

PART 11.7 DEFINITIONS & RULES OF MEASUREMENT

Part 11.7	Definitions & Rules of Measurement	11.7-1
Chapter 11.7.01	Definitions	11.7-3
§11.7.01.001	“A” Definitions.....	11.7-3
§11.7.01.002	“B” Definitions.....	11.7-6
§11.7.01.003	“C” Definitions.....	11.7-8
§11.7.01.004	“D” Definitions.....	11.7-10
§11.7.01.005	“E” Definitions.....	11.7-12
§11.7.01.006	“F” Definitions.....	11.7-14
§11.7.01.007	“G” Definitions.....	11.7-17
§11.7.01.008	“H” Definitions.....	11.7-20
§11.7.01.009	“I” Definitions.....	11.7-20
§11.7.01.010	“J” Definitions.....	11.7-21
§11.7.01.011	“K” Definitions.....	11.7-21
§11.7.01.012	“L” Definitions.....	11.7-21
§11.7.01.013	“M” Definitions.....	11.7-29
§11.7.01.014	“N” Definitions.....	11.7-31
§11.7.01.015	“O” Definitions.....	11.7-31
§11.7.01.016	“P” Definitions.....	11.7-33
§11.7.01.017	“Q” Definitions.....	11.7-36
§11.7.01.018	“R” Definitions.....	11.7-36
§11.7.01.019	“S” Definitions.....	11.7-39
§11.7.01.020	“T” Definitions.....	11.7-46
§11.7.01.021	“U” Definitions.....	11.7-47
§11.7.01.022	“V” Definitions.....	11.7-49
§11.7.01.023	“W” Definitions.....	11.7-51
§11.7.01.024	“X” Definitions.....	11.7-51
§11.7.01.025	“Y” Definitions.....	11.7-51
§11.7.01.026	“Z” Definitions.....	11.7-51

List of Tables

Table 11.7.01-1: Slope Factor as Related to Average Slope).Slope—Factor	11.7-42
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List of Figures

Figure 11.7.01-1: Front Façade	11.7-16
Figure 11.7.01-2: Horizontal Plane of Light Fixture	11.7-17
Figure 11.7.01-3: Example of Lot Types	11.7-23
Figure 11.7.01-4: Examples of Lot Types	11.7-24
Figure 11.7.01-5: Corner Lot Example	11.7-24
Figure 11.7.01-6: Examples of Yard and Setback Definitions	11.7-26
Figure 11.7.01-7: Average Lot Width—Regular Shaped Lot	11.7-27
Figure 11.7.01-8: Average Lot Width—Irregular Shaped Lot	11.7-27
Figure 11.7.01-9: Average Lot Width—Lot with Easement	11.7-28
Figure 11.7.01-10: Retaining Wall—Section	11.7-38
Figure 11.7.01-11: Story	11.7-44
Figure 11.7.01-12: Visibility Triangle	11.7-50

Chapter 11.7.01 Definitions

This Chapter provides definitions of terms and phrases used in this Zoning Code that are technical or specialized or that may not reflect common usage. If any of the definitions in this Chapter conflict with definitions in other provisions of the LCFMC, these definitions shall control for the purposes of this Zoning Code. If a word is not defined in this Chapter, or in other provisions of this Zoning Code or in other provisions of the LCFMC, the Director shall determine the correct definition. As used in this Zoning Code, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise. Definitions of land uses are followed by the term "land use" in parentheses (land use).

§11.7.01.001 "A" Definitions.

A/B Line. A hillside management line established in the General Plan and implemented by the Zoning Code. The A/B Line separates the "A," more urban development, from the "B," more rural development on very steeply sloping hillsides, with the purpose of minimizing negative impacts of hillside development and preserving the City's views, open space, and environmental and recreational resources.

Abut or Abutting. See "Adjoining."

Accessory Use, General (land use). A use customarily incidental to, related, and clearly subordinate to a primary use established on the same lot or parcel of land (or, in the case of a commercial use, in the space occupied by a particular land use), which accessory use is otherwise a permitted use in the zone; does not alter said principal use, does not exceed 20% (twenty percent) of the gross floor area of the use, including storage (unless otherwise specified); nor serve any property other than the parcel where the principal use is located. An accessory use may be located either in the primary structure or an accessory detached structure.

Accessory Use, Non-Residential (land use). A use meeting the definition of "accessory use, general," and unless otherwise specified in this Zoning Code, including the following:

- Light manufacture or assembly of small products (such as apparel, jewelry, sculpture, and art) in support of the on-site retail business that is the primary use of the site;
- Pharmacies within medical office buildings and hospitals;
- Other non-residential accessory uses and activities that serve the needs of employees, guests, patrons, and customers of the primary use, as determined by the Director to be of the same general character as those listed above, and not objectionable or detrimental to surrounding properties and the neighborhood.

Accessory Use, for Residential Developments of More than Two (2) Dwelling Units (land use). A use meeting the definition of "accessory use, general," and including the following: accessory uses for residential projects of more than two (2) dwelling units include places of assembly, such as common recreation and community rooms or similar facilities appurtenant to a project, and recreational facilities such as playground equipment, unlighted tennis courts, pools, or similar facilities appurtenant to a project.

Adjacent. Two (2) or more lots or parcels of land separated only by an alley, street, highway, recorded easement, excluding freeways, or two or more objects that lie near or close to each other.

Adjoin or Adjoining. Two (2) or more lots or parcels of land sharing a common boundary line, or two (2) or more objects in contact with each other. Lots or parcels of land which touch at corners only shall not be deemed adjoining. “Abut” or “abutting” and “contiguous” mean the same as adjoining.

Adult Day Care (land use). See “Day Care – Adult.”

Air B&B (land use). See “Short-Term Vacation Rental.”

Alcoholic Beverage Sales - Off-Sale (land use). See “Liquor Store.”

Alcoholic Beverage Sales - Off-Sale, Accessory Only (land use). A retail establishment that has all the following characteristics:

- Alcoholic beverages will be or are sold or served for consumption off the premises where sold or served; and
- The establishment is applying for or has obtained an ABC License Type 20 (off-sale beer and wine—package store) or License Type 21 (off-sale general—package store); and
- The sale of alcoholic beverages is accessory to the primary retail use and the display area for alcoholic beverages does not exceed 15% (fifteen percent) of the gross floor area of the use, including storage. Illustrative examples include drug stores, grocery stores and supermarkets, and florist and gift shops that propose the incidental sale of wine along with gift or floral baskets.

Alcoholic Beverage Sales - On-Sale (land use). An establishment that sells, serves, or gives away alcoholic beverages for consumption on the premises and that is applying for or has obtained any ABC Licenses for on-site consumption. The establishment shall include any immediately adjacent area that is owned, leased, or rented, or otherwise controlled by the licensee. May include uses such as “Bars, lounges, and nightclubs,” “Eating and drinking establishments,” and “Brewpubs.”

Alcoholic Beverage Sales - On-Sale, Accessory Only (land use). An establishment that has all the following characteristics:

- Alcoholic beverages will be or are sold, served, or given away for consumption on site; and
- The establishment is applying for or has obtained a restricted license, seasonal license, or similar special purpose license (e.g., ABC License Type 51 (Club); ABC License Type 52 (Veterans Club); ABC License Type 57 (Special On-Sale General); ABC License Type 60 (On-Sale Beer—Seasonal), ABC License Type 70 (On-Sale General—Restrictive Service); ABC License Type 80 (Bed and Breakfast Inn—General); etc.); and
- The sale of alcoholic beverages is only accessory to the primary use.

Alley. A public or private right-of-way less than forty (40) feet wide which affords a means of vehicular access to the side or rear of properties abutting a primary, major, collector, residential collector, and local residential roadway as provided in the Circulation Element of the City’s General Plan.

Alternative Transportation. The use of modes of transportation other than the single passenger motor vehicle, including but not limited to carpools, vanpools, buspools, public transit, walking and bicycling.

Angle-Plane Limit. A limit to building bulk for single-family residences as provided for in Subsection 11.3.03.005(C)(1).

Animal, Ordinary Household. Any animal, no larger than the largest breed of dogs, which is normally domesticated and readily purchased from a bona fide pet store. This term includes domesticated dogs, cats, fish, birds, small mammals, reptiles, and other similar animals customarily kept for personal use as domestic pets within a dwelling unit. Not included in this definition are livestock, farm fowl, wild animals, and those animals whose ownership is prohibited by the State of California, the United States government, or other portions of this Zoning Code.

Animal Boarding (land use). An establishment where more than three (3) dogs over the age of four (4) months, three (3) cats over the age of four (4) months, or three (3) other small animals are treated, conditioned, boarded, raised, or offered for sale for any form of compensation, including donations by a person or entity.

Animal Grooming (land use). An establishment that bathes, clips, or combs ordinary household animals on a commercial basis.

Animal Sales (land use). The retail sales of ordinary household animals within an entirely enclosed building. These uses may include grooming and veterinary services, if incidental to the retail use.

Antenna. That part of a personal wireless service facility designed to radiate or receive radio frequency signals.

Antenna Height. The vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure, even if the highest point is an antenna. Measurement of antenna height shall include the antenna, base pad and other facilities, equipment and appurtenances and shall be measured from the finished grade.

Apartment House (land use). A building, or a portion of a building designed or used for occupancy by three (3) or more households, living independently of each other and containing three (3) or more dwelling units.

Architectural Appurtenance. A tower, spire, cupola, dome, chimney, mechanical equipment, elevator tower, stairwell, pool equipment, fire equipment, ventilating fans, water tanks, cooling towers, solar panels or the structure to support solar equipment in compliance with state law, guard rails required by the building code for rooftop decks or terraces, permanent trellises and shade structures on rooftop decks or terraces, or other features determined by the Director to be similar.

Applicable Development. Any development project that is determined to meet or exceed the project size threshold criteria contained in Section 11.5.11.003.

Arbor. A rustic work or latticework bower designed to be intertwined with climbing vines or flowers.

Attic. An unfinished enclosed area that is: located between the ceiling of the uppermost story of a building and the building's roof; less than six (6) feet in height; not habitable, although it may be used for storage or mechanical equipment; and not accessible by any means other than a stepladder or a pull-down ladder. See also Figure 11.7.01-1.

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

Automobile Sales, New Vehicles Only (land use). Retail establishment selling and/or leasing automobiles, trucks, and vans. May also include on-site inventory, display, storage, maintenance, and repair of automobiles and incidental sales of parts and accessories.

Awning. A structure which is designed to provide shelter and/or serve as a decorative/architectural feature, and is attached to the underlying permanent structure.

§11.7.01.002 "B" Definitions.

Balloons. Any inflated or inflatable object, with or without copy.

Banners. See "Flags, pennants, banners, bunting or streamers."

Banks and Financial Services (land use). Financial institutions, including: banks and trust companies; credit unions; credit agencies; holding (but not primarily operating) companies; lending and thrift institutions; other investment companies; securities/commodity contract brokers and dealers; security and commodity exchanges; vehicle finance (equity) leasing agencies. See also, "automated teller machines" (ATMs).

Base of Antenna Support Structure. The lowest point of the base or base pad, whichever is lower.

Basement. That portion of the structure where perimeter walls and floor are completely below adjacent grade except for six (6) inches of wall as measured from the bottom of the sole or bottom plate. See also Figure 11.7.01-11.

Batting Cage (land use). An outdoor area that is generally enclosed by fencing, netting, or some other barrier, and which is used for practicing baseball or softball hitting. A batting cage does not include equipment used in baseball or softball that is not generally enclosed, used for a temporary period and which can be disassembled, or compressed and moved after use (i.e., backstop, hitting nets, etc.).

Batting Cage, Temporary (land use). A batting cage that is not permanent in nature, and shall be disassembled, or compressed and stored after each use. If the temporary batting cage is not disassembled, or compressed and moved, after each use, then it shall be considered a batting cage and shall be subject to all the applicable regulations for that use.

Bay Window. A projecting bay from an exterior wall of a structure that contains window glazing over at least 50% (fifty percent) of any surface of the bay, does not lie perpendicular to the exterior wall, does not provide floor area, and is not supported by a foundation but instead is cantilevered out from an exterior wall.

Bed & Breakfast (B&B) (land use). A residential structure with up to four (4) guest rooms rented for transient lodging, where meals may be provided subject to applicable Health Department regulations. A B&B with more than four (4) guest rooms is considered a hotel or motel, and is included under the definition of “Hotels and Motels.” Does not include “Rooming and Boarding Houses” or “Short-Term Vacation Rental.”

Berm. A mound separating two lower land areas.

Billboard. An off-premises sign designed for changeable advertising copy and which is normally used for the advertisement of goods, products or services.

Boarding House (land use). See “Rooming and Boarding House.”

Bonus Open Space Area. Encouraged open space that is counted as more than its actual area.

Box (size). The size of a tree’s container when sold, if boxed.

Building. Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

Building, Enclosed. A building enclosed on all sides.

Building Height. The vertical distance as measured from the lowest finish grade adjacent to the building wall to the highest portion of the building perpendicular to the building wall from the measured grade point, unless otherwise specified in this Zoning Code.

Building Materials and Supplies (land use). An establishment that sells the elements of which a building or structure can be made and that are physically incorporated into the structure, the tools necessary to construct the building or structure, and other typical products that are used to construct a building or structure.

Building Projection. A horizontal element projecting from an exterior wall of the building.

Bunting. See “Flags, pennants, banners, bunting or streamers.”

Business Support Services (land use). An establishment primarily within a building, providing other businesses with services, including maintenance, repair and service, testing, rental, etc. Illustrative businesses include:

- Blueprinting;
- Book binding;
- Business equipment repair services (except vehicle repair, see “Vehicle Services”);
- Commercial and graphics art and design studios (including production);
- Computer and data processing services;
- Computer-related rental and repair services;

- Photocopying, printing, and duplicating services;
- Equipment rental businesses within buildings (rental yards are under “Outdoor Display and Retail Sales, Permanent”);
- Film processing and photofinishing;
- Heavy equipment repair services where repair occurs on the client site;
- Janitorial services including window cleaning;
- Mail/advertising services (reproduction and shipping);
- Photoengravers and lithographers;
- Secretarial and stenographic services; and
- Other similar business support services as determined by the Director.

§11.7.01.003 “C” Definitions.

Canopy Index. A tree’s height multiplied by its canopy width.

Carpool. Vehicle carrying two (2) to six (6) persons commuting together to and from work on a regular basis.

California Environmental Quality Act (CEQA). A statute that requires all jurisdictions in the State of California to evaluate the extent of environmental impact posed by proposed development.

Caretaker Residence (land use). A dwelling unit limited to use by a caretaker or supervisor and his/her immediate family as an accessory use to the primary use, where continuous supervision is required for the primary use.

Car Wash (land use). Permanent, self-service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. See Subsection 11.6.12.005(B)(6) (Temporary Use Permits) for temporary car washes for fund-raising activities.

Catering Service (land use). An establishment that prepares and delivers food and beverages for serving on the premises of a client, without facilities for on-site pick-up or consumption.

Center Line. Where reference is made to the “center line” of any primary, major, collector, residential collector, and local residential roadway, such center line is deemed to be the center line established by the City Engineer for any proposed or dedicated public way which, in whole or in part, is included in any such roadway. Said established center lines are those shown on a series of maps on file in the office of the City Engineer.

Cell on Wheels (COW). A personal wireless service facility temporarily rolled in or temporarily installed.

