

Article 2: DEFINITIONS

Sec. 9-1.0200: Definitions

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For the purposes of the Code, unless otherwise apparent from the context, certain words, terms and phrases used in this chapter are defined in this section.

Words used in the present tense include the future, words in the singular number also include the plural, and words in the plural number include the singular, unless the natural construction of the wording indicates otherwise. The word "shall" indicates a mandatory requirement, except as when used in connection with an action or decision of the Council or any City commission, board, or official, in which case the word "shall" shall be directory only. Whenever used in this chapter, the word "day" shall mean a calendar day.

A

Accessory Living Quarters

Living quarters within a structure for the sole use of persons employed on the premises or for temporary use by guests of the occupants of the premises, having no kitchen facilities and not rented or otherwise used as a separate residence.

Accessory Structure

A structure which is incidental or subordinate to the principal structure on the same site, or the use of which is incidental or subordinate to the use of the principal structure of the site. An accessory structure that is attached or joined to a principal structure and shares a common wall therewith shall be deemed a part of the principal structure.

Accessory use

A use of a structure or site, or a portion of a structure or site, which is incidental or subordinate to the principal use conducted on or occupying the site.

Adult arcade

An establishment having coin-operated or slug operated or electronically or mechanically controlled still or motion picture machines, projectors, or other image producing devices that show images to one person per machine at any one time, and where the images so displayed are distinguished or characterized by depicting or describing "specified sexual activities", or "specified anatomical areas," as defined in this section.

Adult business

A business in the form of an adult arcade, adult bookstore, adult mini-motion picture theater, class "D" cabaret, escort agency, massage establishment, nude model/figure studio, sexual encounter/rap studio or sexual novelty store, as defined in this section. This definition of adult business does not include those uses, businesses or activities, or activities of licensed professionals who are otherwise exempt from classifications as a "massage establishment" pursuant to Sec. 6-10.03 of Chapter 10 of Title 6 (Sanitation and Health) of the Ontario Municipal Code.

Adult bookstore

An establishment which has a substantial portion of its stock-in-trade (a minimum of 30%) and offers for sale for any form of consideration, any one or more of the following:

Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations which are characterized by an emphasis on "specified sexual activities" or "specified anatomical areas"; or

	Instruments, devices or paraphernalia which are designed for use in connection with "specified sexual activities," as defined in this section. This definition does not include such items customarily sold by a bona fide pharmacy.
Adult motion picture theater	An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown to an audience and in which a substantial portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas."
Adult mini-motion picture theater	An enclosed building with a capacity of less than fifty (50) persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or related to "specified sexual activities" or "specific anatomical areas", as defined in this section, for observation by patrons therein.
Adult theater	A theater, concert hall, auditorium or other similar establishment, which, for any form of consideration, regularly features live performances which are characterized by the exposure of "specified anatomical areas" or by an emphasis upon the depiction of "specified sexual activities," as defined in this section.
Adult video store	An establishment having up to twenty percent (20%) or more of its floor area trade in films, motion pictures, video cassettes or video reproduction or other visual representations which are distinguished or characterized by their emphasis on matter depicting or relating to "specified sexual activities" or "specified anatomical areas," as defined in this section, or any establishment devoted to the sale or display of such material.
Advertising display manufacture	A business establishment engaged in the commercial preparation, fabrication, construction or manufacture of a sign type.
Alley	A public way permanently reserved as a secondary means of access to abutting property.
Alter	To change, add to, or modify construction, use or occupancy.
Ancillary use	A use which is incidental or supplementary to a primary permitted use.
Animal or veterinary hospital	A facility in which animals or pets are given medical or surgical treatment and care during the time of such treatment and in which the boarding of such animals or pets is only incidental to the medical or surgical treatment and care.
Antenna	Any exterior transmitting or receiving device mounted on a tower, building structure, or alternative tower structure and used in communications, that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies, wireless telecommunication signals or other communication signals which transmit or receive radio signals. Antennas typically are either dish, panel, or whip type structures.
Apartment	A residential dwelling unit within a multiple dwelling available to lease for an extended period of time.
Apartment hotel	See Residence Inn

