

DIVISION VI. GENERAL TERMS (NEW/REORGANIZED)

Chapter 17.60 USE CLASSIFICATIONS

17.60.010 Purpose and applicability.

Use classifications describe one or more uses of land having similar characteristics, but do not list every use or activity that may appropriately be within the classification. The director shall determine whether a specific use shall be deemed to be within one or more use classifications, or not within any classification in this title. Following appeal of the director's determination, the planning commission may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are incompatible with those typical of uses named within the classification.

17.60.020 Residential use classifications.

Residential Housing Types.

- A. Single Family Dwelling. One dwelling unit located on a single lot, containing only one kitchen and used to house not more than one family. Includes manufactured housing.
- B. Two-Family Dwelling (Duplex). A single building that contains two dwelling units, or a single lot with two freestanding buildings, each of which is designed for occupancy by one household.
- C. Dwelling Group. A group of three or more detached one-family, two-family, or multiple-family dwellings occupying a parcel of land in one ownership.
- D. Manufactured Home Park. Manufactured housing in a planned development with common area amenities. Spaces for mobile homes may be rented or owned.
- E. Multiple Family Residential (Apartments). Three or more attached dwelling units on a site or lot. Types of multiple-family dwellings include a variety of styles, including, but not limited to, townhouses, garden apartments, and multiple-story apartment buildings. Transitional housing facilities are also included, provided that the facility's residential density is consistent with that of the surrounding neighborhood.
- F. Group Residential. Shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes boardinghouses and dormitories, but excludes residential hotels.
- G. Accessory Dwelling Unit. An attached or detached dwelling unit that is located on a single lot with a primary dwelling unit and provides complete facilities for independent living for one or more persons. These facilities include permanent provisions for living, sleeping, cooking, and sanitation.
- H. Residential Condominium. A residential development designed to allow individually owned residential units, which are supported by a formal arrangement of common areas and facilities, as is further defined in Section 1351(f) of the California Civil Code.
- I. Supportive Housing. Housing with no limit on length of stay that is occupied by the target population as defined in Health and Safety Code subdivision (d) of Section 53260 and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (per Health and Safety Code Section 50675.14(b)).

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- J. Transitional Housing. Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (per Health and Safety Code Section 50675.2).
 - K. Family Day Care. A day-care facility located in a single-family residence where an occupant of the residence provides care and supervision for children.
 - L. Residential Care, Limited. Twenty-four-hour nonmedical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only facilities licensed by the State of California for residential care.

17.60.030 Public and semipublic use classifications.

- A. Assembly use(s). Interior or exterior spaces intended for the assembly and gathering of persons for civic, social, or religious functions.
- B. Cemetery. Land used or dedicated to the burial of the dead, including crematoriums, mausoleums, necessary sales, and maintenance facilities.
- C. Clinic. A facility where patients are admitted for examinations and treatment by one or more physicians, usually on a "walk-in" basis. Patients are treated on an outpatient basis and are not admitted for overnight treatment or observation.
- D. Clubs and Lodges. Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests, including residential accommodations that are available to members or guests on a temporary basis for periods of less than thirty consecutive days, but excluding residential hotels. This classification includes union halls, social clubs, and youth centers.
- E. Colleges and Trade Schools, Public or Private. Institutions of higher education providing curricula of a general, religious, or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes business and computer schools, management training, technical, and trade schools, but excludes personal instructional services.
- F. Commercial Support Services. Retail, service, and other for-profit commercial activities that support, enhance, and/or contribute to the basic function and economic success of a public use. Such uses shall be allowed only in conjunction with a public use or facility operated by, or on land owned or controlled by, a public agency. Such uses are not permissible in areas that would otherwise be designated for residential uses.
- G. Community Centers. Any noncommercial facility established primarily for the benefit and service of the population of the community in which it is located. Examples include neighborhood centers, youth centers, and senior centers.
- H. Community Social Service Facilities. Any noncommercial facility, such as a day center, which may also provide meals, showers, and/or laundry facilities. Specialized programs and services related to the needs of those using the facility may also be provided.
- I. Cultural Institutions. Public or nonprofit institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, dance, and events; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens.
- L. Day Care facilities (land use). Facilities that provide care and supervision of minor children or adults for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services:

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1. Child or Adult Day Care Center. A commercial or non-profit child or adult day care facility not operated as a small or large family day care home. Includes infant centers, preschools, extended-day care facilities, and facilities for adults who require supervision and care due to advanced age or a disabling condition. These may be operated as part of a business, school, or religious facility, or as an independent land use.
 2. Large Family Day Care. A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for 9 to 14 children. Children under 10 years of age who reside in the home count as children served by the day care facility.
 3. Small Family Day Care. A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight or fewer children. Children under 10 years of age who reside in the home count as children served by the day care facility.
 4. Daycare center (fourteen or more). Establishments providing nonmedical care for one or more persons on a less-than-twenty-four-hour basis. This classification includes nursery schools, preschools, and daycare centers for children or adults and any other daycare facility licensed or certified by the state of California.
- M. Emergency Medical Care. Facilities providing emergency medical service with no provision for continuing care on an inpatient basis.
- N. Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
- O. Homeless (Emergency) Shelter. A residential facility operated by a provider that provides temporary accommodations, not to exceed one hundred eighty days in any twelve-month period, for homeless individuals and families. For the purpose of this definition, a "provider" shall mean an organization that provides or contracts with recognized community organizations to provide emergency or temporary shelter and that may also provide meals, counseling, and other services, as well as common areas for residents of the facility.
- P. Hospitals (including emergency care). State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, as well as training, research, and administrative services for patients and employees. Emergency care facilities provide emergency medical services on a twenty-four-hour basis, with no provision for continuing care on an inpatient basis.
- Q. Park and Recreation Facilities. Noncommercial parks, playgrounds, recreation facilities, and open spaces. This classification also includes community centers, playing fields, courts, gymnasiums, swimming pools, picnic facilities, and public marinas, as well as related food concessions.
- R. Parking, Public. Surface parking or structures used for parking more than four automobiles.
- S. Public Use (facilities). Means and includes the use of land owned or possessed by a public entity for public facilities or services, when the land, facility or service is available to members of the public in common with each other, including, but not limited to, public parks, human cemeteries, schools, fire halls, libraries, hospitals and other public buildings and uses. Facilities providing maintenance and repair services for vehicles and equipment, as well as for materials storage. This classification includes corporation yards, equipment service centers, and similar public facilities. "Public use" includes quasi-public uses such as civic-oriented facilities and hospitals, which are compatible in scale and spatial arrangement with the surrounding community. "Public uses" do not include public utilities, airports, or churches.
- T. Public Safety Facilities. Facilities for public safety and emergency services, including facilities that provide police and fire protection and ambulance services.
- U. Religious Facilities. A facility for religious worship and incidental religious education and offices, but not including private schools. This classification includes churches, temples, and other facilities used primarily for religious services or activities.

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- V. Skilled Nursing Facilities. A facility with shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. They provide twenty-four-hour nonmedical care for fifteen or more persons who need personal services, supervision, protection, or assistance, essential to sustaining the activities of daily living. This classification includes only facilities licensed by the state of California for residential care.
 - W. Transitional Care Facilities, including supportive housing. Housing for stays of at least 31 days, where the units are re-circulated to another program recipient after a set period. The housing is designated for an individual or family transitioning to permanent housing. The housing may take many forms, such as group housing and multi-family units, and may include supportive services to help individuals develop the life skills needed for independent living. This classification includes only facilities licensed by the state of California for residential care.
 - X. Schools, Public or Private. Facilities for primary or secondary education, including elementary, junior high and high schools, and private institutions having curricula comparable to those required in the public schools of the state of California.

17.60.040 Commercial use classifications.

- A. Adult Business Establishments. Establishments whose preponderant business is the offering of materials, products, and/or services that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme and which are not customarily open to the general public because they exclude minors by virtue of their age as a prevailing business. This classification does not include any establishment offering professional services conducted, operated or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologists, social workers, marriage and family counselors, osteopaths, and persons holding unrevoked licenses or certificates under applicable California state law or accreditation from recognized programs when performing functions pursuant to the respective license or certificate.
- B. Animal sales and services. Boarding, grooming, and medical care for small animals on a commercial basis and/or incidental retail sales. This classification does not include dog walking and similar pet care services not carried out at a fixed location.
 - 1. Large Animal Veterinary Services. Office and medical treatment facilities used by veterinarians for large animals.
 - 2. Veterinary Clinics and Animal Hospitals. Office and medical treatment facilities used by veterinarians, with indoor and/or outdoor kennel facilities. This use includes both large- and small-animal veterinary clinics and animal hospitals.
- C. Financial services. Providing financial services such as banking, check cashing services, ATMs and similar or related services.
- D. Bed and Breakfast establishments. Establishments providing guest rooms for lodging on a less-than-weekly basis, in an owner-occupied single-family or converted multiple-family dwelling, with incidental eating and drinking service provided from a single kitchen for lodgers and residents only.
- E. Building Materials and Services. Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumberyards and tool and equipment sales or rental establishments, as well as establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include large-scale "warehouse" stores (see Home Improvement Sales and Services) or hardware stores with a sales area of less than 10,000 square feet.
- F. Business Services. Rendering services to business establishments on a fee or contract basis, including printing, copying, blueprint services, advertising and mailing, equipment rental and leasing, commercial research, development and testing, photo finishing, and model building. This classification excludes maintenance, repair, and accounting; advertising; architectural design; city planning; environmental analysis; insurance; interior design; investment; landscape design; law; management consulting; title companies; and real estate offices.

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- G. Commercial Recreation. Provision of participant or spectator recreation. This classification includes sports stadiums and arenas, amusement parks, bowling alleys, billiard parlors, golf driving ranges, pool rooms, dance halls, ice/roller skating rinks, golf courses (daily fee), miniature golf courses, scale-model courses, shooting galleries, tennis/racquetball courts, pinball arcades or electronic games centers, card rooms, and fortune telling; it also includes health and fitness clubs, gymnastic facilities, and similar uses within a "GI" General Industry District.
 - H. Commercial Entertainment. Provision of spectator entertainment. This classification includes live and motion picture theaters.
 - I. Convenience Gas Mart. A store that sells groceries and gasoline may also sell fast-food products, but does not include automotive repair shops.
 - J. Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for on-premises consumption.
 - 1. Bars/Nightclubs/Lounges. Businesses that primarily serve beverages for consumption on the premises as a primary use and include on-site service of alcohol, including beer, wine, and mixed drinks. Beverages, such as beer and wine, may be produced on-site.
 - 2. Restaurants, Full Service. Restaurants serving food and beverages for on-premises consumption. Take-out or delivery service may also be provided. Beverages, such as beer and wine, may be produced on-site.
 - 3. With Drive-Through Facilities. Establishments providing food and beverage services to patrons remaining in automobiles. Includes drive-up service.
 - K. Electric Vehicle Charging Station. Any level of electric vehicle supply equipment station that delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.
 - L. Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include markets, groceries, liquor stores, and retail bakeries. This classification also includes large-scale stores that sell food items and beverages in bulk and may also sell bulk household products.
 - M. Food and Beverage Preparation. Businesses preparing and/or packaging food and beverages for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used and traffic generation. Uses include catering kitchens, bakeries with on-site retail sales and small-scale specialty food and beverage production, such as the manufacture of candy, jams and jellies, beer, wine, and spirits.
 - N. Funeral Home and Mortuaries. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human dead. Typical uses include crematories, columbaria, mausoleums, or mortuaries.
 - O. Hotels and Motels. Establishments offering lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This classification includes motor lodges, motels, hostels, extended-stay hotels, and tourist courts, but does not include rooming hotels, boarding houses or residential hotels designed or intended to be used for sleeping for a period of thirty consecutive days or longer.
 - P. Hotels, Residential. Establishments offering rooms for rent for semi-transient or permanent residents on a weekly or monthly basis.
 - Q. Laboratories. Establishments providing medical or dental laboratory services or establishments providing photographic, analytical, or testing services.