Chapter. A chapter of this Zoning Code unless some other ordinance or statute is mentioned.

Child Day Care (land use). See “Day Care Facility, Child.”

Church (land use). See “Religious Facility.”

City. “City” with an uppercase “C” shall mean the city government of the city of La Cañada Flintridge; “city” with a lowercase “c” shall mean the geographical limit of the city of La Cañada Flintridge.

Clubs, Lodges, and Meeting Halls. An organization and its premises catering primarily to its members for social, recreational, educational, or athletic purposes. Does not include “Adult Oriented Business.”

Clustered Landscaping Areas. Areas in which the major elements of landscaping are clustered together.

Comfort Station. A building providing lavatory facilities for public use.

Commercial (land use). Land and/or a structure used for the purpose of commerce. This may include retail trade, offices, services, and other similar uses unless otherwise specified.

Commercial Zone. As used in this Zoning Code, means CG, CN, and CO zones.

Common Area at a Shopping Center. Any indoor or outdoor common area of a shopping center accessible to and usable by the occupants or customers of more than one (1) retail establishment including, but not limited to, a hall, lobby, outdoor eating area, play area, gathering area with either seats or benches provided, or gathering areas having a water feature such as a fountain, and parking lots.

Community Center (land use). Multi-purpose meeting and recreational facilities typically consisting of one (1) or more meeting or multi-purpose rooms, and kitchen and/or outdoor barbecue facilities, that are available for use by various groups for activities including meetings, parties, receptions, dances, etc.

Community Garden (land use). Land used for cultivation of fruits, vegetables, plants, flowers, and/or herbs, which is shared and maintained by multiple users, including those who may not own or rent the property on which the community garden is located, and which may be divided into smaller plots for use by individual users.

Contiguous. See “Adjoin or Adjoining.”

Convalescent Care/Skilled Nursing Facility (land use). A facility providing skilled nursing and health-related care on a twenty-four (24) hour basis for persons requiring regular medical attention as a primary use with in-patient beds. May include board and care homes; rest homes; extended care facilities; nursing homes; hospice; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Residential Care Homes.” Does not include facilities providing emergency medical or surgical services.

Condominium Development (land use). As defined by Civil Code Section 1315, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map.

Condominium Unit. The particular area of land or airspace that is designed, intended, or used for exclusive possession or control by individual owners or occupiers.

Convenience Store (land use). A retail establishment that is primarily engaged in the retail sale of a limited inventory of commonly consumed prepackaged food and drink products not intended for home preparation and consumption, such as snack foods, toiletries, soft drinks, tobacco, magazines, and newspapers, where the gross floor area is less than five thousand (5,000) square feet of retail floor area and intended to provide quick service. The sale of prepared foods for on-site or off-site consumption is limited to 10% (ten percent) of total floor area. A convenience store shall be located on the same parcel with a service station and may not be a stand-alone use.

Convent/Monastery (land use). Group dwellings for members of religious orders.

Cottage Food Operations (land use). An enterprise wherein an individual prepares and packages not potentially hazardous foods in a primary residential dwelling unit, which serves as his or her private residence, said foods being for the direct and/or indirect sale to consumers, and that does not have more than one full-time equivalent employee, and generates not more than: (1) thirty-five thousand dollars in gross annual sales in 2013; (2) forty-five thousand dollars in gross annual sales in 2014; (3) fifty thousand dollars in gross annual sales in 2015 and beyond as identified in California Health and Safety Code Section 113758.

County. The county of Los Angeles.

Court. An open area enclosed on at least three (3) sides by building walls.

Covered. Less than 50% (fifty percent) open to the sky. A covering that can be moved to be open, partially open, or closed shall be defined as "Covered."

Craft Brewery, Winery, or Distillery (land use). A small-scale facility where beer, malt beverages, wine, hard cider, or spirits are made on-premises and then sold or distributed, and which produces fifteen thousand (15,000) barrels (or equivalent gallons) per year or less. Its products are primarily intended for local and/or regional consumption. The brewer may sell to a retailer or directly to a customer.

Crematory (land use). A building or structure, within which the remains of deceased persons are or are intended to be cremated. See "Mortuary."

§11.7.01.004 "D" Definitions.

Day Care. Nonmedical care and supervision of persons in need of personal services, supervision, or assistance essential for sustaining activities of daily living or for the protection of the individual on a less than twenty-four (24) hour basis. Includes adult and child daycare facilities as defined below.

Day Care Facility, Adult (land use). Adult Day Care Facilities include the following:

- **Small Adult Day Care Home (six (6) or fewer adults).** Day care facilities located in single-unit dwellings where an occupant of the dwelling provides care and supervision for six (6) or fewer adults.
- **Large Adult Day Care Home (seven to fourteen (14) adults).** Day care facilities located in single-unit dwellings where an occupant of the dwelling provides care and supervision for seven (7) to fourteen (14) adults.

- **Adult Day Care Center.** A commercial or non-profit day care facility other than an adult day care home, designed and approved to accommodate fifteen (15) or more adults.

Day Care Facility, Child (land use). These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

- **Family Day Care Home.** A home that regularly provides care, protection, and supervision for fourteen (14) or fewer children, in the provider's own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away, and is either a "large family day care home" or a "small family day care home." (California Health and Safety Code § 1596.78(a), as may be amended.)
- **Large Family Day Care Home - (seven to fourteen (7-14) children).** A home that provides family day care for seven (7) to fourteen (14) children, inclusive, including children under the age of ten (10) years who reside at the home, as set forth in Section 1597.465 and as defined in regulations, as may be amended. (California Health and Safety Code § 1596.78(b), as may be amended.)
- **Small Family Day Care Home - (eight (8) or fewer children).** A home that provides family day care for eight (8) or fewer children, including children under the age of ten (10) years who reside at the home, as set forth in Section 1597.44 and as defined in regulations, as may be amended (California Health and Safety Code § 1596.78(c), as may be amended).
- **Child Day Care Center.** A commercial or non-profit child day care facility other than a family day care home, designed and approved to accommodate fifteen (15) or more children. Includes infant centers, preschools, extended day care facilities, and school-age day care facilities. These may be operated in conjunction with a school or religious facility, or as an independent land use. (California Health and Safety Code § 1596.76, as may be amended.)
- **Employer-Sponsored Child Care Center.** Any child daycare facility at the employer's site of business operated directly or through a provider contract by any person or entity having one (1) or more employees, and available exclusively for the care of children of that employer, and of the officers, managers, and employees of that employer. (California Health and Safety Code § 1596.771, as may be amended.)

Day/Health Spa (land use). Any premises, place of business, or membership club providing facilities devoted primarily to health, beauty, and relaxation that deals with cosmetic, therapeutic, and/or holistic treatments, where people visit for professionally administered personal care treatments. A medical spa shall be classified as a "Medical Services" land use.

Deck. An outdoor platform wholly or partially supported from the ground below, which may be surrounded by a railing, balustrade, or parapet. A deck can be freestanding or attached to a building.

Decorative Block. Masonry units having significant texture, scoring, and/or clay faces.

Density: As used in this Zoning Code, "density" refers to the development capacity of residential land and is expressed as the number of dwelling units per acre (du/ac).

Density Bonus. A density increase over the otherwise allowable maximum residential density, in accordance with Government Code Sections 65915, et seq.).

Director of Community Development (Director). The person with the title of Director of Community Development of the city of La Cañada Flintridge, or his or her designee.

Discretionary. A decision which requires the exercise of judgment or deliberation when the decision-making authority decides to approve or disapprove a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Domestic Animal. An ordinary household animal which is commonly maintained in residence with humans. See "Animal, Ordinary Household."

Donation Collection Bin (land use). Any attended or unattended bin, box, canister, container, receptacle, trailer, accessory structure, or similar facility located anywhere outside of an enclosed building on private or public property, provided by a person, organization, or collection center, which is used for the primary purpose of receiving or storing donated items of salvageable personal property, including household goods and clothing. The definition of this land use does not include any such bin located inside of a building, or bins, containers, or other receptacles or recycling facilities used exclusively for the collection of refuse, recyclable material, or California Redemption Value (CRV) beverage containers in conformance with applicable State or local law.

Dormer. A structure projecting from and contained within a sloping roof usually housing a vertical window that is placed in a small gable, or containing a ventilating louver.

Downtown District. The district of Foothill Boulevard extending from Verdugo Boulevard east to Hampton Road, which is one of five (5) portions of Foothill Boulevard designated on Figure LUE-3 (Foothill Districts) in the Land Use Element of the City's General Plan.

Drive-Through Facility (land use). A retail or service facility that provides products or services to persons who remain in their motor vehicles (for example, restaurant, pharmacy, bank, dry cleaning pick-up store, etc.). May be a primary or accessory use. Drive-through facilities shall be required to meet all standards and regulations provided in Chapter 11.4.14, including queuing, stacking, and parking and access requirements. Excludes "Service Stations."

Dwelling Unit. One or more rooms in a building or portion thereof designed, intended to be used, or used for occupancy by a single housekeeping unit for living and sleeping purposes, with all rooms (except an attached garage or carport) accessible from the interior of the dwelling unit.

Dwelling Unit, Accessory. See Chapter 11.4.02 (Accessory Dwelling Units).

Dwelling Unit, Primary. "Primary Dwelling Unit" means the main residence on the property that is not otherwise classified as an Accessory Dwelling Unit or Junior Accessory Dwelling Unit pursuant to Chapter 11.4.02 (Accessory Dwelling Units) or California Government Code Sections 65852.2 and 65852.22.

§11.7.01.005 "E" Definitions.

Easement. An interest in the real property that entitles the owner of the easement to a limited use or enjoyment of the other's land, usually in a specified manner or for a specified purpose.

Eating and Drinking Establishments (land use). See also “Alcohol sales, on-sale,” and “Drive-through facilities.”

- **Bar, Lounge, and Nightclub.** An establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premises license from the California State Department of Alcoholic Beverage Control (ABC) (i.e., ABC License Type 42 (On-Sale Beer and Wine—Public Premises), ABC License Type 48 (On-Sale General—Public Premises), and ABC License Type 61 (On-Sale Beer—Public Premises)). Persons under twenty-one (21) years of age are not allowed to enter and remain on the premises. The establishment shall include any immediately adjacent area that is owned, leased, rented, or controlled by the licensee.
- **Brewpub.** A restaurant with a craft brewery as an accessory use where the beer it produces is sold in draft form exclusively at its own premises. This operation may sell other supplier's beer, including other hand-crafted or micro-brewed beers as well as wine to patrons for consumption on its premises. The premises is defined as a "bona fide public eating place" by the State of California Department of Alcoholic Beverage Control. Off-sale of alcoholic beverages shall be limited to beers brewed on-site.
- **Outdoor Dining - Accessory.** An outdoor dining area contiguous and accessory to an eating and drinking establishment.
- **Restaurant - Full Service.** An establishment that sells food and beverages, prepared for primarily on-site consumption, and that has all the following characteristics:
 - Customers order food and beverages from individual menus;
 - Food and beverages are served to the customer at a fixed location (i.e., booth, counter, or table);
 - Customers pay for food and beverages after service and/or consumption; and
 - Alcoholic beverages may or may not be sold (see “Alcoholic beverage sales, on-sale”).
- **Restaurant - Fast Food.** An establishment whose design or principal method of operation includes four (4) or more of the following characteristics:
 - A permanent menu board is provided from which to select and order food;
 - A “formula retail” restaurant;
 - Customers pay for food before consuming it;
 - A self-service condiment bar and/or drink service is/are provided;
 - Trash receptacles are provided for self-service bussing; and
 - Furnishing plan indicates stationary seating arrangements.
- **Restaurant - Take-Out Service.** An establishment that sells food or beverages and that has all the following characteristics:
 - Sales are primarily for off-site consumption;
 - Customers order and pay for food at either a counter or service window;

- Incidental seating up to six (6) seats may be provided for on-site consumption of food or beverages; and
- Alcoholic beverages are not sold, served, or given away on the premises.
- Typical uses include bakeries, coffee, ice cream and frozen dessert stores, juice bars, small delicatessens, and similar establishments.

Electric Distribution Substation. An assembly of equipment which is part of a system for the distribution of electric power where electric energy is received at a sub-transmission voltage and transformed to a lower voltage for distribution for general consumer use.

Electric Transmission Substation. An assembly of equipment which is part of a system for the transmission of electric power where electric energy is received at a very high voltage from its source of generation by means of a network of high voltage lines and where, by means of transformers, said high voltage is transformed to a lower sub-transmission voltage for purposes of supplying electric power to large individual consumers, interchange connection with other power producing agencies or electric distribution substations for transformation to still lower voltage for distribution to smaller individual users.

Electronic Cigarette, Electronic Cigarette Paraphernalia. The terms “Electronic Cigarette Product” and “Electronic Cigarette Paraphernalia” as used in this Zoning Code are as defined in LCFMC §6.07.010 or its successor, and subject to LCFMC Chapter 6.07 (Tobacco Retail Licensing) or its successor.

Elevation, Geographical. Vertical distance above mean sea level (AMSL) or above (MSL).

Elevation, Architectural. Architectural drawings of a building’s exterior, generally labeled to show the direction each side of the building faces.

Emergency Shelter (land use). A temporary residential facility that provides overnight accommodations and residential services for homeless persons and/or families on a short-term basis.

Encroach. To extend beyond the allowed limits.

Equestrian Facility (land use). A facility where horses may be kept for purposes of boarding, personal use, rentals, and for training, riding lessons, horse clubs, and shows, whether or not the horses are boarded on-site.

Exterior View. The view from outside the enclosed space of a building, of a sign placed outside a building or within three (3) feet of a window.

Externally Illuminated. Illuminated in a manner other than described under “Internally illuminated.”

§11.7.01.006 “F” Definitions.

Farm Fowl. Chickens, ducks, and geese.

Fence. Any structure or barrier forming a physical separation or boundary.

Field. That portion of the sign area consisting of background, usually consisting of the sign area other than the lettering and other graphics.

Fixed Wireless. A wireless operation providing services such as local and long-distance telephone and high-speed internet to residential and business customers by means of a small, flat, equipment installation approximately twelve inches by twelve inches (12" by 12") (the "fixed wireless remote unit") on the exterior of each home or business that elects to use this service.

Flags, Pennants, Banners, Bunting or Streamers. Devices made of flexible materials, with or without copy.

Flat Roof. A roof having a pitch of less than 2:12.

Floor Area; Floor Area/Solid Roofed Area. The total area of all stories within the outside faces of exterior walls, including in the case of single-family residences: all solid roofed areas whether enclosed or not; attics that qualify as volume space; mezzanines/lofts; accessory dwelling units; guest houses; garages; barns; covered patios, porches, balconies, entries, and parking facilities enclosed on more than two (2) sides; the square footage under balconies and cantilevered floors that exceed thirty (30) inches in depth; and other solid roofed accessory structures; except as otherwise provided for in this Zoning Code (including, but not limited to, exemptions). See also Figure 11.7.01-11. Structured parking in non-single-family residential zones is not considered floor area.

Floor Area Ratio (FAR). The square footage of floor area/roofed area divided by the net lot area of the subject property.

Foot-Candle. The unit of measure expressing the quantity of light received on a surface. A measure of illuminance in lumens per square foot.

Formula Retail Business (land use). Establishment required by contractual or other arrangement to maintain any of the following: standardized ('formula') array of services and/or merchandise, trademark, logo, service mark, symbol, decor, architecture, layout, uniform, or similar standardized feature. Also commonly referred to as "chain" or "franchise" business.