Area, gross	A unit of land measure, including easements, existing and future rights-of-way and other future dedications.	<p>Gross Area</p> <p>Net Area</p> <p>Gross and net area</p>
Area, net	A unit of land measure, not including the area within the established right-of-way of a public or private street or railroad or any other area dedicated or required to be dedicated in the future for a public use.	
Automated teller machine (ATM)	An electronic banking device, either freestanding or attached to a building, which dispenses and collects money from or to individual bank accounts.	
B		
Base District	The underlying zoning district in which a site is classified at the same time it is classified in a combined or overlay zoning district.	
Bed and breakfast inn	A structure in which paying guests are lodged on an overnight basis, with breakfast served in connection with their lodging. Meals shall only be served to guests. The period for consecutive overnight lodging for any guest shall not exceed 21 days. The owner or operator of a bed and breakfast inn shall live on the premises of or on the property immediately adjacent to the inn.	
Billboard	An outdoor advertising sign supported by posts or standards and braces set into the ground or attached to a building or other structure and containing advertising copy on the sign face not related to a use, structure or activity located on the same site.	
Billiard Parlor	A business establishment where any of several games are played on a table by driving small balls against one another or into pockets with a cue. Such establishment may include, as an accessory use, any mechanical or electronic equipment not otherwise prohibited by the Development Code.	
Block face	The properties abutting on one side of a street and lying between the two (2) nearest intersecting streets or nearest the intersecting street and railroad right-of-way, unsubdivided land, watercourse, or City boundary.	
Boarding or rooming house	A residence in which lodging with meals is provided for other than members of the resident family, for compensation.	
Building	Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.	
Building Foundation	All dwellings and accessory structures shall be affixed to a permanent, continuous concrete or masonry perimeter foundation. The exterior building finish shall extend over the foundation, to within 6 inches of the adjacent finished grade.	

Building Height	See height of a building.
Business Services	Services which are provided to business establishments in a support capacity, such as but not limited to duplicating, stenographic and messenger services.
C	
Carport	An accessory structure or portion of a main structure, open on at least two (2) sides, designed for the storage of motor vehicles.
Central Business District (CBD)	The area bounded by “H” Street on the north, Sultana Avenue on the east, Main Street on the south and Vine Avenue on the west.
Class “D” cabaret	A cabaret which features topless dancers, bottomless dancers, go-go dancers, strippers, male or female impersonators, or similar entertainment.
Clinic	An establishment where patients are admitted for out patient examination and treatment by one or more physicians, dentists, psychologists or social workers and where patients are not lodged overnight. Excluding chemical dependency clinics.
Co-located	Locating wireless communications antennas and related equipment from more than one provider on a single site.
Commercial recreation	An establishment, activity or use of a site or structure in which a fee is charged to provide space, services, or facilities for individual or group use in the pursuit of any recreational purpose.
Commercial speech	Any message, the prevailing thrust of which is to propose a commercial transaction.
Commercial Vehicle	A vehicle routinely used in transport of goods and services for a licensed business on a regular basis.
Community care facility	See “Group care facility”.
Community Noise Equivalent Level (CNEL)	A scale for measuring noise activities which takes into account the sounds received at a point from all noise events causing noise levels above a prescribed value. Weighing factors are included which accord greater significance to noise events occurring during evening hours (7 p.m. to 10 p.m.), and even greater significance to noise events occurring at night (10 p.m. to 7 a.m.), than to noise events occurring during daytime hours (7 a.m. to 7 p.m.).
Community Planning Area (CPA)	A district within the City created for planning purposes by the Ontario General Plan, adopted September 15, 1992. Fourteen CPAs have been defined based on neighborhood and census tract characteristics.
Conditional Use Permit (CUP)	A zoning instrument used primarily to review the location, site development, or operation of certain land uses. A conditional use permit is granted at the discretion of the Planning Commission or Zoning Administrator and is not the automatic right of the applicant or landowner.