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- R. Maintenance and Repair Services. Establishments providing appliance repair, office machine repair, janitorial services, pest control or building maintenance services. This classification excludes maintenance and repair of vehicles or boats.
 - S. Nursery and Garden Supply. A primary land use or business establishment primarily engaged in the propagation, cultivation, display, and retail sale of plants, along with related materials used for landscaping and horticulture. May include small-scale outdoor growing areas and greenhouses, shade structures, and outdoor display areas.
 - T. Offices, Business and Professional. Offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, computer software design, engineering, graphic design, interior design, real estate, insurance, investment, and legal offices. This classification excludes hospitals, banks, and savings and loan associations.
 - U. Offices, Medical and Dental. Offices of firms or organizations providing medical services, such as physicians, dentists, chiropractors, optometrists, and similar medical professionals. This classification includes medical/dental laboratories incidental to office use.
 - V. Parking Facilities, Commercial. Surface lots and structures offering parking to the public for a fee when such use is not incidental to another activity.
 - X. Personal Improvement Services. Provision of instructional services or facilities, including photography, fine arts, crafts, dance or music studios, driving schools, business and trade schools, diet centers, gymnastic studios, health clubs, and fitness studios.
 - Y. Personal Services. Provision of recurrently needed services of a personal nature. This classification includes but is not limited to barber and beauty shops; body modification services; seamstresses; tailors; interior decorators; photocopying; and photographic studios. Retail display and sales of products or materials involve less than one hundred square feet of floor area.
 - Z. Retail Sales. The retail sale of merchandise not specifically listed under another use classification. This classification includes department stores, drug stores, clothing stores, furniture stores, pawn shops, pet shops, hardware stores and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machines, computers, electronics, and similar small-item repairs. This classification also includes services such as dry cleaning businesses (excluding large-scale bulk cleaning plants), shoe repair shops, and self-service laundries.
 - AA. Travel Services. Establishments providing travel information and reservations to individuals and businesses. This classification excludes automobile rental agencies.
 - AB. Vehicle and Equipment Sales and Services.
 - 1. Automobile Rentals. Rental of automobiles, including storage and incidental maintenance.
 - 2. Automobile/Vehicle Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, and recreational vehicles, including the sale, installation and servicing of related equipment and parts. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops and auto glass services, but excludes vehicle dismantling or salvaging and tire retreading or recapping.
 - 3. Automobile/Vehicle Service and Repair, Minor. Establishments engaged in the retail sale of gas or diesel fuel, lubricants, parts and accessories, including gasoline service stations; gas convenience marts; quick-

service oil, tune-up, brake and muffler shops; and tire sales and installation, where repairs are made, or service provided in enclosed bays and vehicles are not typically stored overnight. This classification excludes establishments that provide engine repair, body and fender work, vehicle painting, towing, or the repair of heavy trucks or construction vehicles.

4. Automobile/Vehicle Sales and Leasing. Sales or leasing of automobiles, motorcycles, trucks and/or lawn and garden-type tractors, including storage and incidental maintenance.
5. Automobile Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.
6. Heavy Equipment Sales, Service and Rental. Sales, servicing and rental of vans, trailers, tractors, and other equipment used for construction, agricultural or similar activities.
7. Large Vehicle Sales, Service and Rental. Sales, servicing and rental of motor homes, recreational trailers and equipment, boats, and similar vehicles.
8. Vehicle Storage. Storage of operative or inoperative vehicles. This classification includes storage of parking tow-aways; impound yards; and storage lots for automobiles, trucks, buses, and recreational vehicles, but does not include vehicle dismantling.

17.60.050 Heavy commercial and industrial use classifications.

- A. Contractors' Office and Shop Buildings. Fully enclosed building(s) or structure(s) used for contractors' offices, indoor storage of supplies or equipment, light fabrication (such as trusses, windows, or heating equipment) and repair facilities, but which do not include any exterior storage area.
- B. Contractors' Storage Yards. Outdoor storage yards operated by, or on behalf of, a contractor for storage of equipment, vehicles, machinery, building materials, pipe, or electrical components. This use may include buildings or structures for purposes such as offices, indoor storage of supplies or equipment, light fabrication (such as trusses, windows, or heating equipment), and repair facilities.
- C. Industry, Custom Handicraft. Manufacture of crafts, art, sculpture, stained glass, and similar items. Retail sales of items manufactured on the premises are part of this use classification.
- D. Industry, General. Establishments engaged in any of the following types of activities taking place within enclosed buildings: manufacturing finished parts or products primarily from previously prepared materials; food and beverage manufacturing/distribution; providing industrial services; or conducting industrial or scientific research, including product testing. Ancillary activities customarily associated with these uses, such as industry-related training or conferences, marketing events, and similar activities, are also appropriate. This classification excludes basic industrial processing and recycling cans, bottles, cardboard, and similar consumer materials.
- E. Industry, Heavy. Manufacturing products from extracted or raw materials, recycled or secondary materials, or bulk storage and handling such products and materials. This classification includes tobacco product manufacturing, textile mills, textile product mills, apparel manufacturing, leather and allied product manufacturing, wood product manufacturing, paper manufacturing, chemical manufacturing, plastics and rubber products manufacturing, nonmetallic mineral product manufacturing, primary metal manufacturing, and fabricated metal product manufacturing.
- F. Nurseries (industrial scale). Large-scale establishments exceeding 10,000 square feet, in which the primary merchandise includes plants and plant-growing material, are kept within an enclosed building or a screened outdoor enclosure, and fertilizer of any type is stored and sold in a package form. This classification includes wholesale nurseries and may include greenhouses.

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- G. Salvage/Wrecking. Storage and dismantling of vehicles and equipment for the sale of parts, as well as their collection, storage, exchange, or sale of goods, including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.
 - H. Warehousing and Storage. Storage and distribution facilities without sales to the public on-site or direct public access.
 - 1. Indoor Commercial Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets.
 - 2. Outdoor Storage. Storage of vehicles or commercial goods in open lots.
 - 3. Self-storage Warehouses. Facilities offering storage for individual use, including Mini warehouses.
 - 4. Wholesale, Distribution and Storage. Indoor storage and/or sale of bulk goods, including mail order and Internet sales and wholesale distribution. Sales may be retail or wholesale.

17.60.060 Transportation, communication and utilities use classifications.

- A. Airports and Heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, aircraft storage buildings, public terminal buildings and parking, helicopter pads, and support activities, such as airport operations and air traffic control.
- B. Communication Facilities.
 - 1. Antennae and Transmission Towers. Broadcasting, recording and other communication services are accomplished through electronic or telephonic mechanisms, as well as structures designed to support one or more reception/transmission systems. Examples of transmission towers include, but are not limited to, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.
 - 2. Facilities within Buildings. Includes radio, television or recording studios and telephone switching centers; excludes antennae and transmission towers.
 - 3. Freight/Truck Terminals and Warehouses. Facilities for local or worldwide freight and postal services by truck or rail.
 - 4. Transportation Passenger Terminals. Facilities for passenger transportation operations. This classification includes rail stations, bus terminals, and scenic and sightseeing facilities, but excludes airports and heliports.
 - 5. Utilities, Major. Generating plants, electric substations, solid waste collection, including transfer stations and materials recovery (recycling processing) facilities, solid waste treatment and disposal, water or wastewater treatment plants and similar facilities of public agencies or public utilities.
 - 6. Utilities, Minor. Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, underground water and sewer lines and recycling collection facilities.

17.60.070 Agriculture and extractive use classifications.

- A. Crop and animal raising. The raising of trees, vines, fields, forage, and other plant crops intended to provide food or fibers, as well as commercial keeping, grazing, or feeding animals for animal products, animal increase, or value increase.
- B. Mining and quarrying. The extraction of nonmetallic minerals, including sand and gravel pit operations. They include surface mining operations as defined by the California Public Resources Code.

- C. Exploration work for minerals. The search for minerals by geological, geophysical, geochemical, or other techniques, including but not limited to sampling, assaying, drilling, or any surface or underground works needed to determine the type, extent or quality of the minerals present, but does not include "mining" as used in this title.

Chapter 17.61 LIST OF TERMS AND DEFINITIONS

17.61.010 Definitions and terms – purpose and applicability.

This chapter provides definitions for terms and phrases used in this title that are technical or specialized, or that may not reflect common usage. Unless otherwise provided herein, whenever the words or terms listed in this chapter are used in this title, they shall have the meanings ascribed to them in this chapter. If any of the definitions in this chapter conflict with definitions in other chapters of the municipal code, these definitions shall prevail for the purposes of this title. If a word is not defined in this chapter, title, or other titles of the municipal code, the most common dictionary definition is assumed to be correct.

17.61.020 General terms and definitions.

Accessory Structure. A structure equal to or exceeding 120 square feet in size that is located on the same parcel of property as the principal structure and is used solely for the parking of cars and/or storage

Accessory Use. A use incidental and accessory to the principal use of a lot or a building located on the same lot.

Agriculture. "Agriculture" means the for-profit or trade activity of growing and harvesting crops, rearing and managing livestock or bees, and producing plants and animals useful to man. "Agriculture" does not include the processing of agricultural products.

Airport. Any area of land or water used or intended to be used for the landing and takeoff of aircraft, and appurtenant areas used or intended to be used for airport buildings, facilities, or rights-of-way.

Apartment. A room or suite of rooms occupied or suitable for occupancy as a residence for one family, and contained within a single building of four or more dwelling units.

Appeal. A request for a review of the approving authority's interpretation of any provision of this chapter or title.

Automobile Trailer. Any building or structure used for living or sleeping purposes and equipped with wheels or other means to facilitate movement from place to place, and vehicles when used for living or sleeping purposes.

Automobile Trailer Park. Any lot or parcel of land used for the accommodation of one or more automobile trailers occupied as living quarters.

Awning. A cloth, plastic or other flexible nonstructural covering that is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.

Balcony. A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade or parapet.

Basement. A space wholly or partly underground and having more than half its height, measuring from its floor to its ceiling, below the average adjoining grade. If the finished floor level directly above a basement is more than six feet above grade at any point, the basement shall be considered a story. Any basement level that has a habitable room shall be counted as a story.

Base density. The number of dwelling units on a particular parcel of land that is in conformance with the general plan and/or zoning.

Base flood. The flood has a one percent chance of being equaled or exceeded in any given year (i.e., the "one hundred (100) year" flood).

Block. All property fronting upon one side of a street between intersecting and intercepting streets or between a street and waterway, end of a dead-end street, or city boundary. An intercepting street shall determine only the boundary of the block on the side of the street that it intercepts.

Boardinghouse or rooming house. A residential building containing shared living quarters with a single kitchen where food and housing are provided for compensation. Does not include motels, hotels, or bed-and-breakfast establishments.

Breezeway. A roofed, open-sided passageway connecting two structures, such as a house and a garage.

Building. Any structure having a roof supported by columns or walls, and intended for the shelter, housing or enclosure of any animal, person, personal property, use or activity. "Building" does not include any tent, trailer, recreational vehicle or other vehicle.

Building, accessory. A building that is used in support of or accessory to the principal building on a lot.

Building coverage. The sum in square feet of the areas of the horizontal projections of all buildings on a lot, excluding open pergolas, steps, chimneys, eaves, buttresses, cornices, unenclosed and unroofed terraces and minor ornamental features projecting from the walls of the building. The features are not directly supported by the ground.

Building frontage. Those building elevations that face a road or parking area between the building and the road.