Fortunetelling (land use). The telling of fortunes, forecasting of futures, or furnishing any information not otherwise obtainable by the ordinary process of knowledge by means of any occult, psychic power, faculty, force, clairvoyance, clairaudience, cartomancy, psychology, psychometry, phrenology, spirit, tea leaves or other such readings, mediumship, seership, prophecy, augury, astrology, palmistry, necromancy, mindreading, telepathy or other craft, art, science, card, talisman, charm, potion, magnetism, magnetized article or substance, crystal gazing, oriental mystery or magic of any kind or nature.

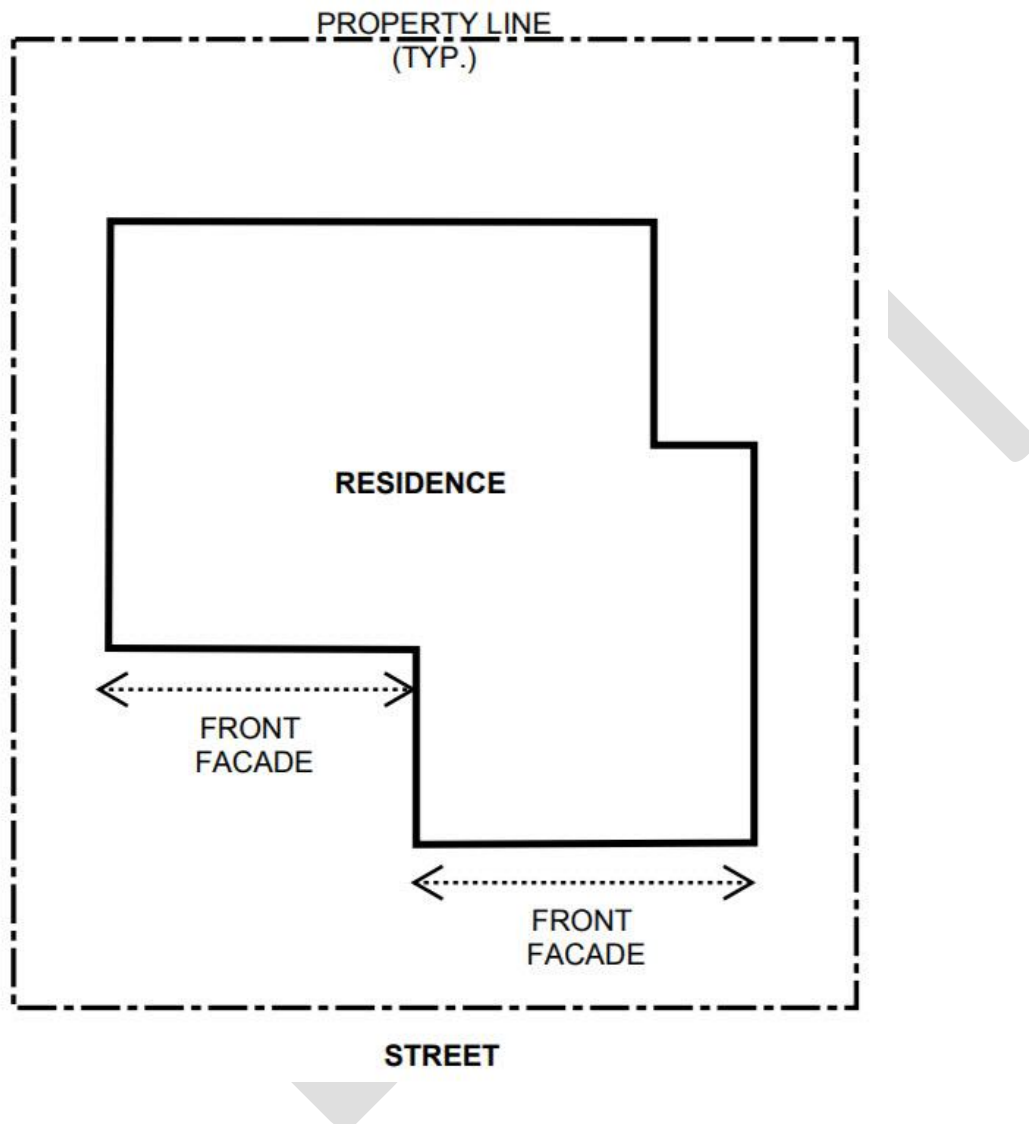
Freestanding. A structure that stands alone or on its own foundation free of support or attachments, such as a wall, sign, or other similar structure.

Freeway. A highway in respect to which the owners of abutting lands have no right or easement of access to or from their abutting lands, or in respect to which such owners have only limited or restricted right or easement of access and which is declared to be such in compliance with the Streets and Highways Code of the State of California; including principal roadways, interchange roadways connecting one freeway with another, and ingress and egress ramps connecting the freeway with other highways, but not including frontage roadways.

Frontage. A lot line along a street. For the purposes of this definition, a corner radius between lot lines on two (2) intersecting streets shall have one-half ($\frac{1}{2}$) its length included in each abutting lot line.

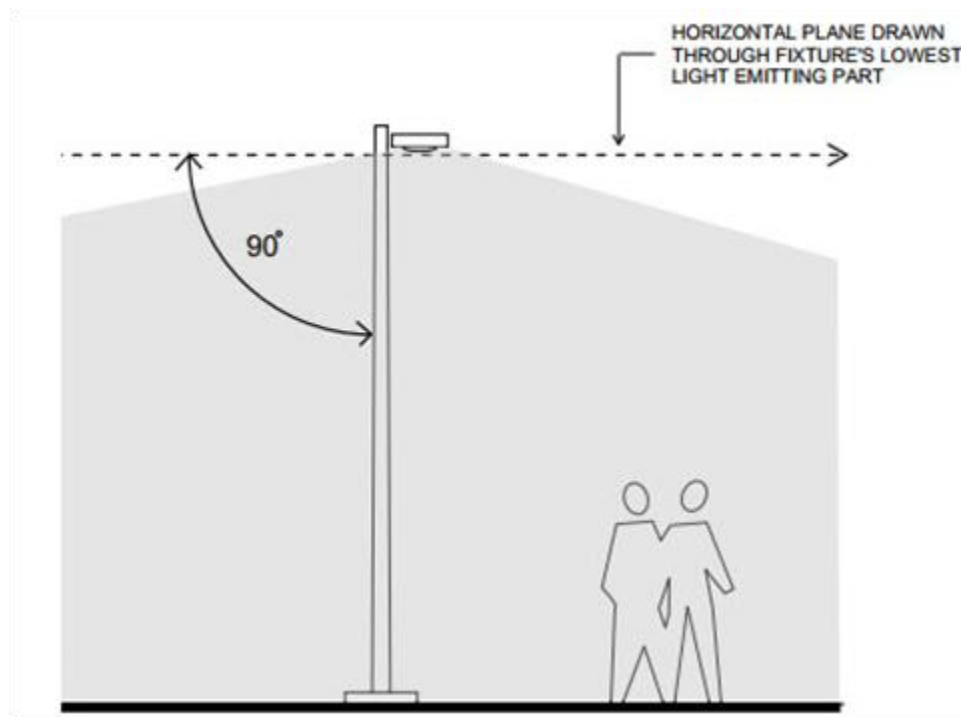
Front Façade, Residential. One or more exterior sides of a primary structure that face the front property line.

Figure 11.7.01-1: Front Façade



Fully Shielded. A light fixture constructed and installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below a horizontal plane drawn through the fixture's lowest light-emitting part. See Figure 11.7.01-2.

Figure 11.7.01-2: Horizontal Plane of Light Fixture



§11.7.01.007 "G" Definitions.

Gazebo. A freestanding, open-sided, roofed structure.

Geometric. Characterized by straight lines, triangles, circles or similar substantially regular forms.

General Retail Business (land use). Retail establishments, completely enclosed within structures, engaged in selling goods or merchandise to the general public. Examples of these establishments and lines of merchandise include, but are not limited to, the following.

- Antiques and collectibles (genuine antiques only);
- Appliances;
- Art galleries;
- Artists' supplies;
- Automotive parts and accessories;
- Bakeries (all production in support of on-site sales);
- Bicycle sales and rentals;
- Books (new and used);
- Cameras and photographic supplies;
- Carpeting and floor covering;
- Clothing and accessories;

- Department stores;
- Electronic equipment;
- Fabrics and sewing supplies;
- Florist;
- Gift shops;
- Grocery stores and supermarkets;
- Handcraft businesses;
- Hardware;
- Hobby supplies;
- Home furnishings and accessories;
- Houseplant stores or other nursery products (indoor sales only—outdoor sales are “Plant Nurseries and Garden Supply Stores”)
- Jewelry;
- Kitchen/cooking utensils;
- Luggage and leather goods;
- Musical instruments, parts, and accessories;
- Newsstands;
- Office supplies;
- Paint and wallpaper;
- Pet supplies;
- Pharmacies/drug stores (not including medical marijuana dispensaries);
- Religious goods;
- Secondhand clothing stores;
- Small wares;
- Specialty food and beverage;
- Specialty shops;
- Sporting goods and equipment;
- Stationery;
- Tobacco retailer;
- Toys and games.

Glare. Light entering the eye directly from a light fixture or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.

Glazing. Glass used in a building, such as windows or doors.

Golf Course (land use). An area of land laid out for the activity of playing golf, with a series of nine (9) or eighteen (18) holes, each including tee, fairway, and putting green and often one or more natural or artificial hazards, not including any associated club house, pool, tennis court, or other similar ancillary recreational facilities.

Government Poster. Official notice authorized by a court of law, a public body, or a public office, as well as warning or information signs authorized by a government public safety authority.

Governmental Facility (land use). A structure owned, operated, or occupied by the City or other governmental agency to provide a governmental service to the public (e.g., City Hall, community recreation center, post office, library, public safety station (fire and police), etc.).

Grade. Ground level.

Grade, Adjacent Finished. The finished grade of the ground or pavement immediately next to the building or structure.

Grade, Existing/Natural. The ground elevation prior to any grading or other site preparation related to, or to be incorporated into, a proposed development or alteration of an existing development.

Grade, Finished. The final ground elevation after the completion of any grading or other site preparation related to, or to be incorporated into, a proposed development or alteration of an existing development, as per the approved grading plan.

Grading. For the purposes of this Zoning Code, “grading” is defined as any excavation (cut), fill, or other movement of earth, including removal, re-compaction, or any combination thereof, necessary and incidental to impending building construction or other lawful development of the premises.

Green Wall. A vertical built structure intentionally covered by vegetation. Green walls include a vertically applied growth medium such as soil, substitute substrate, or hydroculture felt; as well as an integrated hydration and fertigation delivery system.

Grocery Store (land use). A retail establishment where the majority of the floor area open to the public is occupied by food products (e.g., fresh fruits; fresh vegetables; baked goods, meat, poultry, and/or fish products; frozen foods; processed and prepackaged foods, etc.) packaged for preparation and consumption away from the site of the store. The sale of alcoholic beverages for off-sale consumption is permitted as an accessory use. May include other accessory uses, such as coffee kiosks, ATMs, banks, etc., inside the establishment. Does not include “Convenience Store” or “Liquor Store.”

Gross Leasable Area. Total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any, expressed in square feet and measured from the centerline of joint partitions and from inside wall faces.

Ground Floor. See “Story.”

Guidelines. Regulatory language which is intended for the guidance of the designer as well as the reviewing body and is not necessarily mandatory. Guidelines are applied on a case-by-case basis as appropriate to the particular circumstances. Guidelines are “should” statements.

§11.7.01.008 “H” Definitions.

Handcraft Business (land use). Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. May include retail sales to the public.

Health/Fitness Facility (land use).

- **Small.** An indoor facility of one thousand five hundred (1,500) square feet or less in size, excluding locker/changing rooms, offices, and other areas that are not used for exercise and other related activities. where passive or active exercises and related activities are performed using minimal or no exercise equipment or apparatus for the purposes of physical fitness, improved circulation or flexibility, and or/weight control. Typically accommodates one group of students at a time, in no more than one instructional space. Examples of uses include gymnastics, martial arts, Pilates, personal training, dance, and yoga studios. Showers, saunas, spas, hot tub facilities, and swimming pools are not provided. All uses must take place inside.
- **Large.** A full-service indoor fitness center, gymnasium, or health/fitness facility that is over one thousand five hundred (1,500) square feet in size. May include the following: aerobic classes and other indoor sports activities; indoor handball, racquetball, or tennis courts; exercise equipment or apparatus; weight rooms; locker rooms and showers; sauna, spa, or hot tub facilities; swimming pools; etc. All uses must take place inside.

Home Occupation (land use). An accessory use or activity of a business nature conducted on residential property by the occupant(s) of the residence, which is clearly incidental and secondary to the primary residential use of the property and does not change the residential character of said property or adversely affect the residential neighborhood within which it is located. A home occupation represents a legal commercial use as conducted by an occupant(s) of the dwelling.

Hotels/Motels (land use). Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging for tenancy of less than thirty (30) days. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic/fitness facilities, and accessory retail uses. Does not include “short-term vacation rental.”

Hookah. A pipe commonly, but not always, made of glass, used for vaporizing and smoking tobacco, flavored tobacco, non-flavored tobacco, shisha, dried fruits, or other substances in which vapor or smoke is passed through a water basin before inhalation.

Hookah Lounge (land use). See “Tobacco and/or Electronic Cigarette Shop or Lounge.”

§11.7.01.009 “I” Definitions.

Illuminance. The amount of light (luminous flux) incident on a surface area. For the purposes of this Zoning Code, illuminance is measured in foot-candles.

Indirect Neon. A sign in which the neon tubes providing the illumination are concealed from view by an opaque surface, and project their light onto a visible surface.

Indoor Amusement and Entertainment Facilities (land use). Establishments providing indoor amusement and entertainment services for a fee or admission charge, including: bowling alleys; coin-operated amusement arcades; dance halls, clubs and ballrooms; electronic game arcades; ice skating and roller skating; and pool and billiard rooms as primary uses. This use does not include adult entertainment businesses. Four (4) or more electronic games or coin-operated amusements in any establishment, or a premises where 50% (fifty percent) or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three (3) or less machines are not considered a land use separate from the primary use of the site.

Installed. Erected, constructed, posted, painted, printed, tacked, glued or otherwise fastened, fixed or made visible in any manner whatsoever.

Internally Illuminated. Illuminated in a manner in which the light permeates the sign surface, as through Plexiglas or neon materials.

Irrigation Field. An intended destination for graywater in the receiving landscape including but not limited to a drip irrigation system, mulch basin, or other approved method of dispersal for irrigation purposes.

§11.7.01.010 "J" Definitions.

No technical terms beginning with the letter "J" are defined at this time.

§11.7.01.011 "K" Definitions.

Kiosk. A small, free-standing, accessory commercial structure with one or more open sides, which may be permanent or temporary, that is used to sell merchandise (such as flowers and newspapers), services (such as making keys), or food and beverages. For the purposes of this Zoning Code, a "kiosk" does not include the terms "outdoor vending or service facility," "reverse vending machine," or "small recycling facility."

Kiosk Use (land use). Any business or commercial activity operating from a kiosk.

Kitchen. Any room or space used, or intended or designed to be used for cooking or the preparation of food.