Condominium	An estate in real property consisting of an undivided interest in common with a portion of a parcel of real property together with separate interest in space in a building or a particular site on such real property. The term shall also apply to a unit within a multiple dwelling within which each individual unit is intended for separate purchase along with an interest in common in the site on which the multiple dwelling is located.
Congregate Care Facility	Facility which provides communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services, and other support services appropriate for the residents.
Convalescent home or hospital	See nursing home.
Convenience Market	A retail establishment, limited to a maximum size of 3,500 square feet, offering for sale prepackaged food products, household items, newspapers and magazines, and sandwiches/salads and other freshly prepared foods for off-site consumption.
D	
Day care center	A facility located in a commercial or industrial zoning district providing non-medical care for individuals on less than a twenty-four hour a day basis. Includes infant center, pre-schools, extended day care facilities, and any child day care facility other than a family day care center.
Day care center, Family	<p>A home that regularly provides family day 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 parents or guardians are away, and includes the following:</p> <p>A Small Family Day Care Center provides family day care to eight (8) or fewer children, including those children under the age of ten (10) years who reside at the provider's residence;</p> <p>A Large Family Day Care Center provides family day care for seven (7) to fourteen (14), inclusive, including those children under the age of ten (10) who reside at the provider's residence.</p>
DBA	A number in decibels which is read from a sound level meter with the meter switched to its weighting scale labeled "A." The number is an approximate measurement of the relative noisiness or annoyance level of common sounds.
Department store	A retail store offering a full line of general merchandise items.
Development Advisory Board (DAB)	A board in the City as established by the City Council charged with the responsibility for the review and approval of development plans.
Direct access	Having unimpaired access to a public street over a front, side, or rear property line adjoining a street.
Discount Store	A retail establishment that offers merchandise for sale at below market price and has no regular stock, constant inventory or standard supplier.
Dish Antenna	A dish-like antenna used to link communications sites together by wireless transmission of voice or data. Also called microwave antenna or microwave dish antenna.

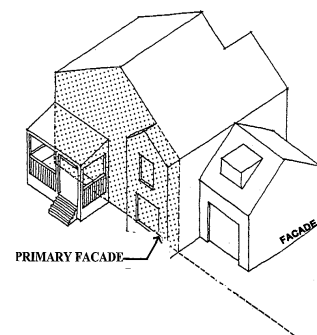
Drive-in, drive-through, or walk-up service	Outdoor service provided by a business establishment by means of a window counter accommodating persons on foot and/or in vehicles.
Dwelling	Any building, or any portion thereof, which is not an apartment hotel, hotel, motel and which contains one or more dwelling units or guest rooms used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied or which are occupied for living purposes.
Dwelling, single family	An attached or detached building not to contain more than one kitchen and which, regardless of the form of ownership, is not designed to accommodate more than one household.
Dwelling, studio	An apartment or condominium unit containing no more than one room and bath with cooking facilities.
Dwelling, multiple	A building containing two (2) or more dwelling units.
Dwelling unit	One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the same unit for the exclusive use of the household.

E

Equestrian Trail	A trail which is a segment of a planned trail system designed, improved, and intended to be used for horseback riding purposes and on which use by vehicles of any type, except for maintenance and service vehicles directly related to equestrian activities and public safety vehicles, is prohibited.
Escort Agency	A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip or other consideration.

F

Façade	The exterior walls of a building exposed to public view or that wall viewed by persons not within the building. The primary facade is the exterior building face which is parallel to the front property line.
Family	A group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability.

**Building Façade**

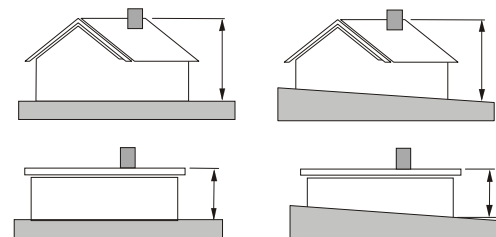
Floor area, gross	The area of all floors included within the surrounding exterior walls of a building, or portion thereof. The area of a building, or portion thereof, not provided with surrounding walls shall be the usable area under the horizontal projection of the roof or floor above and shall also be included within this calculation.
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Floor area, net	The total of all floor areas of a building, excluding stairwells, elevator shafts, equipment rooms, and all floors below the ground floor, except when used or intended to be used for human habitation or service to the public.
Floor Area Ratio (FAR)	The total building square footage on a given lot divided by the lot area of the same lot. Building square footage includes all structures on the lot, including garages and accessory structures
Frontage	The side of a parcel that abuts a street
G	
Garage, private	An accessory structure or portion of a main structure enclosed on three (3) or more sides designed for the shelter or storage of motor vehicles(s).
Garage, repair	A building or portion thereof, used for the repair, servicing or painting of motor vehicles.
Grocery store	A retail establishment over 3,500 square feet in size, offering for sale prepackaged food products, household items, newspapers and magazines, and sandwiches/salads and other freshly prepared foods for off-site consumption.

Guest house or room See accessory living quarters.

H

Height (of a building or structure) The vertical dimension of a building or any other type of structure measured from the lower of existing grade or finished grade elevation to the highest point of the roof, not including chimneys, antennas or other appurtenant structures.