Building height. The vertical distance from finished grade to the highest structural point of the building as measured plumb from all points along such grade.

Building principal. A principal building is one in which the principal use of the lot on which it is located is conducted. Also referred to as "main building."

Building site. A lot or parcel of land in single or joint ownership and occupied or to be occupied by a use, main building and accessory buildings or by a dwelling group and its accessory buildings, together with such open spaces as are required by the terms of this title and having its principal frontage on a "street" as defined in this chapter.

Business. The purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for livelihood or profit; or the ownership or management of office buildings, offices, recreational or amusement enterprises; or the maintenance and use of offices by professions and trades rendering services.

Campground(s). Land and premises used, let or rented, for occupancy by campers traveling by foot, bicycle, automobile, recreational vehicle, or for occupancy by tents or similar temporary quarters.

"C" District. Means one or more of the following commercial districts: "GC" General Commercial; "HC" Heavy Commercial; "VC" Visitor Commercial.

Caretaker's (night watchman) quarters. An accessory use on the site of a primary commercial, industrial, public or semipublic use, occupied by a guard or caretaker.

Charitable/Philanthropic institution. Any nonprofit organization intended to administer charity, consistent with existing laws, for the benefit of an indefinite number of persons by bringing their minds or hearts under the influence of education or religion; by relieving their bodies from disease, suffering or constraint; by assisting them to establish themselves in life; by erecting or maintaining public buildings or works; or by otherwise lessening the burden of government.

Church (see also Assembly Use). A building, together with its accessory buildings and uses, where persons regularly assemble for worship. The building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

City Council. The city council of the city.

Club. An association of persons, whether incorporated or unincorporated, for some common purpose, but not including groups organized primarily to render a service carried on as a business.

Cluster development. A development design technique that concentrates buildings and other improvements within suitable portions of a site for land use efficiency and reduced development costs, to preserve open space, and to protect environmentally sensitive lands and resources.

Covered Parking Space. An accessible and usable covered space of not less than ten by twenty feet for storage of automobiles—such covered parking space to be so located on the lot as to meet the requirements of this title for an accessory building or, if attached to the main building, to be so located as to meet all the requirements of this title for a main building.

Deck. A platform, either freestanding or attached to a building, which is supported by pillars or posts (see also Balcony).

Demolition. Any act or process that destroys in whole or in part a cultural resource or other structure within a historic district.

Design Review Manual. A policy document with graphics and text that is used by the city to further clarify the meaning of the regulations and to judge the appearance and acceptability of proposed buildings, structures, signs, and sites, which require design review as part of permit approval.

Development. Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, landscaping, paving, excavation, drilling operations or storing equipment or materials.

Development Agreement. A contract between the city and an applicant for a development project, in compliance with these regulations and state law.

Distribution Line. An electric power line bringing power from a distribution substation to consumers.

District. A designated area within the city where specified land uses and building types are allowed, and development standards or other requirements are applied. The city establishes zoning districts to guide growth, protect community character, and ensure compatible land uses, consistent with general plan policies.

Driveway. A paved or improved area on a lot necessary to provide direct access for vehicles between a street and either:

1. An area on a residential lot containing four or fewer parking spaces.
2. An aisle between spaces in a parking lot.
3. A loading berth.
4. A refuse storage area.

Dwelling. A building designed exclusively for residential occupancy, including single-family, duplex and multiple-family, but not including a hotel, motel, boardinghouse, asylum or jail, where people are housed because of illness or under legal restraint.

Dwelling Unit. One or more habitable rooms designed for occupancy by only one family for living and sleeping purposes and having a kitchen.

Dwelling, Multiple Family. A building, or portion thereof, used and designed as a residence for three or more families living independently of each other with an individual kitchen for each, including apartment houses, apartment hotels and flats, but not including automobile courts.

Enforcement Officer. The public employee(s) or officer designated by the development services director of the city to perform the duties imposed by this chapter on the enforcement officer.

Environmentally sensitive lands. Areas within the city that possess ecological, hydrological, geological, or scenic value and are essential to protecting natural resources and promoting recreation, preserving biodiversity, and ensuring public safety. These lands may include, but are not limited to, riparian corridors and wetlands, oak woodlands and native grasslands, slopes exceeding 20% or more in a contiguous area, designated wildlife habitat, FEMA-designated 100-year floodplains, and scenic ridgelines. These lands are subject to policies that limit or condition development to ensure long-term environmental sustainability, resilience to hazards, and consistency with general plan policies.

Erected. Includes built, constructed, reconstructed, moved upon or any physical operations on the premises required for the building.

Family. One or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, or similar dwelling for group use. "Family" does not include a fraternal, religious, social or business group. "Family" shall be deemed to include domestic servants employed by a family.

Floor Area, Gross. The total interior floor area of all stories of a building or structure, including basements as well as aboveground stories. It excludes any crawl space, area used exclusively for vehicle parking or loading, breezeway, attic without a floor and any open porch, deck, balcony or terrace.

Floor Area, Net. The total of all portions of interior floor area of each floor, basement, attic or other area under the roof. It excludes portions thereof used solely for corridors, balconies, employee lounges, elevator shafts, stairways, restrooms, basement or attic areas having a height of more than seven feet, closets, vaults, storage areas, climatic control areas, janitorial storage areas, parking or loading areas; in industrial areas, storage sheds with less than one hundred fifty square feet of space, bunkers, electrical substations, smoking shelters, instrument shelters and similar enclosures. The following areas shall be included within the net floor area:

1. Lobbies.
2. Outdoor uncovered retail sales area, excepting plant nurseries and auto-sales lots.
3. Waiting rooms used by the public in connection with offices, professional offices and similar establishments.

Floor Area Ratio (FAR, also see Ch. 17.62). The net floor area of a building or buildings on a lot divided by the lot area or site area.

Garage or Carport. An accessible and usable covered space of not less than ten by twenty feet for the storage of automobiles.

General Plan. The City of Shasta Lake General Plan.

Grade, Average. The average level on the surface is defined as the shortest distance between the finished grade at the highest and lowest sides of a structure.

Grade, Existing. The level of the ground or pavement at a stated location, as it exists prior to disturbance in preparation for a project regulated by this chapter.

Grade, Finished. The point of the elevation of the finished surface of the ground. For purposes of determining building height, finished grade is the grade at the building foundation. In the case of signs, grade is the lowest

point of elevation of the finished surface of the ground at the base of the sign or, in the case of a double support, the lowest point of elevation of the finished surface of the ground at the supports.

Grade, Street. The top of the curb or the top of the edge of the pavement or traveled way where no curb exists.

Height. See also Rules of Measurement of this title.

Home Occupation. An accessory use of a dwelling unit for lawful business purposes. A home occupation is incidental to the primary use of the building as a residence.

Hospital or Sanitarium. Any institution, place, building or agency that maintains and operates organized facilities for the diagnosis, care or treatment of human illness, including convalescence and including care during and after pregnancy or that maintains and operates organized facilities for any such purpose, and to which persons may be admitted for overnight stay or longer. "Hospital" includes a nursing home, a maternity home, and an asylum.

Junkyard. "Junk yard" or "wrecking yard" means the use of more than two hundred (200) square feet of the area on any lot or contiguous lots for the storage of junk, including scrap metals or other scrap materials, and/or for the dismantling or wrecking of automobiles or other vehicles or machinery, but not including agricultural machinery or parts thereof. A junk yard or wrecking yard shall be deemed screened if no part thereof is visible from any public street or adjoining land under different ownership. A place where any of the following described materials are collected, stored or placed, except where the use or activity is conducted within a completely enclosed building, including the following:

1. The collection, storage or placing of worn-out, discarded or scrapped goods or materials that may be turned to some use, such as rope, chains, iron, copper, furniture, stoves, enamelware, paper, bottles, used pipes, used machinery, parts of dismantled machinery or vehicles.
2. The collection, storage, or placing of any used material other than gems, precious metal or material containing precious metal, having a value that is determined by the weight thereof.
3. The collection, storage or placing of any used material other than gems, precious metal or material containing precious metal that has no ordinarily practical use in the form in which it exists when so collected, stored or placed.

Kitchen. A room for cooking, storage and preparation of food, and sanitation and dishwashing. Does not include a bar, butler's pantry, or a similar room adjacent to or connected to a kitchen.

Landscape. To plant and maintain some combination of trees, ground cover, shrubs, vines, flowers or lawn. Required landscape features may include natural elements, such as existing or imported rock, and structural elements, including fountains, pools, artwork, plazas, screens, walls, or fences. Plants on rooftops, porches or in boxes attached to buildings are not considered landscape.

Loading Space. An off-street space or berth on the same lot within a building or contiguous to a group of buildings for the temporary parking of a vehicle while loading or unloading merchandise or materials, or people and which abuts on a street, service drive, alley or other appropriate means of access.

Lot. A parcel of real property as shown with a separate and distinct number or letter on a plot recorded or filed with the recorder of the county, or a parcel of real property with street frontage or acreage width of not less than specified by this code and Title 17, Subdivisions.

Lot Frontage (Signs). The length of improved property on a lot that is bordered by an improved public street from which the lot may take vehicle access. For lots without frontage (including frontage limited to driveway access), the net lot area may be used to calculate the maximum sign area.

Manufactured Home. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured Home Park or Subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mobile home park - means any area or tract of land where five or more mobile home spaces are rented, leased, or offered for rent or lease.

Natural Feature. Any tree, plant life, water feature or rock outcropping.

Natural Resource Overlay (NRO) and/or subdistricts. Areas identified on the General Plan and implementing ordinances, and intended for the protection of significant natural resources and environmentally sensitive lands, including but not limited to open space, floodplains, wetlands, habitats, and geologic features.

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

Occupied. Arranged, designed, built, altered, converted, rented or leased, or intended to be occupied.

Off-Street Loading Facilities. A site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives and landscaped areas.

Open space. Land in its natural or substantially undeveloped condition, or land retained in such condition in order to preserve or protect natural resources for conservation purposes, to provide for low-intensity recreation, or to maintain community-oriented scenic values.

Permitted. Allowed without a requirement for approval of a conditional use permit or temporary use permit.

Person. Also includes association, firm, co-partnership or corporation in the context of an application or permit.

Plan Lines. Official lines established by law in accordance with the master street and highway plan of the city for the purpose of establishing the alignment and width of public streets in accordance with their projected design as provided in the master street and highway plan of the city. Buildings or other structures erected thereafter must be located outside the lines establishing the width of public streets and alleys.

Planning Commission. The city planning commission.

Porch. A covered platform, usually having a separate roof, at an entrance to a dwelling or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building.

Preexisting. In existence prior to the effective date of this chapter.

Preservation. The act or process of applying measures to sustain the existing form, integrity and material of a building or structure and the existing form and vegetative cover of a site.

Project. Any proposal for new or changed use or for new construction, alteration or enlargement of any structure that is subject to the provisions of this chapter.

Prominent Ridgeline. A crest or ridgeline that is visible from major transportation corridors or public vantage points and that forms a significant component of the community's scenic backdrop. Prominent ridgelines shall be identified on an official map approved by the city council.

Public Parking Area. An open area, other than a street, used for the temporary parking of more than four automobiles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.

Public Use. The use of land owned or possessed by a public entity for public facilities or services, when the land, facility or service is available to members of the public in common with each other, including, but not limited to, public parks, human cemeteries, schools, fire halls, libraries, hospitals and other public buildings and uses. "Public use" may include quasi-public uses, such as private nonprofit educational facilities, civic-oriented facilities, and hospitals, which are, in each case, compatible in scale and spatial arrangement with the surrounding community.

"R" District. Means one or more of the following residential districts: "RR" rural lands, "RE" residential estate, "SR" residential single-family or "UR" Urban residential.