§11.7.01.012 "L" Definitions.

Laboratory - Medical and Dental (land use). A facility that conducts medical or dental testing and analysis services.

Laboratory - General (land use). A facility that conducts testing and analysis of a process, or product, such as photographic or analytical services, excluding medical and dental.

Lamp. Generic term for a man-made source of light. In the context of this Zoning Code, the "lamp" is the electrically powered light bulb, fluorescent or neon tube, LED light source, or any other similar light source.

Land Use. A description of how land (real estate) is used or occupied.

Landscaping. All areas not occupied by structures, vehicular circulation/access ways and parking areas, pedestrian walkways, and other paved and permeable surfaces or covered recreational facilities.

Late Night Hours. For the purposes of this Zoning Code, “Late Night Hours” shall mean the time between 11:00 p.m. and 7:00 a.m.

Legal Nonconforming Building or Structure. Any building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time this Zoning Code or any amendment thereto became effective, but which, due to the application of this Zoning Code or any amendment thereto, no longer complies with all the applicable regulations and standards prescribed for the zone in which it is located.

Legal Nonconforming Parcel. Any parcel of land that was lawfully established and in compliance with all applicable ordinances and laws at the time this Zoning Code or Subdivision Code or any amendment thereto became effective, but which, due to the application of this Zoning Code or Subdivision Code or any amendment thereto, no longer complies with all of the applicable regulations and standards (e.g., area, dimensions, access, etc.) of the zone in which it is located.

Legal Nonconforming Use. Any use of land or property that was lawfully established and in compliance with all applicable ordinances and laws at the time this Zoning Code or any amendment thereto became effective, but which, due to the application of this Zoning Code or any amendment thereto, no longer complies with all of the applicable regulations and standards of the zone in which it is located.

Library (land use). Public or quasi-public facility in which literary, musical, artistic, or reference materials (such as books, manuscripts, recordings, or films) are kept for use but not for sale, with no retail sales activities other than an accessory gift/book shop.

Light Fixture. See “Luminaire.” The terms “light fixture” and “luminaire” may be used interchangeably in this Zoning Code.

Light Pollution. The material adverse effect of artificial light, including, but not limited to, glare, light trespass, energy waste, compromised safety and security, and impact on the nocturnal environment, including light sources that are left on when they no longer serve a useful function. The determination of what is a material adverse effect may be made based on the exceedance of thresholds determined by the City in this Zoning Code.

Light Trespass. Any artificial light that causes unwanted light on adjacent properties or undesirable or nuisance glare in the normal field of vision. For the purposes of this Zoning Code, light trespass shall mean: lighting intensity exceeding one-half (0.5) foot-candle measured at the property line utilizing a light meter held four (4) feet above ground level directed at the light source onto adjacent property.

Light Well. An excavated space, open to the sky, bounded on all sides by exterior basement walls and/or retaining walls, that may provide light, ventilation, and/or emergency access to a basement.

Link District. The district of Foothill Boulevard from Leata Lane east to Alta Canyada Road, which is one of five (5) portions of Foothill Boulevard designated on Figure LUE-3 (Foothill Districts) in the Land Use Element of the City’s General Plan.

Liquor Store (land use). A retail establishment that is primarily engaged in the retail sale of beer, wine, and/or other alcoholic beverages for consumption off the premises and that is applying for or has obtained an ABC License Type 20 (off-sale beer and wine - package store) or License Type 21 (off-sale general - package store), where a minimum of 80% (eighty percent) of the total square footage of the floor area of the establishment is dedicated to selling beer, wine, and other alcoholic beverages. A license for select on-site consumption, such as tastings, shall not alter the liquor store category.

Livestock. Horses, donkeys, mules, cows, steers, sheep, goats, llamas, and alpacas.

Loft. See "Mezzanine."

Lot. A parcel of land under one ownership that constitutes, or is to constitute, a complete and separate functional unit of development, and that does not extend beyond the property lines along streets or alleys. A lot as so defined generally consists of a single Assessor's lot, but in some cases consists of a combination of contiguous Assessor's lots or portions thereof where such combination is necessary to meet the requirements of this Zoning Code.

Lot, Examples of Lot Types Defined.

Figure 11.7.01-3: Example of Lot Types

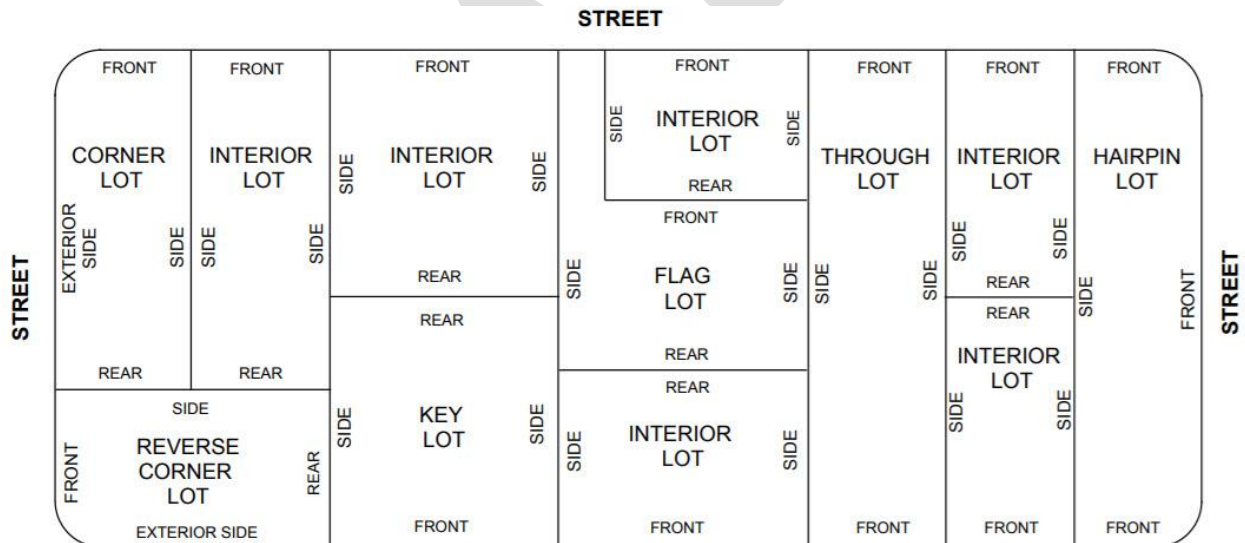
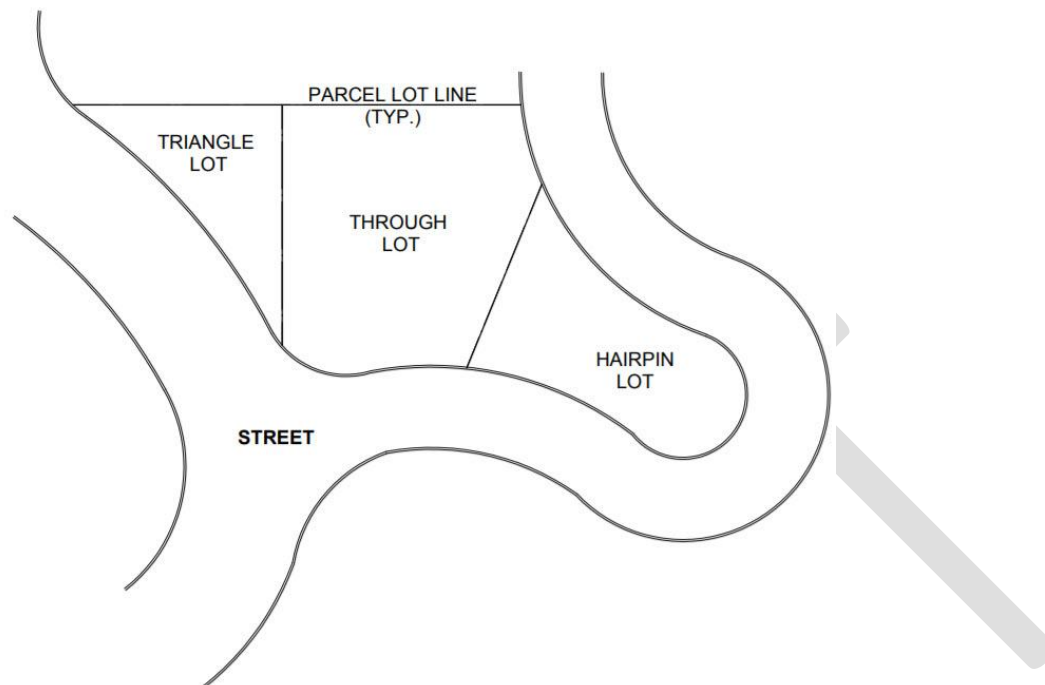
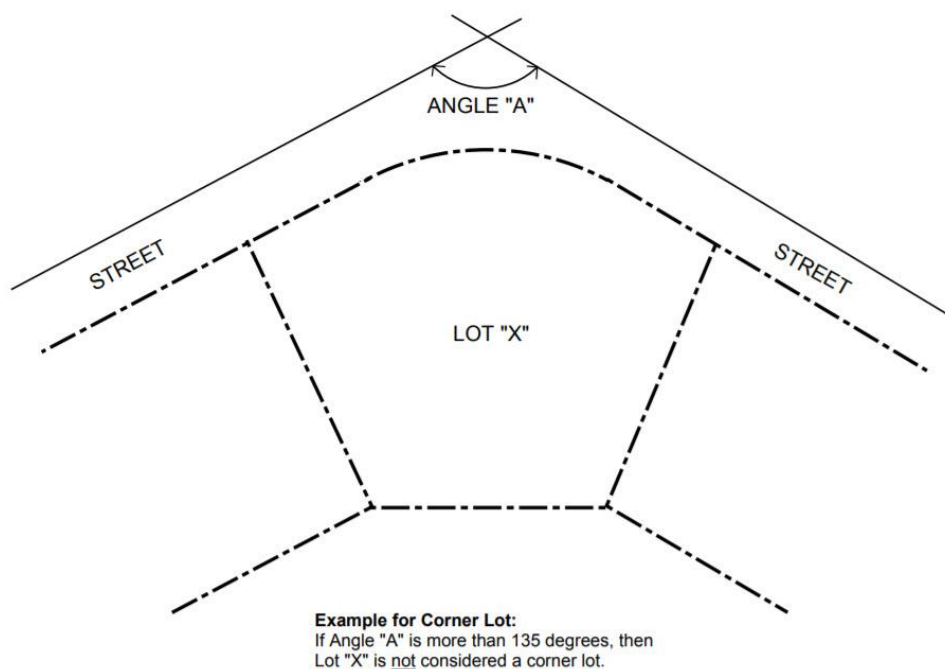


Figure 11.7.01-4: Examples of Lot Types



Lot, Corner. A lot having frontage on two (2) or more streets at their intersection, where the streets or curvature form an angle of intersection of not more than one hundred thirty-five (135) degrees. If the angle of intersection of the streets is more than one hundred thirty-five (135) degrees, the lot shall not be considered a "corner lot." See Figure 11.7.01-3 and Figure 11.7.01-4.

Figure 11.7.01-5: Corner Lot Example



Lot, Flag. “Flag lot” means a lot having access to a public street or highway by a fee simple strip or easement strip, or where the lot is separated from a street by another lot or lots except for a fee simple strip or easement strip. See Figure 11.7.01-3.

Lot, Hairpin. “Hairpin lot” means a lot having frontage on a single street comprising more than 50% (fifty percent) of the total perimeter of the lot. See Figure 11.7.01-3 and Figure 11.7.01-4.

Lot, Interior. “Interior lot” means a lot with frontage on only one street. See Figure 11.7.01-3.

Lot, Key. “Key lot” means the first lot in the rear of a reverse corner lot, whether or not separated by an alley. See Figure 11.7.01-3.

Lot, Landlocked. “Landlocked lot” means a lot which does not front on a street and does not have any access to a public highway or street through any easement strip or fee simple strip of land.

Lot, Reverse Corner. “Reverse corner lot” means a corner lot, the rear of which abuts the side of another lot. See Figure 11.7.01-3.

Lot, Through. “Through-lot” means a lot having frontage on two (2) parallel or approximately parallel streets or highways, or two (2) parallel or approximately parallel portions of the same street or highway. See Figure 11.7.01-3 and Figure 11.7.01-4.

Lot, Triangular or Gore-Shaped. “Triangular or gore-shaped lot” means a lot that is generally triangular in shape with front and side lot lines, and little or no rear lot line. See Figure 11.7.01-5.

Lot Area, Net. The area of the subject parcel under contiguous ownership, excluding any public or private access easement such as an alley, highway, street, parkway, or similar right-of-way; or a private driveway serving another property; or flag strips with a width of twenty (20) feet or less; or dedicated trail or trail easement, and excluding above-ground easements for paved flood control channels not available for development by the property owner.

Lot Coverage. The area of land covered by solid roofed structures, whether habitable or non-habitable, including, but not limited to: building footprints primary structures, detached garages, accessory structures, and other solid roofed accessory structures constructed on a foundation whether above, below, or at grade level. Covered trash and recycling enclosures are excluded.

Lot Line. A boundary line, consisting of one (1) or more line segments and/or arcs, of a lot or of a parcel of land. Used interchangeably with “property line.”

Lot Line, Front. “Front lot line” means:

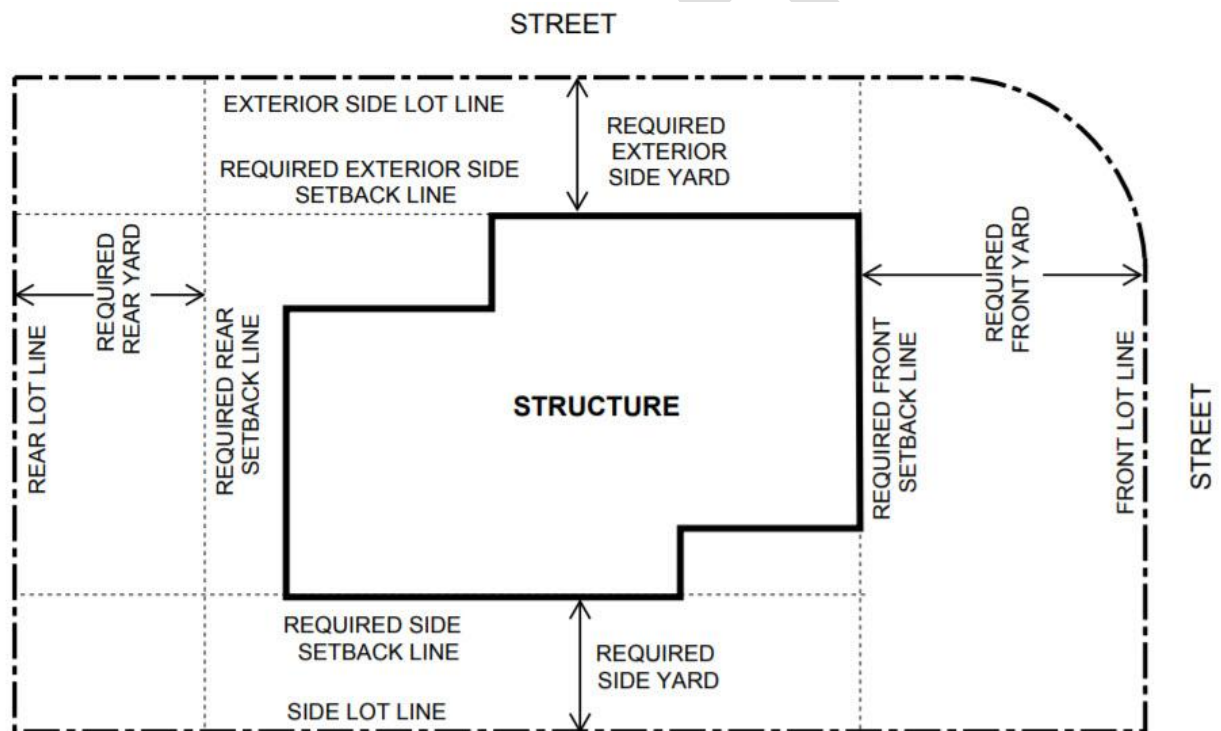
- On an interior lot the “front lot line” means the lot line abutting a street.
- On a corner lot, the “front lot line” means the narrowest street-abutting lot line, except as otherwise determined through development standards for setbacks. For the purposes of this definition, a corner radius between lot lines on two intersecting streets shall have one-half its length included in each abutting lot line.
- On a flag lot, or a through lot, the location of the front lot line shall be determined by the Director. The Director’s determination shall be shown on a set of maps on file with the

Community Development Department and shall be used for future reference and available for public inspection.