**Height Measurement****Historic Preservation Definitions:**

Alteration	Any exterior change or modification, through public or private action, to the character-defining or significant physical features of properties affected by this chapter. Such changes may be changes to or modification of structure, architectural details or characteristics, rock curbs, the addition of new structures, cutting or removal of trees, and the placement or removal of significant objects such as signs, plaques, light fixtures, street furniture, walls, fences, or steps, affecting the significant historical qualities of the property.
Certificate of Appropriateness	A certificate issued by the Historic Preservation Commission approving such plans, specifications, statements of work, and any other information which are reasonably required by the Commission to make a decision on any proposed alteration, restoration, rehabilitation, construction, removal, relocation, or demolition, in whole or in part, or to a Historical Resource.
Certificate of Economic Hardship	A certificate authorizing work described in the accompanying Certificate of Appropriateness granted by the Commission because of extreme financial privation or adversity and in accordance with the procedures and findings of this ordinance.
Certified Local Government (CLG)	A local government certified under a federal program by the State Office of Historic Preservation for the purpose of more direct participation in federal and state historic preservation programs.

Contributing Resource	Any Improvement, building, structure, sign, feature, tree, or other object adding to the historical, architectural, or cultural significance of a district.
Demolition	Any act or process that destroys in part or in whole an individual Historical Resource or a structure within a Historic District.
Design Guidelines	The principles contained in a document, which illustrate appropriate and inappropriate methods of rehabilitation and construction. The purpose of using design guidelines is to aid design and decision-making with regard to retaining the integrity of scale, design, intent, materials, feelings, patterns of development, and historical character of a Historical Resource.
Designated Site	A parcel or part thereof on which an Historical Resource is situated, and any abutting parcel or part thereof constituting part of the premises on which the Historical Resource is situated, and which has been designated a Historic Landmark or District pursuant to this ordinance.
Historic District	Any defined geographical area containing a concentration of improvements which have a special historical interest or value, which possess integrity of location, design, setting, materials, workmanship, feeling, and association, or which represent one or more architectural periods or styles typical to the history of the City, and that has been nominated or designated a Historic District pursuant to this ordinance or placed on the National Register of Historic Places or California Register of Historical Resources.
Historic Landmark	Any singular Historical Resource that has been nominated or designated pursuant to this ordinance or placed on the National Register of Historic Places or the California Register of Historical Resources. The nomination or designation shall specify the significant designation criteria that are expressly found by the Commission to meet one or more of the criteria in Section 9-1.2615.
Historical Resources	Improvements, buildings, structures, signs, features, Historic Districts, conservation zones, trees, or other objects of cultural, architectural, or historical significance to the citizens of the City and the State of California, the Southern California region, or the nation which may be eligible for nomination or designation and determined to be appropriate for historic preservation by Historic Preservation Commission, or by the City Council on appeal, pursuant to the provisions of this chapter.
Improvement	Any building, structure, fence, gate, tree, wall, or other specified object constituting a historical physical feature of real property, or any part of such feature.
Mills Act Contract	A property contract entered into between the City and a property owner that provides for lower property taxes in return for the rehabilitation, restoration, and preservation of a qualified historical property pursuant to California Government Code Section 50280 <u>et. seq.</u>
Non-contributing Resource	Any Improvement, building, structure, sign, feature, tree, or other object that does not add to the historical, architectural, or cultural significance of a district.
Object	A material thing of historical, cultural, or architectural value.

Ordinary Maintenance and Repair	Any work, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration of or damage to a structure or any part thereof and to restore the same, to its condition prior to the occurrence of such deterioration or damage.
Preservation	The identification, study, protection, restoration, rehabilitation, or acquisition of Historical Resources.
Secretary of the Interior Standards for Rehabilitation	The guidelines prepared by the National Park Service for Rehabilitating Historic Buildings and the Standards for Historic Preservation Projects prepared by the National Park Service with Guidelines for Applying the Standards.
Significant Feature	The man-made elements embodying style or components of an improvement, including but not limited to, the kind, and texture of the building materials, and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to such improvement.
State Historic Building Code	Part 2.7 of the California Health and Safety Code, commencing with Section 18950, and the regulations promulgated thereunder, as they may be amended from time to time (Cal. Code Regs., Title 24, Part 8.).
Home occupation	An occupation conducted by the occupant of a dwelling as a secondary use in which there is no display, no stock-in-trade, no commodity sold on the premises, no person employed other than residents of the dwelling, and no mechanical equipment used, except for that necessary for housekeeping purposes.
Hotel	A lodging facility containing six (6) or more guest rooms offering transient accommodations on a daily rate to the general public, and which may provide additional services, such as restaurants, meeting rooms, and recreational facilities. The term shall not include family day care facility as defined in this Article.
Household	A family living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.
Household pet	A small, domesticated animal, normally allowed access to the house or yard, kept for company, security, or pleasure and bred for such purposes.
I	
Immediate neighborhood	The block in which the subject property is located, as well as the opposite block face along the same street.
Interim use	A use of land or a structure which is less than permanent, with the duration of such use subject to City approval.
Institutional use	A privately operated use of a semi-public type, such as a church, convent, monastery, day care facility or hospital, nursing home, hospice facility, club or lodge, philanthropic or charitable foundation, non profit library, art gallery, museum, or similar type of establishment.
K	
Kennel, commercial	A place, other than a private kennel, in which four (4) or more dogs over four (4) months in age are kept.