Real Property Boundary. An imaginary line along the ground surface and its vertical extension, which separates the real property owned by one person from that owned by another person, but not including intra-building real property divisions.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

Recreational vehicle. A motorhome, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency purposes, and which may be moved upon a public highway. The vehicle may not exceed three hundred twenty (320) square feet in size.

Recreational vehicle park. An area or tract of land developed and operated with one or more spaces which are rented or leased for parking and utilizing recreational vehicles on a temporary basis. Some spaces may also be used for tent camping.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use, while preserving those portions or features of the property that are significant to its historical, architectural and cultural values.

Remedy a Violation. To bring a structure or other development into compliance with state or local regulations, including FEMA regulations. Where this is not possible, to reduce the impacts of noncompliance and mitigate negative impacts, consistent with that required to protect public health, safety and general welfare.

Residential Lot, Gross Area. The area of a lot excluding slopes that exceed twenty percent and the one-hundred-year floodplain areas recognized by the city.

Residential Lot, Net Area. The area of a lot excluding slopes that exceed twenty percent, one-hundred-year floodplain areas recognized by the city, public and private streets, lands zoned or proposed to be zoned "OS" open-space district or "PF" public facilities district and/or areas required or proposed to be preserved in association with environmental features located on the lot (i.e., wetlands and associated buffer areas).

Roof Line. The top edge of the roof or top of the parapet, whichever forms the top line of the building silhouette.

Room, Habitable. An unsubdivided portion of the interior of a dwelling unit, excluding such enclosed places as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, garages and similar spaces.

School, Elementary or High. An institution of learning that offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the state. High schools include junior and senior.

Setback Line. A line within a lot parallel to a corresponding lot line that is the boundary of any specified front, side, corner side or rear yard, or a line otherwise established to govern the location of buildings, structures or uses. Where no minimum front, side, corner side, or rear yard is specified, the setback line shall be coterminous with the corresponding lot line.

Shopping Center. A unified group of retail businesses and service uses on a single site with common parking facilities. A shopping center may include pads for future buildings.

Site (project site). A lot, or group of contiguous lots, which is proposed for development in accordance with the provisions of this title and is in a single ownership or under unified control.

Story (building). That part of any building included between the surface of any floor and the surface of the next floor or of the roof above. A half story is a story with at least two of its opposite sides, the floor area of which does not exceed two-thirds of the floor area immediately below it.

Street. A public thoroughfare that affords the principal means of access to a block and to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except an alley as defined in this chapter.

Structure. A walled and roofed building with two (2) or more outside rigid walls from floor to roof and a fully secured roof that is permanently affixed to and principally above the ground. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground or under the ground.

Structural Alterations. Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

Substantial Area. A portion of a parcel of land, tract, or zoning district that is sufficiently large, in its physical extent or functional importance, that its regulation, restriction, or use materially affects the parcel's reasonable use, development potential, or integration with surrounding land uses. In determining whether an area is substantial, consideration shall be given to: (1) the physical characteristics of the land, including size, contiguity, and topography; (2) the treatment of the land under applicable state and local law; and (3) whether a reasonable person would anticipate that the affected land would function as a distinct unit or as part of a larger unified parcel. A substantial area does not include minor, incidental, or de minimis portions of land whose regulation or limitation does not materially impair permitted uses or development rights.

Substantial Development. Any construction activity, land disturbance, structural alteration, installation, or improvement that materially changes the use, intensity, or appearance of land or structures, and that requires a permit, approval, or regulatory review under this title. Substantial development includes activities such as grading, excavation, filling, installation of utilities or infrastructure, construction of buildings or structures, expansion of existing structures beyond routine maintenance, or any other improvement or modification that has the potential to significantly affect drainage, traffic, public services, environmental conditions, or neighboring properties. Substantial development does not include ordinary repair, routine maintenance, minor landscaping, or other activities expressly exempted under this title and code.

Substantial Improvement. Any reconstruction, rehabilitation, addition, or other proposed modification of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the "start of construction" of the improvement. This term encompasses structures that have incurred "substantial damage," regardless of the actual repair work that has been performed. Market value will be estimated based on the tax-assessed value of the structure, excluding land value. If the improvement or repair cost (as determined by the valuation of the building permit application) is less than or equal to forty percent of the market value estimate, then the improvement/repair is not a substantial improvement. If the improvement or repair cost exceeds 50% of the market value estimate, the improvement/repair is considered a potential substantial improvement, and a certified appraisal must be submitted; otherwise, it shall be considered a substantial improvement. The appraisal shall determine the value of the structure being improved, separate from the value of the land. Substantial improvement also includes any addition that increases the floor area of a building by twenty-five percent or more. The term "substantial improvement" does not include:

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1. Any project or improvement of a structure to correct existing violations of state or local health, sanitary or safety codes, which have been identified by the director, building official, fire marshal, code enforcement official, or other responsible authority, which is the minimum necessary to ensure public health, safety, and general welfare.
 2. Any alteration of a structure listed on the National Register of Historic Places or a state or local adopted historic inventory of places, people, or structures, provided that the alteration will not preclude its continued designation on such inventory.
 3. Any project or improvement made necessary by a declared emergency or an event caused solely by natural forces, without human intervention, which could not have been prevented by reasonable foresight or care.

Targeted Housing Units. Residential units intended to be affordable to lower- and very low-income households.

Temporary use: A short-term land use or activity that does not establish a permanent land use, entitlement, or precedent, and that does not result in a change to the underlying zoning designation or allowed uses of a site. Factors that determine whether a use is temporary or permanent include location, duration, the type of permit required, and the purpose of the zoning district where the use or activity occurs.

Transmission Line. An electric power line bringing power to a receiving or distribution substation.

Undeveloped Property. Property that does not contain a structure, building or other physical improvements, vacant land.

Variance. A grant of relief from the requirements of this chapter that permits construction in a manner that would otherwise be prohibited by this chapter.

Visible. Capable of being seen (whether or not legible) by a person of normal height and visual acuity walking or driving on a public road.

Violation. The failure of a structure, development, or permitted activity to be fully compliant with the city's regulations.

Yard. An area between a lot line and a setback line, unobstructed and unoccupied from the ground upward, except for projections permitted by these regulations. An open area on the same site as a structure, unoccupied and unobstructed by structures from the ground upward, including a front yard, side yard, corner side yard or rear yard, and buffer yard.

Yard, Corner Side. An area extending across the full width of the lot between the corner side lot line and the nearest line of the building.

Yard, Front. An area extending across the full width of the lot between the front lot line and the nearest line of the building. The front yard may face either street frontage of a corner lot as determined by the building official upon issuance of a building permit. For double frontage lots, the front yard faces each street frontage from which access is permitted.

Yard, Rear. An area extending the full width of the lot between a rear lot line and the nearest line of the building.

Yard, Side. An area extending from the front yard to the rear yard between the nearest side lot line and the nearest line of the building.

17.61.030 Regulation-specific terms and definitions

Adult Entertainment Terms. (See Section 17.43.040)

Adult bookstore. An establishment having as a substantial or significant portion of its stock in trade, books, magazines and other periodicals which are distinguished or characterized by an emphasis on matter depicting "specified sexual activities" or "specified anatomical areas."

Adult mini-motion picture theater. An enclosed building with a capacity for less than fifty (50) persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

Adult motion picture arcade. Any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on matter depicting "specified sexual activities" or "specified anatomical areas."

Adult motion picture theater. Means an enclosed building with a capacity of fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depiction, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

Cabaret. A nightclub, theater or other establishment which features live performances by topless and/or bottomless dancers, "go-go" dancers, exotic dancers, strippers or similar entertainers, where such performances are distinguished or characterized by an emphasis on matter depicting "specified sexual activities" or "specified anatomical areas."

Massage parlor. Any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments or any other treatment or manipulation of the human body occurs as part of or in connection with "specified sexual activities" or where any person providing such treatment, manipulation or service related thereto exposes "specified anatomical areas."

Model studio. Any business where, for any form of consideration or gratuity, figure models who display "specific anatomical areas" are provided to be observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by persons paying such consideration or gratuity.

Sexual encounter center. Means any business, agency or person who, for any form of consideration or gratuity, provides a place where three or more persons may congregate, assemble or associate for the purpose of engaging in "specified sexual activities" or exposing "specified anatomical areas."

Animal-related terms.

Animals. Horses, ponies, mules, burros, jacks, jennies, cows, bulls, calves, heifers, sheep, goats, swine, llamas, rabbits and all other domestic or domesticated animals other than household pets.

Animal (Exotic or Wild). An animal, including, but not limited to, a monkey, fox, lion, poisonous snake, raccoon or other similar animal, including predatory or poisonous animals.

Animal (Household Pet). Any animal customarily permitted and kept in a dwelling and kept only for the company or pleasure provided to the occupants of the dwelling, such as a dog, cat, parakeet, tropical fish, hamster, rabbit, nonpoisonous snake, or Vietnamese pot-bellied pig.

Animal (Large). Any equine or bovine animal or other animal similar in size, weight or appearance, including, but not limited to, a horse, pony, mule, donkey, cow, llama, pigs, hogs, goats, sheep or ox.

Animal (Small). Poultry, rabbits and those other such comparably sized animals are distinguished from those described as large animals.

Fowl (Large). Any ostrich, emu, rheas or similar flightless large birds.

Poultry. Pigeons, chickens, ducks, geese, turkeys and all other domestic or domesticated fowl other than household pets.

Floodplain Terms (see also Section 15.04.050 of the municipal code).

Area of Shallow Flooding. A designated AO or AH Zone on the flood insurance rate map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard. See "Special Flood Hazard Area."

Base Flood. A flood having a one percent chance of being equaled or exceeded in any given year. Same as the one-hundred-year flood.

Base Flood Elevation. The elevation for which there is a one percent or greater chance in any given year that flood levels will equal or exceed it.

Base Floodplain. The area covered by a base flood, which is defined by FEMA as Zone A, AO, A1-30 and AE on the flood insurance rate map or the base flood area or elevation shown on any drainage study approved or adopted by the city.

Contiguous To. Property bordering the base floodplain that would have a finished lot level of less than one foot above the base flood elevation, unless otherwise protected.

Design Flood. The flood against which protection is to be provided by means of land-use regulation or flood-protective or flood-control works. The design flood shall be the base flood recurrence interval (see "Base Flood" definition).

Encroachment. The advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.

Equal Conveyance. An equal amount of encroachment on both sides of a channel and an equal displacement of water or narrowing of the natural channel.

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of floodwaters, (2) the unusual and rapid accumulation or runoff of surface waters from any source, and/or (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or by some similarly unusual and unforeseeable event which results in flooding as defined in this definition.

Flood Fringe. The area between the one-hundred-year flood boundary and the floodway shown on the flood insurance rate maps incorporated in the flood insurance study or on a citywide storm drain master plan, whichever is highest.

Flood Insurance Rate Map (FIRM). The official map on which the Federal Insurance Administration has delineated the "floodway," the "floodplain," and "risk-premium" zones applicable to the city.

Flood Insurance Study. The official report provided by the Federal Insurance Administration that includes flood profiles, the FIRM, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

Floodplain. This means the floodway, flood fringe, and "base floodplain" are the same as "area of special flood hazard." "Floodplain" or "floodplain area" means any land area susceptible to being inundated by water from any source. (See definition of "Flooding.") The elevations and boundaries of flooding within the floodplain are defined by Zones A, AO, A1-30, and AE on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency, or by any drainage study approved or adopted by the city, whichever is higher. For creeks where floodplain elevations have not been established through a detailed study by FEMA or other acceptable source, the elevations shall be determined by a registered civil engineer and approved by the planning commission. Backwater areas along creeks that rise or fall with the level of water in the adjacent stream are considered to be within the floodplain, unless proven by a licensed hydrologist/engineer that those water levels are different from the floodplain of the adjacent stream and have a floodplain of their own.