- On a hairpin lot, the total frontage along the street or streets shall be considered the front lot line.
- See also Figure 11.7.01-6.

Lot Line, Rear. “Rear lot line” means a lot line which is opposite and most distant from the front lot line. For a triangular or gore-shaped lot, the rear lot line shall mean a line ten (10) feet in length within the lot which is parallel to the front lot line, or parallel to the chord of a curved front lot line. See Figure 11.7.01-6.

Figure 11.7.01-6: Examples of Yard and Setback Definitions



Lot Line, Side. “Side lot line” means any lot line which is not a front lot line or a rear lot line. See Figure 11.7.01-6.

Lot Width, Average. “Average lot width” shall be the width of the lot as measured from a line drawn perpendicular to a line connecting the mid-points of the front and rear property lines and intersecting the line at a point located one-third the length of the line from the front property line. See Figure 11.7.01-7 for determining average lot width on a regular shaped lot. See Figure 11.7.01-8 for determining average lot width for an irregular shaped lot. See Figure 11.7.01-9 for determining average lot width for a lot with an easement.

Figure 11.7.01-7: Average Lot Width—Regular Shaped Lot

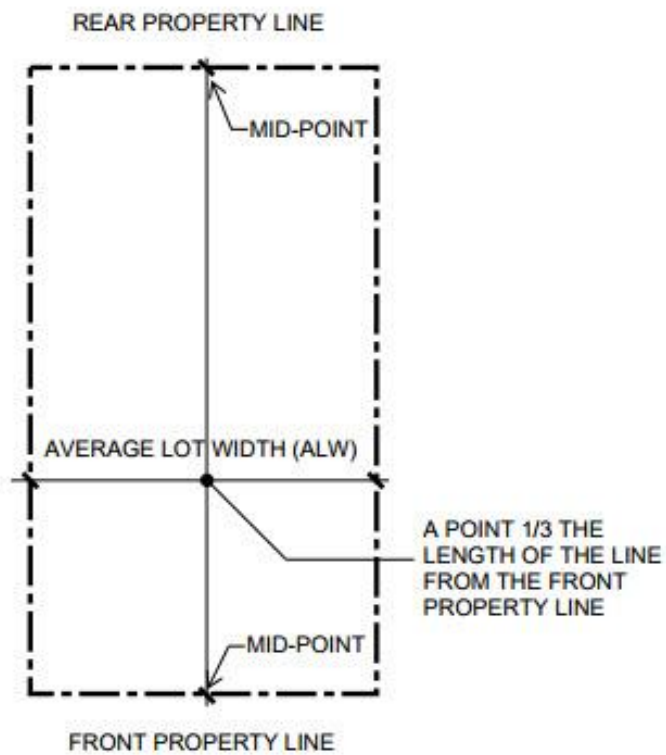


Figure 11.7.01-8: Average Lot Width—Irregular Shaped Lot

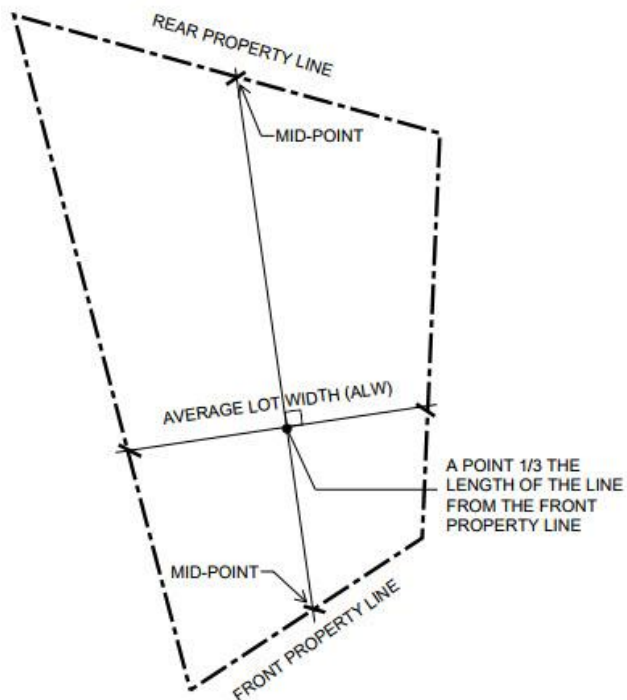
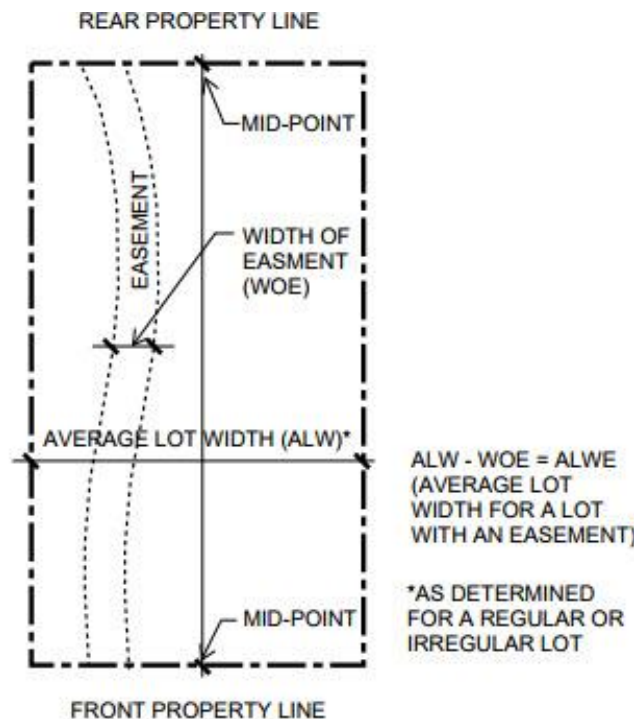


Figure 11.7.01-9: Average Lot Width—Lot with Easement



AVERAGE LOT WIDTH FOR A LOT WITH AN EASEMENT (ALWE)

Low-Barrier Navigation Center. “Low barrier navigation center” means a housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing, consistent with California Government Code Sec. 65660. “Low barrier” means best practices to reduce barriers to entry, that may include, but are not limited to, the following:

- The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth;
- Pets;
- The storage of possessions;
- Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Low Impact Development. Technologies and practices that are part of a sustainable stormwater management strategy that controls stormwater runoff on site.

Lumen. A unit of light emitted from a lamp or lamps. Where used in this Zoning Code, “lumen” shall mean the initial manufacturer published amount emitted from the lamp or lamps.

Luminaire. The complete lighting assembly, less the support assembly. For purposes of determining total light output, lighting assemblies that include multiple lamps or light sources in a single housing shall

be considered as a single luminaire. Two (2) or more luminaires installed less than three (3) feet apart shall be considered a single luminaire.

§11.7.01.013 “M” Definitions.

Marijuana. See Section 11.4.36.002.

Massage. Any method of treating the external parts of the body for remedial, health, hygienic, or relaxation purpose. Massage includes, but is not limited to, treatment by means of manual pressure, acupressure, friction, stroking, kneading, rubbing, tapping, pounding, vibrating, with or without the aid of or by means of any mechanical, electronic, or electrical apparatus or appliance, and with or without rubbing alcohol, liniments, aromatics, antiseptics, oils, powders, creams, lotions, ointments, or other similar preparations. Massage includes the application of any of these methods to the scalp, neck, or feet of any individual.

Massage Establishments (land use). Any enterprise or establishment having a fixed place of business where any person engages in, conducts, carries on, or permits to be engaged in, conducted, or carried on, any of the activities set forth in the definition of Massage. A massage establishment does not include any business that offers massage services that are accessory to the primary business, meaning massage services are provided within an area that totals less than 15% (fifteen percent) of the gross floor area of the business or any establishment that provides massage, but which is specifically exempt pursuant to LCFMC Section 6.40.015.

Mechanical Equipment. Roof-mounted, ground-mounted, and wall-mounted mechanical and utility service equipment (e.g., air conditioning, heating, ventilation ducts and exhaust vents, swimming pool and spa pumps and filters, transformers and generators, back-flow preventers, and similar equipment), but excluding solar collectors and related equipment.

Mechanical Parking Lift. A parking system that utilizes a mechanical system to transport vehicles to and from parking spaces, rather than drivers. May be manual, semi-automated, or fully automated. May be above grade or below grade.

Media Post Production Facilities (land use). Support facilities engaged in completing work on film, video, and sound recording productions. These include facilities for film, video, and sound editing and recording studios, foley stages, etc., optical, computer graphics, and other special effects units, film processing laboratories, etc.

Medical Services (land use). Includes the following:

- **Medical Clinic.** A facility other than a hospital where medical, dental, mental health, surgical, and other personal health care services are provided on an outpatient basis, and that accommodates multiple licensed primary medical practitioners (i.e., doctors) and specialties, or four (4) or more primary practitioners in a single specialty.
- **Hospital.** Facility engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health

care. May include on-site clinics and laboratories, and accessory retail uses and eating establishments for the benefit of staff, visitors, and patients.

- **Medical Office.** See “Office, Medical and Dental.”
- **Medical Spa.** A facility that during all hours of business operates under the on-site supervision of a licensed health care professional operating within their scope of practice, with a staff that operates within their scope of practice as defined by their individual licensing board if licensure is required.
- **Skilled Nursing Facility (SNF).** Residential facility housing one or more individuals in a single room with bathroom facilities and providing intensive medical and nursing care, including twenty-four (24) hour availability of licensed nursing personnel. Residents are often convalescing from serious illness or surgery and require continuous observation and medical supervision, or will reside in the facility as a long-term resident. Also known as convalescent hospital, nursing home, and extended care facilities, these are facilities licensed by the California State Department of Health Services. Does not include “Residential care facility.” Long-term personal care facilities that do not emphasize medical treatment are included under “Residential Care Facility.”

Mezzanine. An intermediate level of a building interior containing floor area without completely enclosing interior walls or partitions, placed in any story or room and not separated from the floor or story below by a wall. A mezzanine shall be considered a story for purposes of this Zoning Code and shall be counted as part of the total floor area for any floor area or FAR limitation.

Michigan Hill District. The district of Foothill Boulevard from the alley east of Daleridge Road east to Oak Grove Drive, which is one of five (5) portions of Foothill Boulevard designated on Figure LUE-3 (Foothill Districts) in the Land Use Element of the City’s General Plan.

Microcell. A personal wireless service facility having a total antenna area that is no more than three hundred (300) square inches in visual cross-section from any direction and no one (1) dimension exceeding four (4) feet.

Microwave Station. A structure supporting equipment necessary for the receiving, amplifying or transmitting of microwave signals, including necessary antenna systems, along a communications route or system which employs microwave frequencies assigned by the Federal Communications Commission.

Ministerial Action. A ministerial action describes a City decision that does not involve discretion by a decision-making authority. The decision-making authority merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements.

Mixed Use (land use). The combination of nonresidential and residential uses on the same parcel or in the same development, where the residential component is located either above (vertical mixed-use) or behind or next to (horizontal mixed-use) the nonresidential component. Nonresidential uses are typically commercial uses.

Monopole. The type of antenna mount that is with a single shaft (typically of wood, steel or concrete) and has antennas attached to it.

Mortuary. An establishment where human remains are prepared for burial or cremation and where funeral services can be held. Excludes crematories.

Mount. The structure or surface upon which antennas are mounted. There are three types of mounts: (1) Roof mounted—mounted on the roof of a building, (2) Side mounted—Mounted on the side of a building, and (3) Ground mounted—Mounted on the ground, including but not limited to, monopoles.

Multifamily Residential (land use). Two (2) or more dwelling units sharing one parcel, not including a single-family lot with a primary dwelling unit and an accessory dwelling unit or an SB 9 urban dwelling unit. Also includes factory-built housing units, constructed in compliance with the Uniform Building Code (UBC), and manufactured housing on permanent foundations.

Museum (land use). Public or quasi-public facility devoted to the acquisition, conservation, study, exhibition, and educational interpretation of objects having scientific, historical, or artistic value, with no retail sales activities other than an accessory gift/book shop.

§11.7.01.014 “N” Definitions.

Nail Salon (land use). Establishment where 75% (seventy-five percent) or more of the work stations are used to provide manicure and/or pedicure services.

Nicotine. A toxic colorless or yellowish oily liquid that is the chief active constituent of tobacco.

Not Potentially Hazardous Food. Those foods listed in Health and Safety Code Section 114365.5, and as adopted and posted on the California Department of Public Health’s Internet website.

§11.7.01.015 “O” Definitions.

Offices (land use). This Zoning Code distinguishes between the following types of office facilities. Incidental offices that are customarily accessory to another use are allowed as part of an approved primary use.

- **Office - Business.** A facility where common business services are provided directly to the general public, such as auto club, entertainment ticket sales, insurance agencies, investment, tax preparation, travel agencies, utility company offices, etc. Typically, these uses have a higher rate of walk-in traffic than a professional office and visits are often made without an appointment.
- **Office - Corporate.** A facility where internal administration services for large organizations (e.g., the headquarters, regional offices, or administrative offices for a corporation, etc.) are provided.
- **Office - Government.** City, and other local, State, and federal government agency or service facilities. Includes post offices.
- **Office - Medical and Dental.** A facility other than a hospital or medical clinic where medical, dental, mental health, surgical, and other personal health care services are provided on an outpatient basis, and that accommodates no more than three licensed primary practitioners (for example, chiropractors, medical doctors, acupuncturists, other similarly licensed practitioners, etc.). Includes “medical spas.”

- **Office - Production, Research, and Development.** Office-type facilities occupied by businesses engaged in the production of intellectual property, including: advertising agencies; architectural, engineering, planning and surveying services; computer software production and programming services; educational, scientific, and research organizations; media postproduction services; photography and commercial art studios; writers and artists offices.
- **Office - Professional.** A facility where professional services are provided to the public and other businesses, such as accounting, architectural, auditing and bookkeeping, detective and similar services; employment, engineering, legal, literary and talent, planning, management and public relations, unlicensed healing arts practitioners, etc.). Typically, these uses serve visitors on an appointment-only basis and walk-in traffic is minimal.
- **Office - Real Estate.** A facility where real estate services are provided to the public.
- **Office - Temporary.** A mobile home, recreational vehicle or modular unit used as a temporary office facility. Temporary offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a project; or a temporary business office in advance of permanent facility construction.
- **Office - Temporary Real Estate.** The temporary use of a dwelling unit within a residential project as a sales office for the units on the same site, which is converted to residential use at the conclusion of its office use.

