** The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of
41 automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the
42 incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes the following
43 categories.
44

- 45 **1. Major Repair/Body Work.** These establishments include towing, collision repair, other
46 body work, and painting services; tire recapping.
47
- 48 **2. Minor Maintenance/Repair.** Minor facilities providing limited repair and maintenance
49 services. Examples include: attended and self-service car washes; car stereo and alarm
50 installers; detailing services; muffler and radiator shops; quick-lube services; tire and battery
51 sales and installation (not including recapping).

1 Does not include automobile parking (see "Parking Facilities"), repair shops that are part of a
2 vehicle dealership on the same site (see "Auto and Vehicle Sales and Rental," and "Mobile Home,
3 RV, and Boat Sales and Rental"); gas stations, which are separately defined; or dismantling yards,
4 which are included under "Recycling - Scrap and Dismantling Yards."
5

6 **Vehicle Storage.** A service facility for the long-term storage of operative cars, trucks, buses, recreational
7 vehicles, and other motor vehicles, for clients. Does not include dismantling yards (classified in
8 "Recycling - Scrap and Dismantling Yards").
9

10 **Veterinary Clinic, Animal Hospital.** Office and indoor medical treatment facilities used by
11 veterinarians, including large and small animal veterinary clinics, and animal hospitals.
12

13 **Vision Triangle.** The triangular area formed by the intersection of the extension of the curb lines and a
14 line connecting them at points thirty-five (35) feet from the intersection of the extended curb lines.
15

16 **W. Definitions, "W."**

17
18 **Wholesaling and Distribution.** Establishments engaged in selling merchandise to retailers; to
19 contractors, industrial, commercial, institutional, farm, or professional business users; to other
20 wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such
21 persons or companies. Examples of these include:
22

23 agents, merchandise or commodity brokers, and commission merchants
24 assemblers, buyers and associations engaged in the cooperative marketing of farm products
25 merchant wholesalers
26 stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.
27

28 **Y. Definitions, "Y."**

29 **Yard.** An open space on the same site as a structure, unoccupied and unobstructed from the ground
30 upward.
31

32 **Z. Definitions, "Z."**

33
34 **Zoning.** The act of regulating the use of land and the size of and location of buildings on the land, such
35 regulations are designed to assure the health, safety and general welfare of a community.
36

37 **Zoning District.** Any of the residential, commercial, public, or overlay districts established by Article 2
38 of this Zoning Code (Zoning Districts, Allowable Land Uses and Permit Requirements), within which
39 certain land uses are allowed or prohibited, and certain site planning and development standards are
40 established (e.g., setbacks, height limits, site coverage requirements, etc.).
41

42 **Zoning Map.** The Zoning Map or Maps of the City of Petaluma, California together with all
43 amendments subsequently adopted.
44
45
46