Floodplain Administrator. The development services director, or their designee, is appointed to administer and enforce the city's floodplain management regulations.

Floodplain Area. An area having flood, mud slide (i.e., mud flow) and/or flood-related erosion hazards as shown on a FIRM or flood boundary and floodway map and also that area shown on any drainage study approved or adopted by the city, whichever is highest.

Floodplain District (FP). A zoning district that is combined with other zoning designations of lots that are either wholly or partially within the FEMA floodplain.

Floodplain Management. The operation of an overall program of corrective and preventive measures for reducing flood damage, preserving, and enhancing, where possible, natural resources in the floodplain, including, but not limited to, emergency preparedness plans, flood-control works, floodplain-management regulations, and open-space plans.

Floodproofing. Any combination of structural and nonstructural additions, changes or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

Flood Protection. An action taken to protect property and structures from inundation by the base flood or greater event.

Flood Protection Elevation. An elevation expressed in feet that the city or FEMA requires for elevation of the lowest floor above the one-hundred-year floodplain. The city's required flood protection elevation is a minimum of one foot. The one-hundred-year floodplain is defined by the flood insurance rate maps prepared by FEMA or a citywide storm drain master plan, whichever is highest.

Flood-Related Erosion. The collapse or subsidence of land along the shore of a river, creek or other body of water as a result of erosion or undermining caused by currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or by some similarly unusual and unforeseeable event which results in flooding.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. "Floodway" also includes those areas established by any drainage study approved or adopted by the city.

Freeboard. A factor of safety expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for unknown factors that could contribute to flood heights exceeding the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effects of urbanization in the watershed.

Highest Adjacent Grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Lowest Floor. The lowest floor of the lowest enclosed area, including a basement. An unfinished or flood-resistant enclosure below the lowest floor that is usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor provided that it conforms to applicable non-elevation design requirements. For residential structures, all subgrade enclosed areas are prohibited because they are considered to be basements. This prohibition includes below-grade garages and storage areas.

New Construction. For floodplain-management purposes, this means structures for which the "start of construction" commenced on or after the effective date of floodplain-management regulations adopted by this community and includes any subsequent improvements to such structures.

No-Rise Floodway and Flood Fringe. This refers to maintaining the city's floodway and floodplain fringe without raising floodplain elevations that would adversely affect other properties.

One-Hundred-Year Flood. The same as "base flood."

Scenic or Riparian Corridor. Includes areas that border segments of seasonal creeks, and includes all the floodplains and flood areas that contain vegetation natural to waterways.

Special Flood Hazard Area (SFHA). An area having special flood or flood-related erosion hazards and shown on a FIRM as Zone A, AO, A1-30, AE or AH.

Standard Project Flood. The largest flood that can be expected from the most severe combination of meteorological and hydrological conditions reasonably characteristic of the geographical region involved. Such a flood provides a reasonable upper limit to be considered in designing flood-control works and in delineating floodplain limits, and shall be applicable where its occurrence would have a high probability of hazard to human life.

Lighting Terms.

Architectural Lighting. Lighting that is either directed towards a building with the intent of highlighting an architectural or landscape feature, or a light fixture that is architecturally ornamental in purpose.

Fully Shielded. A luminaire or light fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a ninety-degree horizontal plane from the base of the fixture. Fully shielded fixtures must be installed in the horizontal position as designed; otherwise, the design's purpose is defeated, and glare will result.



Light Trespass. Light from an artificial light source that is intruding into an area where it is not wanted or does not belong.

Uplighting. Any light source that distributes illumination above a ninety-degree horizontal plane.

Lot and Lot Line Types (also see figure).

Lot Line, Front. The property line dividing a lot from a street. On a corner lot, only one street line shall be considered as a front line, as determined by the building official upon issuance of a building permit or the demarcation made on a final or parcel map.

Lot Line, Corner. On a corner lot, the lot line dividing a lot from the street is not considered the front lot line, as determined by the building official.

Lot Line, Rear. The line or lines parallel with the front lot line. Where no lot line is within forty-five degrees of being parallel to the front lot line, a line ten feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, shall be deemed the rear lot line for the purpose of measuring rear yard depth.

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

Lot, Corner. A lot or parcel of land situated at the intersection of two or more streets having an angle or intersection of not more than one hundred thirty-five degrees.

Lot, Double Frontage. A lot having frontage on more than one street. Each frontage from which access is permitted shall be deemed a front lot line.

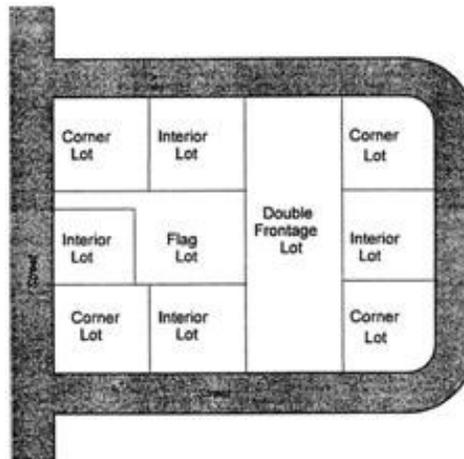
Lot, Flag. A lot having access to a public street by means of a private right-of-way strip that shares fee ownership with the balance of the lot.

Lot, Improved. Any land containing a principal building or otherwise improved to conduct a nonresidential activity.

Lot, Interior. A lot that is not a corner lot.

Lot, Reversed Corner. A corner lot, the side street line of which is a continuation of the front lot line of the first lot to its rear.

Lot, vacant. Land without buildings or other structures.



LOT TYPES

Mining (surface and subsurface) Terms.

Expansion. Increase in the intensity of mining or on-site processing operations that have an adverse impact on environmental issues, such as noise, dust creation, traffic flow or water quality or any expansion to the boundaries of the area to be mined.

Exploration or Prospecting. The search for minerals by geological, geophysical, geochemical or other techniques, including, but not limited to, sampling, assaying, drilling or any surface or underground works needed to determine the type, extent or quantity of minerals present.

Idle. To curtail, for a period of one year or more, surface mining operations by more than ninety percent of the operation's previous maximum annual mineral production, with the intent to resume those surface mining operations at a future date.

Mined Lands. Includes the surface, subsurface and groundwater of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any such area, and land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials or property that result from, or are used in, surface mining operations are located.

Minerals. Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas and petroleum.

Mining Waste. Includes the residual of soil, rock, mineral, liquid, vegetation, equipment, machines, tools or other materials or property directly resulting from, or displaced by, surface mining operations.

Operator. Any person who is engaged in surface mining operations himself or herself or who contracts with others to conduct operations on his or her behalf, except a person who is engaged in surface mining operations as an employee with wages as his or her sole compensation.

Overburden. Soil, rock or other materials that lie above a natural mineral deposit or in between mineral deposits, before or after their removal, by surface mining operations.

Reclamation. The process of land treatment that minimizes water degradation, air pollution, damage to aquatic and wildlife habitat, flooding, erosion and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition, which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to the surrounding lands affected by mining and may require backfilling, grading, re-soiling, revegetation, soil compaction, stabilization, or other measures.

State Board. State Mining and Geology Board in the Department of Conservation, State of California.

State Geologist. The individual holding office as structured in Section 677 of Article 3, Chapter 2 of Division 1 of the Public Resources Code.

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 auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations shall include, but are not limited to:

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

Noise Terms.

A-weighted Sound Level. The sound level in decibels, as measured on a sound level meter using the A-weighting network, which is weighted to the range of human hearing. The level so read is designated dB^A or dBA.

Ambient Noise. All-encompassing noise associated with a given environment, usually a composite of sounds from many sources near and far. For the purpose of this chapter, the ambient noise level is the level obtained when the noise level is averaged over a period of fifteen minutes without the inclusion of

noise from isolated, identifiable sources at the location and time of day near that at which a comparison is to be made.

Construction. Any site preparation, assembly, erection, substantial repair, alteration or similar action for or on public or private rights-of-way, structures, utilities or similar property.

Decibel. A unit for measuring the amplitude of a sound equal to twenty times the logarithm to the base ten of the ratio of the pressure of the sound measured to the reference pressure, which is twenty micro pascals.

Emergency Work or Action. Work or action made necessary to restore property to a safe condition after a public calamity, or work required to protect persons or property from imminent exposure to danger or damage or work by public or private utilities to restore utility service.

Intrusive Noise. That noise that intrudes over the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency and time of occurrence, and tonal or informational content, as well as the prevailing ambient noise level.

Noise Disturbance. Any sound which:

1. Endangers or injures the safety or health of human beings or animals.
2. Annoys or disturbs a reasonable person of normal sensitivities.
3. Endangers or injures personal or real property.

Noise Level. A-weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of twenty micro pascals. The unit of measurement shall be designated as dB(A).

Sound Level Meter. An instrument, including a microphone, an amplifier, an output meter and frequency weighting networks for the measurement of sound levels, which meet or exceed the requirements pertinent for type 2232 meters in the American National Standards Institute Specifications for Class 2 sound level meters, or the most recent revision thereof.

Nonconforming Terms (Chapter 17.46 – Nonconforming Uses, Structures, Sites and Parcels.

Abandoned. A use has ceased, or a structure has been vacated for a time period as specified in this chapter. Abandonment does not include temporary or short-term interruptions to the use or occupancy of a structure during periods of remodeling, maintaining or otherwise improving or rearranging a facility.

Intensity. The measurable impacts that a use has on infrastructure, the environment or nearby property and uses. This includes but is not limited to increased impacts from/to traffic, water and air quality, noise, light and glare, and utilities.

Intensification of Use. Any change in mode or character of operations that is determined by the director likely to result in a significant new or increased impact due to potential traffic generation, noise, smoke, glare, odors, hazardous materials, water use, and/or sewage generation shall be considered an "intensification of use" of a nonconforming use. It may be measured by factors including, but not limited to:

1. Number of occupants or employees.
2. Hours of operation.
3. Traffic generation and parking demand.
4. Noise, light, odor, or other emissions.
5. Changes in the scale of structures or outdoor activity areas.

-
6. Changes in the volume of utilities used.
 7. Changes in the frequency of deliveries, number of customers, or related activity.

Nonconforming Parcel. A parcel of record that does not comply with the access, area, or width requirements of the zoning district in which the parcel is located.

Nonconforming Site. A site which contains a structure that does not comply with the setback, lot coverage, or other site requirements and/or requirements for parking, landscaping, storage and display areas, or other non-use restrictions or requirements established by the zoning ordinance or any amendments thereto, but which complied with the non-use restrictions or regulations in existence at the time of construction of the improvements.

Nonconforming Structure. A structure which, by its design and construction (e.g., an industrial building in a residential district) does not conform to structures typically associated with the underlying zoning district established by this title or any amendment thereto, but which complied with the non-use restrictions or regulations in existence at the time of the construction of the building or structure.

Nonconforming Use. Any use, whether of a building, structure, parcel (lot or tract of land), which does not conform to the land-use regulations of this title for the zone in which the use is located, either on the effective date of this title, or as a result of subsequent amendments which may be made to this title or by reason of annexation of territory to the city. Use of land operating pursuant to a use permit issued by the City of Shasta Lake is considered a conforming use until such time that the use(s) authorized by the permit cease for a period of twelve months.

Open-Space Terms.

Open-Space Land. Open-space land is any parcel or area of land or water which is essentially unimproved and devoted to open-space use as follows:

1. Creeks, rivers, ponds and areas within the one-hundred-year floodplain of a stream, creek or river as established by the Federal Emergency Management Agency and/or hydrology study accepted by the city.
2. Areas with steep slopes exceeding twenty percent and other unstable soil areas.
3. Areas having scenic, historic, archaeological and/or cultural value.
4. Other open-space land-uses as described by the conservation and open-space element of the general plan or as defined by the state in Government Code Section 65560(b), incorporated by reference in this title and as amended from time to time.