Old Town District. The district of Foothill Boulevard from Alta Canyada Road east to Verdugo Boulevard, which is one of five (5) portions of Foothill Boulevard designated on Figure LUE-3 (Foothill Districts) in the Land Use Element of the City's General Plan.

Open Space Area. The amount of each site required to be devoted to open space other than parking, driveways and internal circulation, sidewalks, and service-related areas, such as trash enclosures, loading areas, and similar areas.

Ordinance. An ordinance of the city of La Cañada Flintridge.

Outdoor Dining Area. An unenclosed area located on private or public property that is made available to, or customarily used by, the general public and that is designed, established, or regularly used exclusively for consuming food and/or beverages or where food and/or beverages are served, whether or not for compensation.

Outdoor Display and Activities, Permanent (land use). Permanent outdoor sales and retail establishments including lumber and other material sales yards, newsstands, merchandise display, seating areas not associated with eating and drinking establishments, outdoor facilities for the sale or rental of other vehicles/equipment, and other uses where the business is not conducted entirely within a structure. See "Eating and Drinking Establishments, Outdoor Dining - Accessory" for outdoor dining.

Outdoor Display and Activities, Temporary (land use). Temporary outdoor retail operations including: Christmas trees, pumpkins or the sale of other seasonal items; farmers' markets; sales of art/handcrafted items in conjunction with community festivals or art shows; sidewalk or parking lot sales; retail sales from individual vehicles in temporary locations outside the public right-of-way; swap meets or auctions; and similar temporary outdoor retail sales.

Outdoor Markets and Swap Meets (land use). The use of any open lot, building, or structure, which has been divided into temporary stalls, booths, or spaces for the purpose of creating a marketplace where buyers and sellers are admitted to display, exchange, barter, sell, or bargain for new or used products; and where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. The term swap meet is interchangeable with and applicable to: flea markets, auctions, open air markets, farmers markets, or other similarly named or labeled activities; but the term does not include the usual supermarket or department store retail operations.

Outdoor Storage (land use). The storage of goods, equipment or materials outside of a building for any purpose other than outdoor display.

Outdoor Vending/Service Facility (land use). Any self-contained facility, mechanical device, machine, appliance, or locker located on the outside of a building that is used to provide or dispense a service or retail product to the public without the owner's or agent's immediate presence, including, but not limited to: canned or bottled beverage dispensers, food or snack dispensers, filtered water dispensers, video rental machines, coolers for the retail sale of bagged ice, and self-service parcel delivery service facilities. For the purposes of this Zoning Code, an "outdoor vending/service facility" does not include newspaper racks/boxes, automated teller machines, pay phones, and youth amusement rides (such as coin-operated horse ride machines).

§11.7.01.016 "P" Definitions.

Parapet. The extension of an exterior building wall above the roof structure.

Parking Facility. The total area designated for off-street parking in multifamily, mixed use, and non-residential zones for vehicles, bicycles, and motorcycles, including driveway access, drive aisles, and other vehicle circulation features; loading facilities; pedestrian circulation facilities; and other associated features. A parking facility may be uncovered surface parking (i.e., a parking lot), structured parking, or some combination thereof.

Parking Space. A readily accessible area maintained exclusively for the parking of one vehicle, exclusive of aisles, driveways, ramps and columns.

Parking Space, Tandem. A parking space that is only accessed by passing through another parking space from a street, alley, or driveway/drive aisle.

Parking, Structured. For the purposes of this Zoning Code, structured parking (a parking structure) is a parking area that is located within a structure or portion of a structure that may be totally below grade (fully subterranean), partially above grade (semi-subterranean), or totally above grade. Parking on top of a structure—where there is gross building area below the parking, but nothing above (e.g., roof-top parking)—is structured parking. Does not include garage or carport.

Parks and Recreation Facility, Public (land use). A noncommercial park, playground, or other recreation facility, and/or open space, officially designated as a public park or recreation facility. Includes all appurtenant facilities customarily found in conjunction therewith.

Pedestrian Plaza. Open space area separate from vehicular access and of sufficient width to be perceived as a gathering place rather than merely a circulation path. Also referred to as “Paseo.”

Pennant. See “Flags, pennants, banners, bunting or streamers.”

Permeable Surface. A surface that allows water to infiltrate the underlying soils. Permeable surfaces shall include, but not be limited to, porous asphalt, porous concrete, single-sized aggregate, and open-jointed blocks, stone, pavers, or brick that are loose-set and without mortar. Permeable surfaces are required to be contained so neither sediment nor the permeable surface material discharges off the site.

Person. Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, limited liability company, estate, trust, business trust, receiver, assignee for the benefit of creditors, trustee, trustee in bankruptcy, syndicate, the United States, the State of California, any county, city and county, municipality, district or other political subdivision, or any other group combination acting as a unit, unless otherwise defined within the applicable chapter.

Personal Service (land use). Establishment providing non-medical, recurrently needed services of a personal nature to individuals as a primary use. Illustrative examples of these uses include:

- Barber and hair/beauty shops;
- Clothing rental;
- Dry cleaning pick-up stores with limited or small-scale equipment;
- Home electronics and small appliance repair;
- Laundromats (self-service laundries);
- Locksmiths;
- Pet grooming with no boarding;
- Nail salons;
- Shoe/luggage repair shops;
- Tailors and seamstresses;
- Tanning salons

Personal Wireless Service(s). Commercial mobile services, unlicensed wireless services and common carrier wireless exchange access services.

Personal Indoor Cultivation of Marijuana (Land use). The indoor personal cultivation of six (6) or fewer marijuana plants inside a private residence, or inside a fully enclosed accessory structure to such a private residence, occurring cumulatively in an area of no more than fifty (50) square feet, for personal use or for a qualified patient, as authorized under Health and Safety Code Sections 11362.1(a)(3) and 11362.2, and as may be amended, and as provided for in Chapter 11.4.36 (Personal Indoor Cultivation of Marijuana) of this Zoning Code.

Personal Wireless Service Facility (land use). A facility for the provision of personal wireless services (PWSF).

- **Major Facilities Addition.** Any addition to a PWSF which is not a minor facilities addition.
- **Minor Facilities Addition.** An addition to a PWSF which does not increase (1) the base of the mounting surface area by more than ten percent, or (2) increase the total antenna surface area by more than ten percent with no single antenna being larger than the largest antenna before the addition, where all percentage increases are measured against the original PWSF approved plans.

Place of Employment. Every place that trade or business is carried on, or where any process or operation, directly or indirectly to any industry, trade, or business, is carried on, and where any person is, directly or indirectly, employed by another for direct or indirect gain or profit.

Planter. An area devoted to vegetation and closely bounded by paving, building walls, garden walls or other edge features.

Plant Nurseries and Garden Supply Stores (land use). Commercial agricultural establishments engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Includes stores selling these products, nursery stock, lawn and garden supplies, and commercial scale greenhouses. The sale of house plants or other nursery products entirely within a building is included under "General Retail Stores." Home greenhouses are included under "Accessory Residential Uses and Structures."

Postal Service (land use). A commercial establishment that provides postal services directly to the customer, including letter and parcel mailing, post office box rental, and related services.

Preferential Parking. Parking spaces designated or assigned through use of a sign or painted space markings for carpool and vanpool vehicles carrying commute passengers on a regular basis that are provided in a location more convenient to a place of employment than parking spaces provided for single-occupant vehicles.

Primary Use. The predominant use of a lot, building, or structure.

Principal Use. See "primary use."

Projection. See "Building projection."

Property Line. Legal boundary that defines where property begins and ends. Also referred to as a lot line.

Property Owner. The record owner of real property based on the county assessor's records. A property owner also serves as the lessor to a tenant. The property owner shall be responsible for complying with the provisions of the ordinance either directly or by delegating such responsibility as appropriate to a tenant and/or agent.

Pro Shop (land use). An incidental commercial use operated in conjunction with, and on the same premises as a principal recreational use, which offers for retail sale sporting equipment and supplies customarily utilized in participating in such recreational activity. Pro shop does not include a general sporting goods store.

§11.7.01.017 “Q” Definitions.

No technical terms beginning with the letter "Q" are defined at this time.

§11.7.01.018 “R” Definitions.

Reader Board. A permanent structure on which is displayed copy of a temporary or changeable nature.

Receiving Landscape. Includes features such as soil, basins, swales, mulch, and plants.

Recreational Vehicle. A motorized or non-motorized vehicle primarily designed for recreational, camping, animal transportation, human habitation, or similar uses. Examples of recreational vehicles include, but are not limited to, any of the following: motor homes, trailers, boats, all-terrain vehicles, or similar vehicles as determined by the director of community development. Pickup trucks with attached utility camper shells not designed for animal transportation, camping, or human habitation, and used primarily for transportation and/or commercial use are excluded from this definition.

Recreation Facility, Commercial (land use). Commercial enterprise offering the use of outdoor recreational facilities to the public, including tennis, swimming pools; polo, and other similar recreational facilities, but not including shooting ranges. Such facilities may include a clubhouse, changing rooms, and similar subordinate facilities in conjunction with the recreation activity but do not include a restaurant, bar, or pro shop.

Recreational Facility, Private (land use). An association of persons who are bona fide members, paying regular dues, and organized to provide recreational facilities for members and their guests, but not including an association organized primarily to render a service customarily carried on as a commercial enterprise.

Recreation—Outdoor, Passive (land use). Includes passive recreation that is compatible with open space, which contributes to the preservation of natural resources, habitat protection, protection and management of natural resources, protection from and management of natural hazards, and hillside protection, as identified in the General Plan.

Recycling Facilities (land use). A center for the collection and/or processing of recyclable materials. A “certified” recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. Recyclable material includes reusable materials that can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, paper, and plastic, not including refuse or hazardous materials. The definition of this land use does not include storage containers located on a residentially, commercially, or industrially designated site used solely for the recycling of material generated on the site.

- **Reverse Vending Machine.** An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container’s redemption value, as determined by State law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers. A bulk reverse vending machine is a reverse vending machine that is larger than fifty 50 square

feet, is designed to accept more than one (1) container at a time, and issues a cash refund based on total weight instead of by container.

- **Recycling Facility, Small.** A facility that occupies an area of three hundred fifty (350) square feet or less where the public may donate, redeem, or sell recyclable materials.
- **Recycling Facility, Large.** A facility that occupies an area of more than three hundred fifty (350) square feet and/or includes permanent structures where the public may donate, redeem, or sell recyclable materials.

Refuse and/or Recycling Storage Area. An enclosed area for the storage of refuse and/or recycling containers.

Religious Facility (land use). Facility operated or used by a religious organization for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc.; and accessory uses on the same site, including living quarters for ministers and staff, child day care facilities, and religious schools where authorized by the same type of land use permit required for the religious facility itself. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals, and other potentially related operations (for example, a recreational camp), are classified according to their respective activities.

Residence. See “Dwelling Unit.”

Research and Development (land use). Facilities for scientific research, and the design, development, and testing of robotics, electrical, electronic, magnetic, optical, and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Does not include soils and other materials testing laboratories (see “Laboratory, General”), or medical laboratories (see “Laboratory, Medical and Dental”).

Residential Care Facility (land use). A place, site or building, or groups of places, sites or buildings, which provides 24-hour non-medical care of unrelated persons who are disabled and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Includes the following licensed residential care facilities:

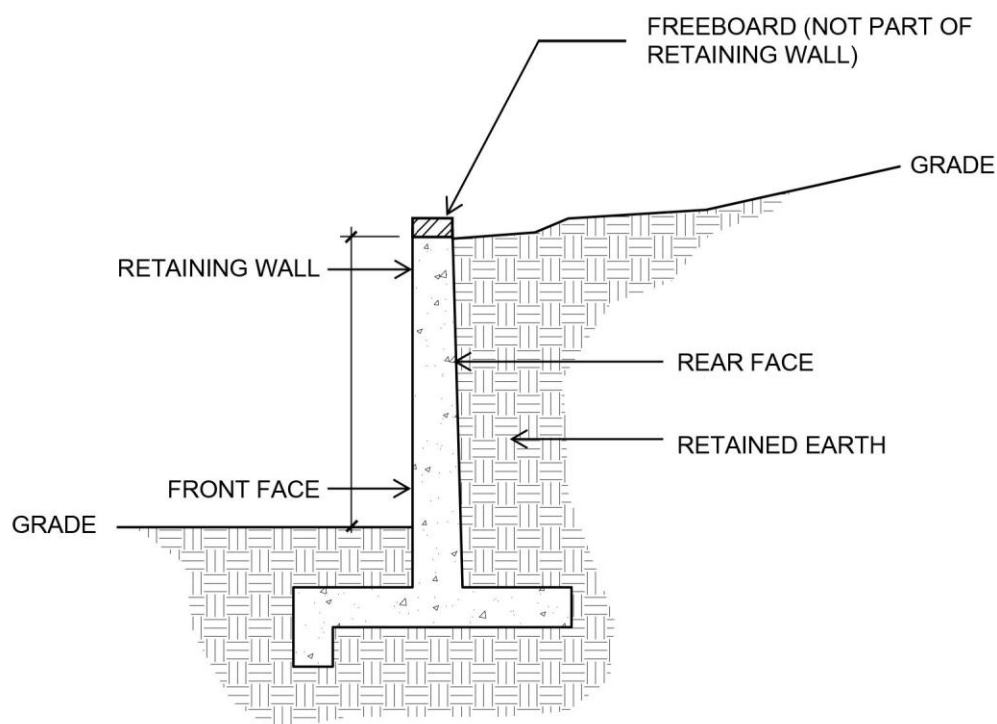
- **Small—Six (6) or Fewer Persons.** State-licensed facility that provides care, services, or treatment in a community residential setting for six (6) or fewer adults, children, or adults and children, and which is required by state law to be treated as a single housekeeping unit for zoning purposes, subject to all land use and property development regulations applicable to single housekeeping units (see “Single housekeeping unit”).
- **Large—Seven (7) or More Persons.** A place, site or building, or groups of places, sites or buildings, licensed by the State, in which seven (7) or more individuals with a disability reside who are not living together as a single housekeeping unit (see “Single housekeeping unit”) and in which every person residing in the facility (excluding the licensee, members of the licensee’s family, or persons employed as facility staff) is an individual with a disability.

- **Residential Care Facility for the Elderly (RCFE).** A housing arrangement, including a place, site, or building, or groups of places, sites or buildings, which is licensed by the State, chosen voluntarily by the resident, the resident's guardian, conservator or other responsible person, where seventy-five (75) percent of the residents are sixty (60) years of age or older and where varying levels of care and supervision are provided, as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. Any younger residents must have needs compatible with other residents. Does not include "Convalescent Care/Skilled Nursing Facility," or "Senior Citizen Multifamily Residential." Another term commonly used to refer to this level of care is "assisted living facility."

Residential Zones. As used in this Zoning Code, means single-family (R-1), multifamily (R-3), and residential planned development (RPD) zones.

Retaining Wall. For the purposes of this Zoning Code, a wall or manmade soil-retention system designed and constructed to resist lateral soil pressure of the material it is holding, or "retaining." See Figure 11.7.01-10.

Figure 11.7.01-10: Retaining Wall—Section



Also see figure 11.0.03-2 Light Well - Section View

Retaining Wall, Inward-Facing. A retaining wall whose front face (the side of the retaining wall that is in the opposite direction of the soil being retained) faces inward toward the subject property. See Figure 11.7.01-10.

Retaining Wall, Outward-Facing. A retaining wall whose front face (the side of the retaining wall that is in the opposite direction of the soil being retained) faces outward from the subject property, and toward the property line(s) of the subject property. See Figure 11.7.10-10.

Returns. On an architectural feature, the visible sides of an object, distinct from the object's face.

Reveals. On an architectural feature, the recesses in a surface, giving texture, definition and interest to it.

Right-of-Way. Any property of which the City has an easement or ownership for public travel use or as a buffer between road use and private property.

Right-of-Way, Ultimate. The maximum width to which an existing or proposed right-of-way may be widened in accordance with the Circulation Element.

Roof, Flat. A roof having a pitch of less than 2:12.

Roofed Area, Open. A roof constructed in such a way so that more than 50% (fifty percent) of the surface area is open to light and air.

Roofed Area, Solid. A roof constructed in such a way so that no more than 50% (fifty percent) of the surface area is open to light and air. A roof constructed with louvers that can be closed shall be considered a solid roofed area for the purposes of the Zoning Code.

Room. An un-subdivided portion of the interior of a dwelling excluding bathrooms, kitchens, closets, hallways and service porches.

Rooming and Boarding house (land use). A residence or dwelling unit, or part thereof, wherein a room or rooms are rented under three (3) or more separate written or oral rental agreements, leases or subleases, or combination thereof, for a period of thirty (30) or more consecutive days, whether or not the owner, agent or rental manager resides within the residence, where sleeping or rooming accommodations are furnished to the whole, or any part of the public whether with or without meals. Does not include "Bed and Breakfast" or "Short-Term Vacation Rental."

§11.7.01.019 "S" Definitions.

School – Kindergarten through Grade 12, Public & Private (land use). Public and private accredited educational institutions, including appurtenant instructional and recreational facilities, without boarding, which offer instruction required by the State Education Code. Does not include pre-schools and child day care facilities (see "Child Day Care Facilities").

School - Other (land use). Public or private accredited educational institutions that may include boarding, such as: academies, conservatories, colleges and universities; community colleges, and military academies.

School - Private Specialized Education, Tutoring, or Training (land use). Public or private institutions providing specialized education/tutoring/training. Illustrative examples of these uses include the following:

- Art, computer-generated graphics, photography, and other design-related courses;

- Ballet and other dance;
- Business, secretarial, and vocational schools;
- Computers and electronics;
- Culinary arts; drama;
- Driver education;
- Language;
- Music;
- Personal growth and development, such as fitness and diet, environmental awareness, arts, communications, and management;
- Professional schools (law, medicine, etc.);
- Seminaries/religious ministry training facilities;
- Tutoring centers;
- Other uses determined by the Director to be similar.

See also the definition of “Special Needs Educational and Training Facilities” for facilities offering specialized education to students with disabilities. Does not include part-time religious instruction at places of worship or preschools and day care facilities.

Screening. Blocking of a potentially disruptive object from sensitive surroundings, or blocking of disruptive surroundings from a potentially sensitive object.

Script. Cursive style lettering.

Section. A section of this Zoning Code unless some other ordinance or statute is mentioned.

Senior Citizen. A person sixty-two (62) years of age or older, or fifty-five (55) years of age or older in a senior citizen housing development as defined in California Civil Code Section 51.3.

Senior Citizen Multifamily Residential (land use). An age-restricted multifamily residential development or the residential portion of a mixed-use development, which is developed, designed, or substantially rehabilitated or renovated for and intended to be principally occupied by senior citizens (i.e., a person sixty-two (62) years of age or older, or fifty-five (55) years of age or older living independently in a senior citizen housing development), where care is not provided, and each dwelling unit has individual living, sleeping, bathing, and kitchen facilities. The development may include common facilities (for example, recreation areas) and a congregate meals program in a common dining area. Does not include “Convalescent Care/Skilled Nursing Facility” or “Residential Care Facility for the Elderly.”

Service Station (land use). Establishment engaged in the retail sale of gasoline, diesel, alternative fuel, electrical charging infrastructure, lubricants, parts, and accessories, which may also provide services that are accessory to fuel services, including incidental minor maintenance and repair of automobiles and light trucks, vans, or similar size vehicles. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.

Setback. The portion of a lot adjacent to any property line, required to remain free of construction.

Setback, Required Exterior Side. A line which is the minimum required horizontal distance between the side street lot line or ultimate right-of-way of a corner lot and a line parallel thereto on the lot.

Setback, Required Front. A line which is the minimum required horizontal distance between the front lot line or ultimate right-of-way and a line parallel thereto on the lot. See also Figure 11.7.01-6.

Setback, Required Rear. A line which is the minimum required horizontal distance between the rear lot line and a line parallel thereto on the lot. See Figure 11.7.01-6.

Setback, Required Side. A line which is the minimum required horizontal distance between the side lot line and a line parallel thereto on the lot. See Figure 11.7.01-6.

Shield. A component of an outdoor light fixture that blocks the transmission or emission of light as a means of controlling or directing the light emitted from the fixture. A permanently attached shield may be part of the fixture that contributes to the full cutoff lighting performance of the fixture.

Shielded. An outdoor light fixture having one or more shields permanently installed to provide full cutoff photometric performance.

Shopping Center (land use). A commercial building or development that consists of a minimum of 10,000 square feet of gross leasable floor area for two (2) or more tenant spaces.

Short-Term Vacation Rental (land use). A dwelling unit or portion of a dwelling unit as defined by the City's Zoning Code that is rented for dwelling, lodging, or sleeping purposes by the owner to another party for a period of less than thirty (30) consecutive days in exchange for any form of monetary or non-monetary consideration, such as, but not limited to, trade, fee, swap, or any other in-lieu of cash payments. Does not include "Rooming and Boarding Houses" or "Bed and Breakfast."

Single Housekeeping Unit. The functional equivalent of a family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas and sharing household activities and responsibilities (e.g., meals, chores, household maintenance, expenses, etc.); and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager; and membership in the single housekeeping unit is fairly stable as opposed to transient.

Single-Room Occupancy (SRO) Facility (land use). A residential facility for homeless persons, other than a residential care facility, operated by a provider that offers housing consisting of single-room dwelling units, and that is the primary residence of its occupant or occupants for a period not less than one (1) month and to exceed six (6) months per calendar year. For purposes of this definition, a "provider" shall mean a government agency or private non-profit organization that provides or contracts with recognized community organizations to provide SRO housing. SRO residential units must lack either food preparation or sanitary facilities or may lack both.

Site Users. Those individuals who live at, work at, or regularly visit a site, or who are members of an organization operating on the site; all of whom are readily identifiable from the records of owners or

tenants of the site. For illustrative purposes only, primary users of a site based on membership include the members of a church located on the site, the parents of children who attend a school located on the site, those holding membership in a YMCA operating on the site and members of a fraternal organization operating on the site.

Skyglow. A phenomenon caused by artificial light shining into the atmosphere, resulting in a brightening of the night sky.

Slope. An inclined ground surface of a lot, or portion of a lot, the inclination of which is expressed as a ratio of horizontal distance (run) to vertical distance or change in elevation (rise) (e.g., 2:1 or 1:1) or as a percentage (e.g., 50% or 100%). The percentage of any given slope is determined by dividing the rise by the run multiplied by one hundred (100).

Slope Factor. Whenever this Zoning Code refers to a Slope Factor, it shall be determined based on the following Table 11.7.01-1: Slope Factor as Related to Average Slope:

Table 11.7.01-1: Slope Factor as Related to Average Slope

Slope Factor as Related to Average Slope			
Slope—Percent (%)	Slope—Factor	Slope—Percent (%)	Slope—Factor
20 or less	1.00	36	0.78
21	0.99	37	0.76
22	0.98	38	0.73
23	0.98	39	0.70
24	0.96	40	0.67
25	0.95	41	0.64
26	0.94	42	0.60
27	0.93	43	0.57
28	0.92	44	0.54
29	0.91	45	0.50
30	0.90	46	0.45
31	0.88	47	0.40
32	0.86	48	0.35
33	0.84	49	0.30
34	0.82	50 or more	0.20
35	0.80		

Special Needs Education and Training Facility (land use). Private educational institution offering specialized education, rehabilitation, training, and similar services exclusively for persons who have a physical and/or mental impairment(s) that, among other limitations, prevents them from obtaining driver's licenses.

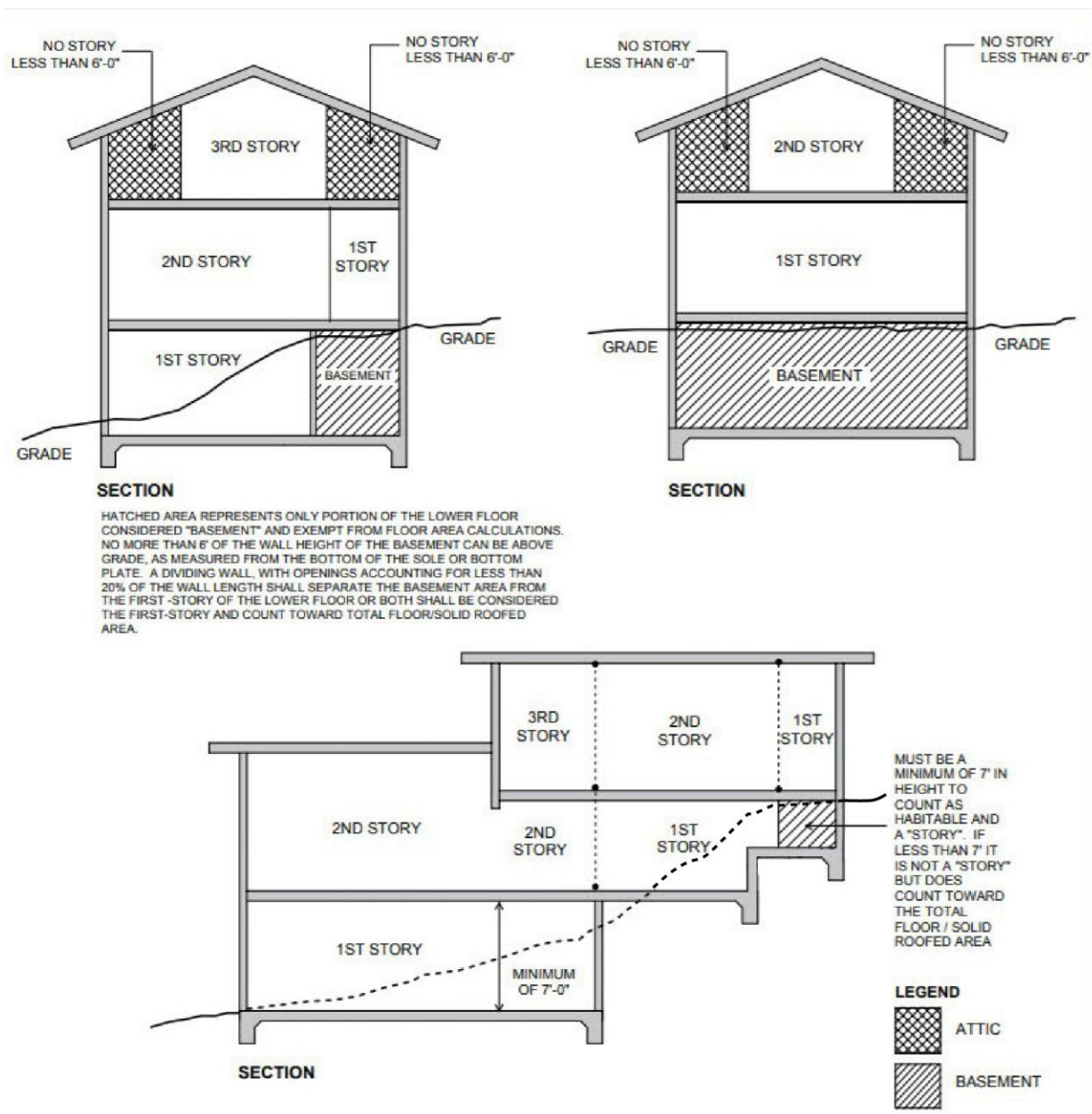
Sports Courts – Private (land use). A generally square or rectangular space that has a playing surface, paved or unpaved, designed to be used for playing or practicing tennis, badminton, paddle-tennis, volleyball, basketball, squash, or similar outdoor games. Temporary playing surfaces on grass or dirt are not regulated by this Zoning Code.

Standards. Regulations which are mandatory. Regulations are mandatory “shall” statements.

Stealth. “Stealth” means: (1) not easily identifiable as a personal wireless service facility by a casual observer that is located on property other than the cell site, (2) is aesthetically compatible and blends with the cell site and immediate surroundings. Stealthing may be achieved by any means or combination of means including, but not limited to, the use of camouflage, textures, screening, painting or architectural integration with the surroundings (e.g., church steeple or bell tower within a church, unobtrusive penthouse on a roof, false rock, false structure or a tree amongst other trees).

Story. That portion of a building included between the upper surface of any floor and the upper surface of the next floor above, or if there is no floor above, then the space between such floor and the ceiling or roof above; except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the roof above. For the purposes of this Zoning Code, the first story of a building shall also mean the same thing as the “ground floor.” See Figure 11.7.01-11. For the purposes of this Zoning Code, an attic as defined in this Chapter shall not be considered a story. For the purposes of this Zoning Code, a mezzanine as defined in this Chapter shall be considered a story. See also “Attic” and “Mezzanine.”

Figure 11.7.01-11: Story



Story Pole. On-site, full-size temporary frame structures used to visualize the outline of a proposed permanent structure.

Streamers. See "Flags, pennants, banners, bunting or streamers."

Street. A public or private right-of-way, other than a parkway, freeway, or alley, whose function is to carry vehicular traffic and/or provide vehicular access to abutting property. May include a primary, major, collector, residential collector, or local residential roadway as provided in the Circulation Element of the City's General Plan.

Structure. Anything built, constructed, fabricated, formed, or placed which requires a fixed location on the ground, or is attached to something having a fixed location on the ground regardless of method or location of its creation. This definition excludes paved area.

Structure, Accessory. A detached subordinate structure or building, the use of which is customarily incidental to that of the main building or to the main use of the land, and which is located in the same or a less restrictive zone on the same lot or parcel of land with the primary building or use. This definition does not apply to Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs).

Structure, New. A structure is considered “new” under any of the following circumstances:

1. A structure built where no structure previously exists.
2. A structure involving demolition of more than 50% (fifty percent) of the existing floor area.
3. A structure involving demolition of more than 50% (fifty percent) of the existing exterior walls, inclusive of doors and windows.
4. Expansion of an existing structure, where the square footage of the addition is more than 50% (fifty percent) of the square footage of the floor area, not including the square footage of a basement.
5. A structure involving an alteration or removal of more than 50% (fifty percent) of solid roofed area. An alteration of solid roofed area includes changing the roof type (e.g., gable, hip, shed, flat, intersecting, etc.), changing roof pitch, and construction involving framing one roof on top of another already-existing roof (also known as a “California roof”). An alteration or removal of solid roofed area does not include replacing roofing materials (e.g., shingles and associated covering material), reroofing the existing structure without changing type or pitch for maintenance purposes, or reinforcing the roof structure to install solar panels.
6. Cumulative expansion, alteration, and removal, as provided in sections 2. through 5. of this definition, of the floor area of the existing structure within any five (5) year period.