Open-Space Easement. As defined in Government Code Section 51075(D), an open-space easement is any right or interest in open-space land acquired by the city by map or separate instrument that imposes restrictions that effectively preserve for public and/or private use or enjoyment the unimproved, natural or scenic character of such open-space land.

Public Open-Space Easement. An open-space easement upon land over which the public has obtained an easement for open-space purposes, whereupon the public has the right to use the property.

Private Open-Space Easement. An open-space easement upon an area of private property that is set aside for open-space purposes, whereupon the public does not have the right to access or use the property.

Public Open-Space. Land owned by the city in fee, which has been set aside for open-space purposes, whereupon the public has the right to access and use the property.

Open Space: private or common.

Private Open Space. An open area outside a building adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Common Open Space. An open area within a residential development reserved for the exclusive use of residents of a development and their guests.

Open space, Usable. An outdoor or fenced area on the ground or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscape, but excluding parking facilities, driveways, utility or service areas, or any required front or corner side yard and excluding any space with a dimension of less than six feet in any direction or an area of less than thirty-six square feet.

Recycling Terms.

Processing Facility. A building or enclosed space used for the collection and processing of recyclable material and/or used motor oil by such means as flattening, mechanical sorting, compacting, baling, Shasta Lake, grinding, crushing and cleaning.

1. A light-processing facility occupies less than forty-five thousand square feet and includes equipment for baling, briquetting, crushing, compacting, grinding, Shasta Lake and sorting of source-separated recyclable materials, except ferrous metals other than food and beverage containers, and repairing of reusable materials.
2. A heavy-processing facility is any processing facility other than a light-processing facility.

Recyclable Material. Reusable material, including, but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials, but may include used motor oil.

Recycling Facility. A center for the collection and/or processing of recyclable materials.

Reverse Vending Machine. An automated mechanical device that accepts at least one or more types of empty beverage containers, including aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine.

1. A single-feed revenue vending machine is designed to accept individual containers one at a time.
2. A bulk reverse vending machine is designed to accept more than one container at a time and to compute the refund or credit due on the basis of weight.

Residential Density Bonus Terms.

Affordability. The economic feasibility of constructing lower-income housing in the proposed development.

Affordable Housing. Housing costs as defined in Section 5005.2 of the Health and Safety Code or rents at qualifying levels for lower-income or very low-income households.

Density Bonus. An increased density of at least twenty-five percent over the maximum authorized density, which is granted to a developer/property owner of a housing project agreeing to construct a prescribed percentage of lower-income units as defined by the state of California Government Code Section 65915, et seq.

Equivalent Financial Value. The cost to the developer/property owner based on the land cost per dwelling unit. This is determined by the difference in land value with and without the density bonus.

Lower- and Very Low-income Households. Income limits published by the State Department of Housing and Community Development. This applies to both for-rent and for-sale housing.

Sign Terms.

Abandoned Sign. Advertising display that was lawfully erected, but whose use has ceased, or the structure upon which the sign was displayed has been abandoned by its owner for a period of not less than thirty days.

Accessory Sign. A secondary-in-purpose sign that provides on-site information concerning the business that is not indicated on the primary identification sign(s), such as store hours, accepted credit cards, quality ratings or affiliations, vacancies, parking and traffic direction.

Advertising. Any promotion primarily intended to attract attention to goods or services rendered upon property where the advertising is occurring.

Aggregate Sign Area. The total area of all signs on a lot, including temporary promotional signs.

Animated Sign. Any sign that has mechanical movement, rotation or change of lighting to depict action or create a special effect or scene.

Approved Combustible Materials. Wood or materials not more combustible than wood.

Appurtenant Sign. A sign pertaining to the business or activity carried on at the premises (lot) upon which the sign is located, constructed or erected.

Architectural Feature. A prominent or characteristic part of a building. Examples of architectural features are windows, columns, awnings, marquees and fascias.

Awning Sign. A sign incorporated into or attached to an awning or canopy.

Banner. A sign of temporary construction made of vinyl, canvas or equally similar flexible material.

Beacon or Searchlight. Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move.

Billboard. A freestanding, off-site sign made available for lease or rent and/or governed by the Outdoor Advertising Act.

Canopy. A permanent roof-like shelter, either freestanding or supported by a building.

Canopy Sign. Any advertising of any nature that is painted, printed, sewn or otherwise attached to a canopy.

Changeable Copy Sign. A sign on which the copy changes manually or automatically, using, but not limited to, a lamp bank or through mechanical means. This includes, but is not limited to, electronic message boards, large television or projector screens (e.g., Sony Jumbotron and similar devices), or electronic or electrical time-and-temperature units.

Conforming Sign. A sign shall be said to conform when it meets all the standards and regulations established by this chapter and the Uniform Building Code as adopted by the city.

Collection Building. Buildings with a gross floor area of two hundred twenty-five square feet or less used for the deposit and storage of recyclables.

Copy. Any graphic, letter, numeral, symbol, insignia, text, sample, model, device or combination thereof, which relates to advertising, identification or notification.

Detached Sign. A pole, monument or shopping center identification sign.

Directional Sign. An on-site accessory sign designed to guide or direct pedestrian or vehicular traffic.

Double Frontage Lot. A parcel having lot frontage on two or more streets.

Electrical Code. The electrical code of the city and state.

Electronic Message Board. A sign that uses lighting to advertise goods and services and has the capability of changing the advertising message several times during a single hour (refer to Changeable Copy Sign).

Flag or Patriotic Symbol. Any fabric, banner or bunting containing distinctive colors or patterns recognized by the Congress of the United States as an American or state flag, also government and flags of state-recognized political subdivisions.

Freeway. A restricted-access highway with no at-grade intersections. Freeways within the City limits are Interstate 5.

Freeway Sign. A freestanding sign oriented to and designed to be viewed from a freeway.

Freeway Travel Lane. Any freeway through lane, any lane providing a direct connection from one freeway to another, and any freeway on-ramp or off-ramp.

Ground Sign. See monument sign and pole sign.

Illegal Sign. A sign that (1) was erected without first complying with all ordinances and regulations in effect at the time of its construction; (2) was legally erected but whose use has ceased or has been abandoned, has not been maintained, or is not used to identify or advertise a business operating on the site; (3) was legally erected but that later became illegal as a result of the completion of an amortization period; or (4) is a sign that is a danger to the public, is unsafe, or is a traffic hazard.

Illuminated Sign. A sign with an artificial light source incorporated internally or externally for the purposes of illuminating the sign.

Logo. A graphic symbol, picture, image or lettering used separately by a business in connection with other advertising to promote the sale of goods and services by the owner of the logo.

Marquee. A permanent roofed structure attached to and wholly supported by a building that may project beyond the building.

Marquee Sign. Any advertising matter of any nature that is attached to a marquee.

Monument Sign. A detached sign with a solid base or pedestal not exceeding 3 feet in height that is generally equal to or greater than the length of the sign copy and connected solidly to and arising from the ground.

Nameplate. A sign that displays only the name, address and occupation of the occupant of the premises, is illuminated, and does not exceed four square feet.

Nonconforming Sign. An existing sign that does not meet the requirements of this chapter but was erected in conformance with the regulations of a previous sign ordinance and has been in continual use since its establishment.

Off-Site Sign. A sign located off the premises indicated by such sign. This includes billboards. Any sign that advertises a business no longer on the lot where the sign is located and where the business has relocated elsewhere in the city or county shall be considered an off-site sign and must meet the requirements of this title.

On-Site Sign. A sign that designates the activities and uses of the premises on which it is located. An on-site sign is also known as an appurtenant sign.

Pennant. Any all-weather lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in series, designed to move in the wind.

Pole Sign. A detached sign that is supported by one or more uprights, poles or braces in or upon the ground or by a structure other than a building that meets the height, size, landscape, location and illumination requirements of this code. To qualify as a pole sign, the cabinet or frame (or equivalent) bottom shall be elevated at least seven feet above grade. A pole with an advertising flag having sign copy or logo shall be considered a pole sign.

Portable Sign. A sign other than a temporary approved sign not permanently attached to the ground or building and used for on- or off-site advertisement purposes. Portable signs include, but are not limited to, signs displayed on vehicles, trailers, and A-frame signs.

Projecting Sign. A sign that is suspended from or supported by any building or structure and that projects outward from the supporting structure. An extended wing wall may be considered a projecting sign if it has advertising and does not serve a structural purpose.

Promotional Temporary Signs. Signs that may be constructed of all-weather material, including vinyl, canvas or similar material, and are intended for, but are not limited to, the intended uses of a contractor, builder, realtor, political group and retail store owners, including grand openings, going-out-of-business and special promotional sales, and public service promotions.

Public Service, Seasonal or Special Community Event Signs. Temporary signs used for special occasions that are installed for a specific, limited period of time established by this chapter.

Real Estate Development Sign. A temporary off-site sign advertising the sale or lease of newly developed residential subdivisions, residential condominiums and residential planned developments containing at least five lots or at least ten dwelling units. A sign advertising projects with fewer lots or units than the number noted above is defined as a real estate sign.

Real Estate Sign. A temporary sign advertising the sale or lease of a lot or parcel of land or any portion thereof upon which the sign is located.

Roof Sign. Any sign erected, constructed and placed on or over the roof of a building or of any architectural feature which visually appears to be the roof.

Sign. Any device, fixture, placard or structure that uses any color, form, graphic, illumination, symbol or writing to advertise, announce the purpose of, identify the purpose of a person or entity or communicate information of any kind to the public. "Sign" does not include such devices visible only from within a building, nor does it include official notices issued by a court, public body, or officer, or directional, warning, or information signs required by or authorized by a federal, state, county, or city authority.

Sign Area. Sign area shall be computed by measuring the entire area contained within the frame cabinet, including all ornamentation or decoration used to attract attention. In computing the maximum permissible sign area or display surface, standard mathematical formulas for known or commonly used shapes will be employed. In the case of irregular shapes, straight lines drawn closest to the extremities of the shape will be used. The structure or structure cover supporting a sign shall not be included in determining the sign area unless the structure or structure cover contains advertising copy. The area of double-faced signs shall be computed by using both sides, and multi-faced signs shall be the total sum of all display surfaces. For balloons and dirigibles, the advertising area shall be based on the largest cross-sectional area of grouped or individual (ungrouped) balloons.

Sign Height. The vertical distance measured from the base of the sign at normal grade to the top of the highest attached component of the sign or sign structure.

Sniping. Advertising by the pasting, posting, sticking, tacking, hanging, affixing or placing on cloth, paper or cardboard bills, cards or posters, or metal signs, to or upon fences, posts, trees, buildings, structures or surfaces other than outdoor advertising structures. Sniping is unlawful within the city. This definition shall

not be held to include any sign or notice issued by any court or public office or posted by any public officer in performance of a public duty or by a private person in giving a legal notice, or any sign advertising for sale or lease the property upon which it stands, or any type of sign permitted elsewhere by this title.

State-of-the-Art Sign Design. A sign technology that includes, but is not limited to, electronic message boards or sign projectors, or other technologies, used for visual advertising, and which develops or occurs following the adoption of the sign ordinance.

Supergraphic Wall Sign. A wall advertising with large lettering, business logos and/or murals that include any advertising message relating to the goods and services sold by the owner of the sign. This type of wall sign sometimes includes a single contrasting band of color, or bright bands of color, or lines that are connected to the wall graphics, physically or visually; and if the bands of color and/or lettering, business logos, and murals extend onto the surface of another wall or side of the building, the bands of color or lines may be considered part of the supergraphic wall sign for the purpose of sign measurement. Where there is a separation of at least 2 feet between the advertising and the graphics, the graphics are not considered supergraphics.