Structure, Primary. The structure that contains the primary use on a parcel.

Subdued Lighting. Lighting in which the source is not viewed directly, except for neon.

Substantial Conformance. Any proposed project, activity, construction, and development that was approved through a ministerial or discretionary permit pursuant to this Zoning Code or tentative map is consistent with and in conformance with that previously approved permit or tentative map, including the approved exhibits, permit conditions, environmental documentation, applicable land use policies, and the public record for the previously approved permit.

Supermarket. See “Grocery store.”

Supportive Housing (land use). As used in this Zoning Code, “supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site service that assists 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. As used in this definition, “target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV, AIDS, substance abuse, or other chronic health condition, or

individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

§11.7.01.020 “T” Definitions.

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

Tattooing and Body Piercing and Body Art Establishment (land use). Establishment that engages in any method of placing permanent designs, letters, scrolls, figures, symbols, or any other marks upon or under the skin with ink or any other substance, by the aid of needles or any other instruments designed to touch or puncture the skin, resulting in either the coloration of the skin, or the production of scars or scarring and/or establishments that create an opening in the body of a person for the purpose of inserting jewelry or other decoration. Does not include licensed physicians, nurses, electrologists, and cosmetologists and does not include jewelry stores that offer ear piercing.

Temporary Portable Storage Unit. A portable self-storage container that is delivered to and retrieved from a home, business, or other allowed use for short-term on-site or short-term or long-term off-site storage. “Portable on Demand Storage” (PODS) is a familiar trade name for such containers. These containers are not on a chassis and do not have axles or wheels.

Tenant. The lessee of facility space at an applicable development project.

Theaters and Auditoriums (land use). Indoor facilities for public assembly and group entertainment, other than sporting events, including: civic theaters and facilities for “live” theater and concerts; exhibition and convention halls, motion picture theaters, public and semi-public auditoriums, and similar public assembly uses. Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events.

Tobacco and/or Electronic Cigarette Lounge (land use). An establishment, in whole or in part, where customers can smoke or inhale tobacco or electronic cigarette products or other similar substances on the premises, including but not limited to establishments known as cigar lounges, hookah lounges, vape lounges, tobacco clubs, or tobacco bars. Does not include a “Tobacco and/or Electronic Cigarette Shop,” which sells tobacco products and/or tobacco paraphernalia, and/or electronic cigarette products and/or electronic cigarette paraphernalia, but does not provide for on-premises use of such products.

Tobacco Product, Tobacco Paraphernalia, and Smoking. The terms “Smoking,” “Tobacco Paraphernalia,” and “Tobacco Product” as used in this Zoning Code are as defined in LCFMC §6.07.010 or its successor, and subject to LCFMC Chapter 6.07 (“Tobacco Retail Licensing”) or its successor.

Tobacco and/or Electronic Cigarette Shop (land use). Any store, stand, booth, concession, or other place that either devotes a substantial portion of its display area 15% (fifteen percent) or more of gross floor area of the use) to tobacco products and/or tobacco paraphernalia, and/or electronic cigarette products and/or electronic cigarette paraphernalia, or similar products, or devotes more than sixteen (16) cubic feet of shelf space, for the display or sale of tobacco products and/or tobacco paraphernalia and/or electronic cigarette products and/or electronic cigarette paraphernalia or similar products to purchasers for consumption or use.

Trail. Any trail identified in the City's Trails Master Plan, as adopted by the City Council and which may be amended from time to time.

Trails-Affected. A project or project-related property that is part of, on or adjacent to a trail, staging area, trailhead, entryway, proposed trail, or dedicated but unused trail as specified in the City's Trails Master Plan, as adopted by the City Council and which may be amended from time to time.

Trailer. A vehicle, other than a motor vehicle, designed for human habitation or human occupancy for recreational, industrial, professional, or commercial purposes, for carrying property on its own structure, and for being drawn by a motor vehicle.

Transitional Housing (land use). Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance.

Transportation Demand Management (TDM). The alteration of travel behavior—usually on the part of commuters—through programs of incentives, services and policies. TDM addresses alternatives to single-occupant vehicles such as carpooling and vanpooling, and changes in work schedules that move trips out of the peak period or eliminate them altogether (as is the case in telecommuting or compressed work weeks).

Trip Reduction. Reduction in the number of work-related trips made by single-occupant vehicles.

§11.7.01.021 "U" Definitions.

Uncovered. Open to the sky or a minimum of 50% (fifty percent) open to the sky. See also "Covered."

Unlicensed Wireless Service. The offering of telecommunications services using duly authorized devices, which do not require individual license, but does not mean the provision of direct-to-home satellite services as defined in section 303(v) of Title 47 of the United States Code. (Ord. 323 Exh. A, 2001)

Unshielded. Any outdoor light fixture that is not a full cutoff light fixture.

Upper Floor. A floor level that is above the ground or main level floor.

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

Use, Accessory, General (land use). A use customarily incidental to, related, and clearly subordinate to a primary use established on the same lot or parcel of land (or, in the case of a commercial use, in the space occupied by a particular land use), which accessory use is otherwise a permitted use in the zone; does not alter said principal use, does not exceed 20% (twenty percent) of the gross floor area of the use, unless otherwise specified in this Zoning Code, including storage (unless otherwise specified); nor serve any property other than the parcel where the principal use is located. An accessory use may be located either in the primary structure or an accessory detached structure.

Use, Accessory, Non-Residential (land use). A use meeting the definition of “accessory use, general,” and unless otherwise specified in this Zoning Code, including the following:

- Light manufacture or assembly of small products (such as apparel, jewelry, sculpture, and art) in support of the on-site retail business that is the primary use of the site;
- Pharmacies within medical office buildings and hospitals;
- Other non-residential accessory uses and activities that serve the needs of employees, guests, patrons, and customers of the primary use, as determined by the Director to be of the same general character as those listed above, and not objectionable or detrimental to surrounding properties and the neighborhood.

Use, Accessory, Residential Developments of More than Two (2) Dwelling Units (land use). A use meeting the definition of “accessory use, general,” and including the following: accessory uses for residential projects of more than two (2) dwelling units include places of assembly, such as common recreation and community rooms or similar facilities appurtenant to a project, and recreational facilities such as playground equipment, unlighted tennis courts, pools, or similar facilities appurtenant to a project.

Use, Primary. The predominant use of a lot, building, or structure.

Utility Facility (land use).

- **Major utility facility.**
 - Generating plants, electrical distribution and transmission substations, above-ground electrical transmission lines, lone switching structures, water reservoirs, flood control or drainage facilities, water or wastewater treatment plants, transportation or communications utilities, dams, gauging stations, pumping stations, tanks, wells, any other use normal and appurtenant to the storage and distribution of water, battery infrastructure, and similar facilities of public agencies or public utilities, including any building used for the administration of the subject facility.
 - Any buildings or premises used for the administration of public utility repair, maintenance, and installation crews, including parking for vehicles, but not including warehouses or storage yards.
 - Any buildings or premises used for the office, warehouse, storage yard or maintenance garage of a public utility including microwave repeater stations when incorporated as a part of the service yard use.

- Any use allowed in “Minor Utility Facility.”
- Does not include “Telecommunications Facilities.”
- **Minor utility facility.**
 - Utility facilities that are necessary to support legally established uses and involve only minor structures (e.g., electrical distribution lines, underground water lines, underground sewer lines, battery infrastructure, etc.), including any building used for the administration of the subject facility.
 - Includes any buildings or premises used for the administration of public utility repair, maintenance, and installation crews, including parking for vehicles, but not including warehouses or storage yards.
 - Does not include “Telecommunications Facilities.”

§11.7.01.022 “V” Definitions.

Valance. The vertical bottom portion of an awning.

Vanpool. A vehicle carrying seven or more persons commuting together to and from work on a regular basis, usually in a vehicle with a seating arrangement designed to carry seven to fifteen (15) adult passengers and on a prepaid subscription basis.

Valet Parking. The service in which patrons’ vehicles are parked and retrieved by an attendant, whether or not a charge is levied, and whether or not the valet parking operation is done under contract to the business or organization for which the vehicles are being parked, or done independently.

Vehicle. Any motorized form of transportation, including, but not limited to, automobiles, vans, buses, and motorcycles.

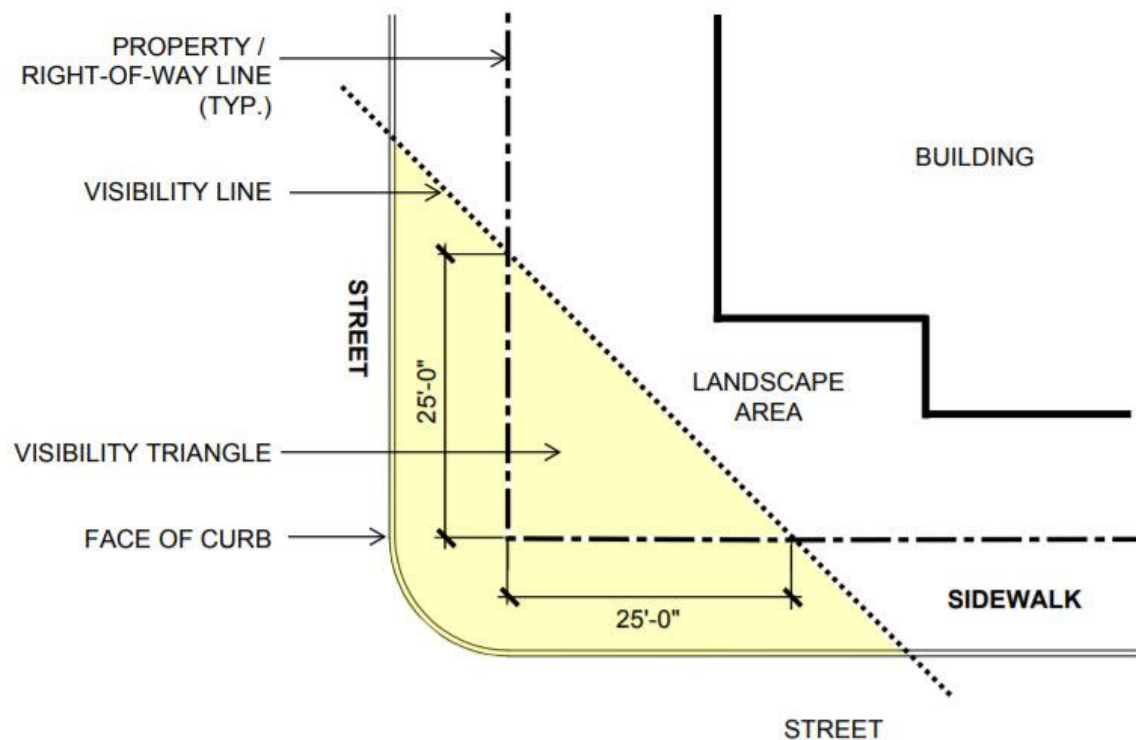
Vehicle Repair (land use).

- **General.** Major repair of automobiles, motorcycles, recreational vehicles, or trucks. Examples of uses include body and fender shops; brake shops; full-service motor vehicle repair garages; machine shops; painting shops; tire sales and installation shops; towing services; and transmission shops. Does not include vehicle dismantling or salvage and tire retreading or recapping.
- **Limited.** Minor repair of automobiles, motorcycles, recreational vehicles, or light trucks, vans, or similar size vehicles. Examples of uses include brake adjustments and repairs; installation of electronic equipment (e.g., alarms, stereos, etc.); servicing of cooling, electrical, fuel, and exhaust systems; oil and lube shops; wheel alignment and balancing.

Veterinary Clinic (land use). Any facility providing medical or surgical treatment to dogs, cats, and other household animals but excluding boarding or the keeping of animals on the premises other than those requiring emergency treatment or those recovering from anesthetic.

Visibility Triangle. An area located near a street or driveway intersection in which no structure or landscaping may be installed which will obstruct views or create a traffic or pedestrian hazard. See Figure 11.7.01-12.

Figure 11.7.01-12: Visibility Triangle



NOTES:

1 - All objects, except for trees and utility poles, installed or planted within the VISIBILITY TRIANGLE in the "yellow zone" shall not exceed 30 inches in height from top of curb or 36-inches from the top edge of the road pavement if no curb exists.

2 - All objects, except for trees and utility poles, installed or planted within the VISIBILITY TRIANGLE in the "yellow zone" shall be not less than 18 inches set back from the front face of the curb or edge of the road pavement if no curb exists.

Note: Tree branches under 9 feet measured from the ground should be trimmed up.

Volume Space. Any space with a ceiling or top plate height exceeding the following maximum height of the space is considered as constituting two (2) stories for the purposes of calculating maximum allowable floor/solid roofed area and setbacks:

- Parcels twenty thousand (20,000) sf. or greater with an average lot width of one hundred (100) feet or greater: fourteen (14) feet
- Other properties: twelve (12) feet

§11.7.01.023 "W" Definitions.

West Gateway District. The district of Foothill Boulevard from the western city boundary of the city to Leata Lane, which is one of five (5) portions of Foothill Boulevard designated on Figure LUE-3 (Foothill Districts) in the Land Use Element of the City's General Plan.

Wild Animal. Any wild, exotic, and/or dangerous animal which is not normally domesticated in the United States, including mammals, fowl, fish, or reptiles, and including, but not limited to: any lion, tiger, bear, nonhuman primate (monkey, chimpanzee, etc.), wolf, cougar, ocelot, wildcat, skunk, raccoon, venomous reptile, ratites including ostriches, emus and rheas, rodents attaining an adult weight of over 10 (10) pounds, or any crocodilian (order Crocodilia), irrespective of its actual or asserted state of docility, tameness, or domesticity.

§11.7.01.024 "X" Definitions.

No technical terms beginning with the letter "X" are defined at this time.

§11.7.01.025 "Y" Definitions.

Yard. An open space other than a court, on a lot or parcel of land, unoccupied and unobstructed from the ground upward, except as otherwise provided in Chapter this Zoning Code.

Yard, Required Front. The yard which is located between the front lot line and the required front setback line. See also Figure 11.7.01-6.

Yard, Required Rear. The yard which is located between the rear lot line and the required rear setback line. See also Figure 11.7.01-6.

Yard, Required Side. The yard which is located between the side lot line and the required side setback line. See also Figure 11.7.01-6.

Yard Equipment. Anything constructed, assembled, or erected and located outdoors, which does not require a fixed location on the ground and which is not attached to something having a fixed location on the ground. Examples of yard equipment include, but are not limited to, any of the following items, provided such items are not "structures": play equipment, dog houses, storage sheds, greenhouses, and automobile shades. Yard equipment does not include ordinary yard furniture and umbrellas, seasonal decorations in the appropriate season, single freestanding portable or roof-mounted basketball backstops (incidental to driveway use), or signs and flags which are separately regulated in this Zoning Code.

Youth Hostel (land Use). A shelter for the use of pedestrian or bicycle travelers, not serving meals, under the auspices of a nonprofit organization.

§11.7.01.026 "Z" Definitions.

No technical terms beginning with the letter "Z" are defined at this time.