Temporary Sign. A sign not constructed or intended for long-term use. The maximum frequency and length of display shall be as set forth in this title. Temporary signs include, but are not limited to, banners, displays for public-service promotions, on-site or off-site real estate signs and construction signs, balloons and dirigibles, beacons and searchlights, political signs, and window-painted signs.

Time and Temperature Signs. A sign that provides information about time and temperature in the public interest without transmitting any advertising message.

Wall Mural. A mural applies to representative or nonrepresentative art. Murals usually depict a well-known local landscape scene or person, are not used as a logo, and do not contain any lettering or numbering related to the goods or services sold by the mural's owner, unless they are calculated as signage. A wall mural may occupy the same wall surface as any sign, company name or logo, but shall have its own field and shall not be calculated as signage unless it contains advertising. When a mural lacks a border, the entire contrasting color surface of the wall may be considered the wall area.

Wall Sign. A sign that is attached to or placed directly onto a parapet or wall of a building. This includes, but is not limited to, wall-supported signs, painted signs, supergraphics, advertising murals, etc.

Window Sign. Any sign, picture, symbol or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service, which is placed inside a window or within twelve inches of the window surface or upon the windowpanes or glass and is visible from the exterior of the window.

Stream Buffer Terms.

Riparian Vegetation. An association of plant species growing adjacent to, and dependent upon, freshwater courses, including perennial and intermittent streams, lakes and other bodies of freshwater.

Top of Bank. That area associated with a stream that contains the normal winter stream flows. In cases where the top of the bank is not obvious or is in dispute, it shall be determined based on the area containing a ten-year flood event. For streams with multiple channels, the top of the bank shall be the outermost bank. In no case, however, shall the top of bank exceed the defined limits of the one-hundred-year flood event as determined under the procedures of this code.

Swimming Pool and Hot Tub Terms.

Swimming Pool or Pool. Any structure intended for swimming or recreational bathing that contains water over eighteen inches deep. Swimming pool includes in-ground and aboveground/on-ground structures, including, but not limited to, hot tubs, spas, portable spas, and permanent wading pools.

Swimming Pool, Indoor. A swimming pool that is totally contained within a residential structure and surrounded on all four sides by walls of such structure.

Swimming Pool, Outdoor. Any swimming pool that is not an indoor pool.

Telecommunication Terms.

Antenna. Any system of wires, poles, rods, reflecting discs or similar devices used for the transmission or receiving of electromagnetic radio frequency waves.

Building-Mounted. An antenna that is affixed to or supported by the roof or exterior wall of a building or other structure.

Ground-Mounted. An antenna that is fully or partially supported by a platform, framework, pole or other structural system that is affixed to or placed directly on or in the ground.

Collocation. The location of two or more wireless communication facilities on a single support structure or otherwise sharing a common location. For the purposes of this chapter, collocation shall also include the location of wireless communication facilities with other facilities such as water tanks, light standards and other utility facilities and structures.

Communication Tower. Any structure that is used to transmit or receive electromagnetic radio frequency waves or that supports such a device.

Electromagnetic Radio Frequency Waves. Waves of electric and magnetic energy radiate away from a transmission source to be picked up by a receiving antenna for the purpose of communicating information.

Wireless Communication Facility. A facility containing communication towers and/or antennas and any related equipment for the purpose of transmitting or receiving electromagnetic radio frequency waves.

Chapter 17.62 RULES OF MEASUREMENT

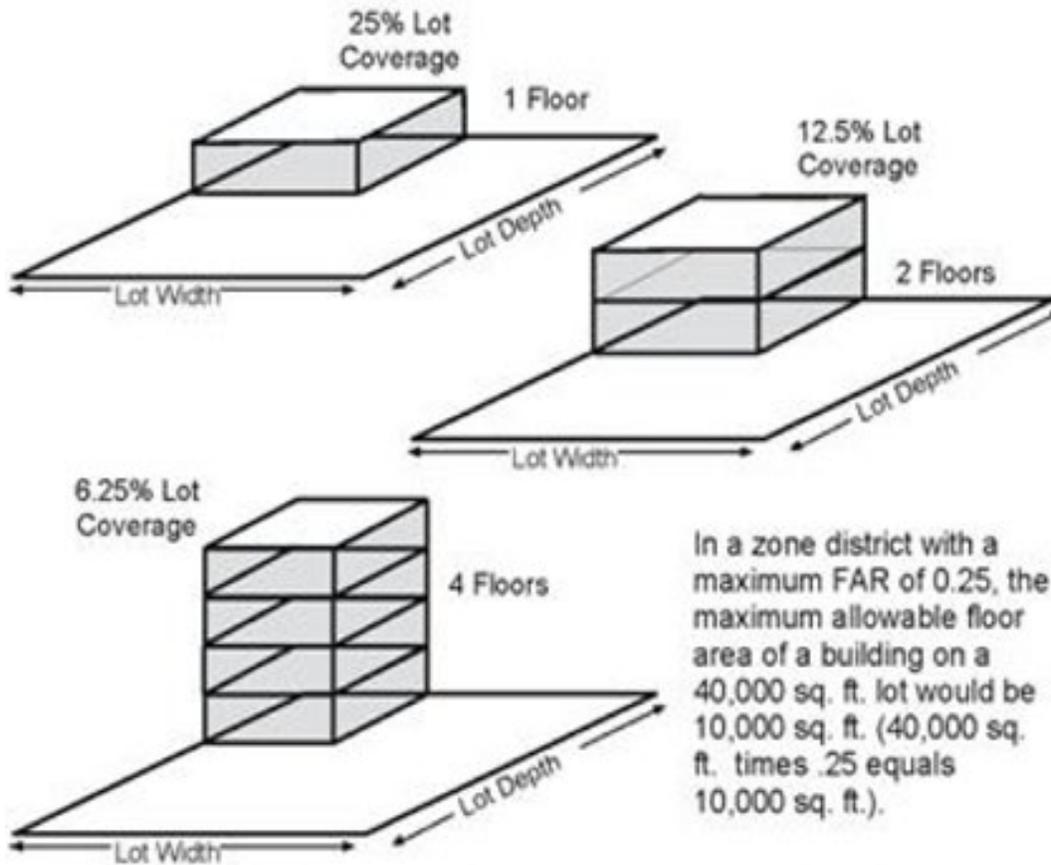
17.62.010 Purpose.

This section explains how the various measurements referenced in this title are to be calculated.

17.62.020 Determining floor area ratio.

The floor area ratio shall be measured as the proportion of allowable building floor area per area of the parcel of land upon which the building rests. For purposes of calculating the floor area ratio, gross floor area associated with the following is excluded: (a) attic space having a headroom of seven feet or less, (b) space devoted exclusively to enclosed parking and loading, (c) a utility room or furnace room, and (d) basement space.

Possible Building Configurations for 0.25 FAR



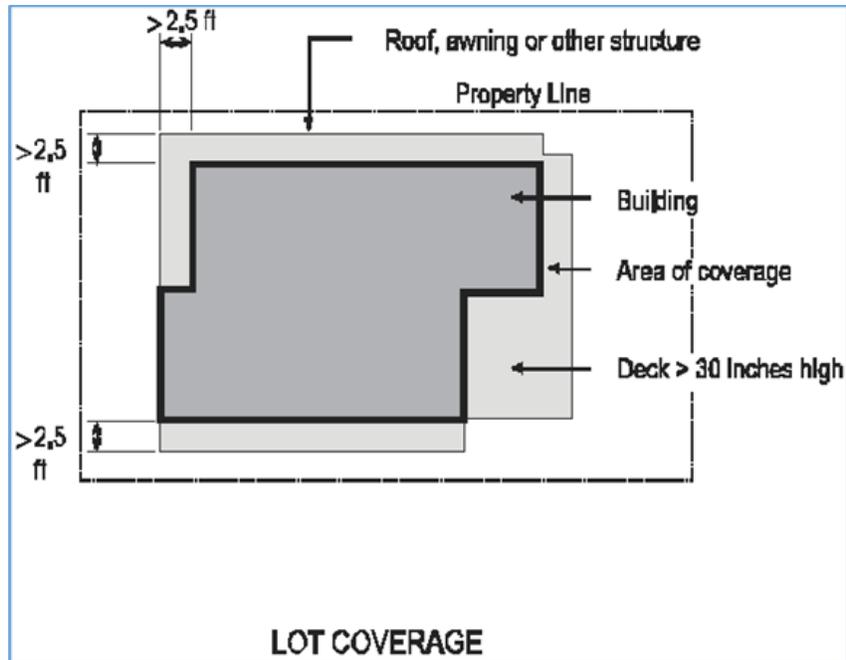
NOTE: Variations may occur if upper floors are stepped back from ground level lot coverage.

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

17.62.030 Determining lot coverage.

The total land area covered by all principal and accessory structures on a site, including projections, shall be considered in determining lot coverage, except the following:

- A. Eaves projecting less than two and one-half feet from a building.
- B. Trellises and similar structures that do not have solid roofs.
- C. Uncovered and unenclosed swimming pools, spas, patios, sport courts, decks, porches, landings, balconies and exterior stairways.



17.62.040 Fractions.

When calculations result in fractions, the results will be rounded as follows:

- A. Minimum Requirements. When a regulation is expressed in terms of a minimum requirement, any fractional result will be rounded to the next whole number unless otherwise stipulated. For example, if a minimum requirement of one tree for every thirty feet is applied to a fifty-foot strip, the resulting fraction of 1.37 is rounded up to two required trees.
- B. Maximum Limits. When a regulation is expressed in terms of maximum limits, any fractional result of one-tenth or above will be rounded to the next whole number (fractions shall be truncated at the first decimal place). For example, if a maximum limit of one dwelling unit for every twenty thousand square feet in the "RE" district is applied to a fifty-six thousand square-foot site, the resulting fraction of 2.8 is rounded up to three allowed dwelling units. However, the maximum density permitted within the range established by the general plan cannot be exceeded.

17.62.050 Measuring distances.

- A. Distances are Measured Horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area or other object. These distances are not measured by following the land's topography. See Figure 17.62.050.

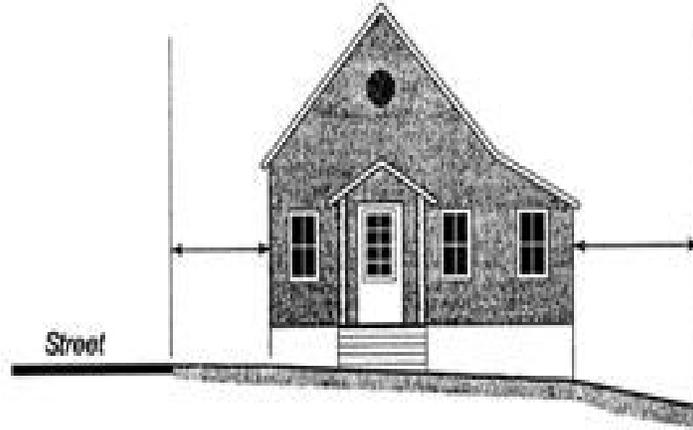
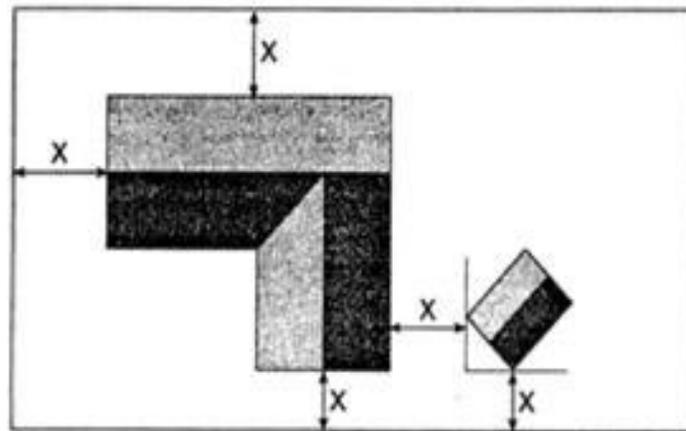


Figure 17.62.050-A and D

Measuring Distances

- B. Measurements are of the Shortest Distance. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is taken at the closest point between the two objects. See Figure 17.62.060-B. Exceptions are stated in subsections C, D, and E of this chapter.



("X" is measured to the foundation)

Figure 17.62.060-B

Measuring Shortest Distance

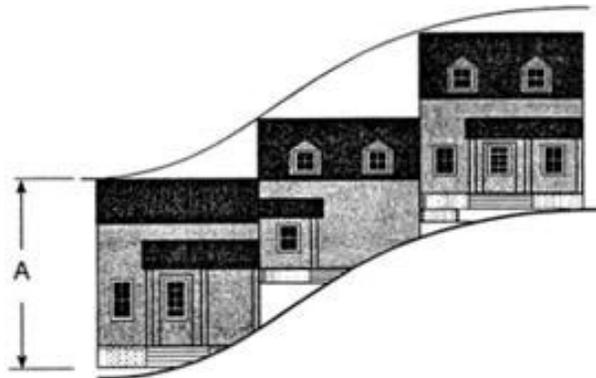
- C. Measurement of Vehicle Stacking or Travel Areas. The minimum travel distance for vehicles, such as garage-entrance setbacks and stacking-lane distances, is measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along their arcs.
- D. Measurements Involving a Structure. Measurements involving a structure are made to the closest wall of the structure. Chimneys, eaves, and bay windows are not included in the measurement. Other features, such as covered porches and entrances, are included in the measurement.
- E. Underground Structures. Structures or portions of structures that are entirely underground are not included in the measurement of required distances.

17.62.060 Measuring distances on maps.

Zone boundaries that are shown crossing lots are usually based on a topographic feature, floodplain limits, a certain distance from a stream corridor or a right-of-way line. When zone boundaries cross properties with no clear indication of the basis for the line, exact distances are to be determined by scaling the distances from the zoning map using the center of the zoning line on the map.

17.62.070 Measuring height.

- A. Measuring Building Height. The height of buildings is measured as provided in this code. The height of a building is the vertical distance from the finished grade adjacent to the structure to the highest point on the roof. For a flat roof, the measurement is made to the top of the parapet or, if there is no parapet, to the highest point of the roof. The measurement is made to the deck line of a mansard roof or to the height of the highest gable of a pitched or hipped roof. For other roof shapes, such as domed, vaulted, or pyramidal shapes, the measurement is to the highest point. See Figure 17.62.080-A and -B.



A = HEIGHT OF BUILDING AT ANY POINT ALONG SLOPE

Figure 17.62.070-A

Measuring Height - Sloping Lots



Figure 17.62.070-B

Measuring Height - Roof Types

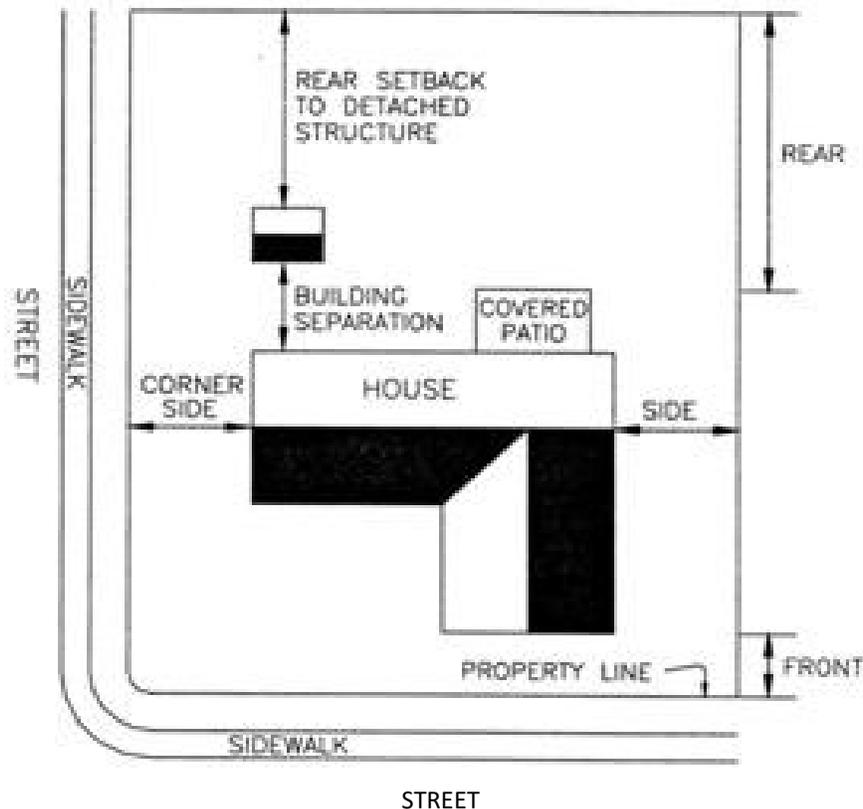
- B. Measuring Height of Other Structures. The height of other structures, such as fences, is the vertical distance from the ground level immediately under the structure to the top of the structure. Special measurement provisions are also provided below.
 1. Measuring Height of Retaining Walls and Fences. Retaining walls and fences are measured from the ground level on the higher side of the retaining wall or fence.
 2. Measuring Height of Decks. Deck height is determined by measuring from the ground to the top of the floor of the deck if there is no rail or from the ground to the top of the rails for all other situations.

17.62.080 Measuring lot widths and depths.

- A. Lot Depth. The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line or to the most distant point on any other lot line where there is no rear lot line.
- B. Lot Width. The horizontal distance between the side lot lines may be measured at the front property line or at the front building setback line to establish the lot width.

17.62.090 Setbacks.

Setbacks shall be measured as depicted in the following figure. Building setbacks are measured from the foundation line.



STREET
 Figure 17.62.090
 Setbacks

17.62.100 Setback averaging.

Certain regulations allow for setbacks to be averaged. In these situations, the required setback may be reduced to the average of the existing setbacks of the lots that are on both sides of the site. See Figure 17.62.100. The following rules apply in calculating the average:

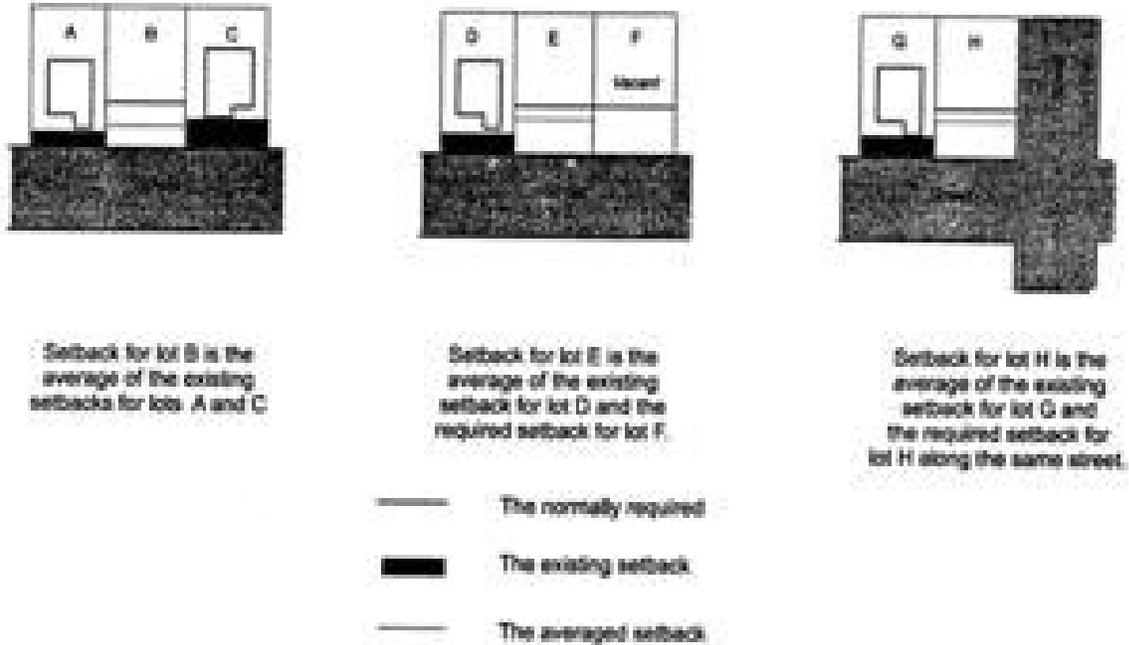


Figure 17.62.100 (to be replaced)

Setback Averaging

- A. The setbacks used for the calculations must be the same type of setback that is being averaged. For example, only garage-entrance setbacks can be used to average a garage-entrance setback.
- B. Only the setbacks on the lots that are on the same street side may be used. Setbacks across the street or along a different street may not be used.
- C. When one abutting lot is vacant or if the lot is a corner lot, then the average of the setback of the abutting nonvacant lot and the required setback for the vacant lot.

17.62.110 Measuring a radius.

Whenever this zoning ordinance refers to a distance other than a "walking distance," the measured distance from a particular project shall be determined by a straight-line measurement from all points along the lot line of the subject project.

17.62.120 Measuring sign area.

- A. Sign Area. The sign area shall be measured as the area within the smallest perimeter that will enclose all the letters, figures or symbols which comprise the sign, but excluding essential supports. For double-faced signs, the area is the total of both sides. For multi-faced signs, the area is the sum of all faces.

- B. Sign Height. The sign height shall be measured as the dimension determined by measuring the distance between the highest point of the actual sign face and the finished grade directly below it. Sign height shall be measured in feet.

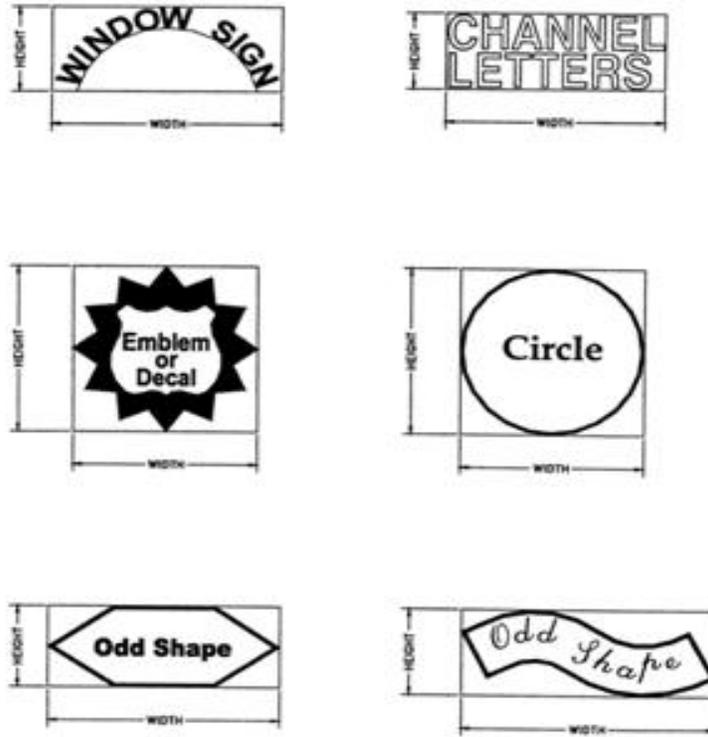


Figure 17.62.120
Sign Area