Kennel, private A place in which from four (4) to eight (8) dogs more than four (4) months in age are kept for breeding or training for private purposes on a site of not less than 18,000 square feet and all such dogs are owned by the occupant of the premises.

Kiosk A small, freestanding structure less than 150 square feet in area.

Kitchen or kitchenette A room or portion of a room, in a structure, used for the purposes of preparing meals, containing the necessary cooking or food preparation facilities, which may include microwave ovens or hot plates, and shall also be equipped with a sink and hot and cold running water.

L

Landscaped area The portion of a site containing planted areas and plant materials, including trees, shrubs, lawns and flowers and ground cover, together with such decorative elements as walkways, benches, patios, terraces, water features, and the like suitable for ornamenting a site or a structure or use on the site. Landscaping may also include non-plant decorative material, such as rock or stone, intended to reduce the need for watering of plant material.

Landscape architectural feature Decorative structural elements in a landscaped area, such as walks, benches, patios, terraces, water features, and the like.

Loading area The portion of a site developed for the loading or unloading of motor vehicles or trailers, including loading spaces, aisles and drives.

Lodging facility An establishment which provides transient sleeping accommodations for rent

Lodging or rooming house A residence in which lodging without meals is provided for more than two (2) persons, other than members of the resident family, for compensation.

Lot A parcel of unsubdivided land which is shown on a duly approved and recorded subdivision map or which was otherwise legally created.

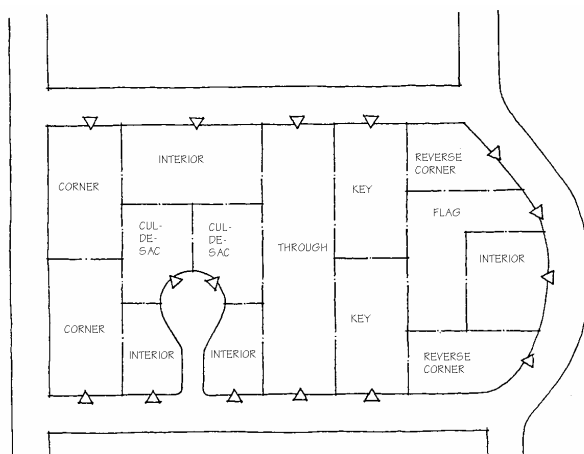
Lot, corner A lot located at the intersection of two (2) or more streets

Lot, cul-de-sac A lot located on the turning end of a dead-end street.

Lot, flag A lot having access to a street by means of a private driveway access easement, or parcel of land not meeting the requirements of this Code for lot width, but having a dimension of at least 20 feet at its narrowest point.

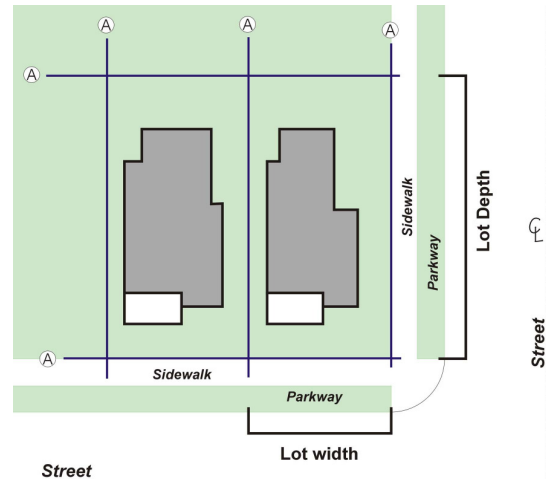
Lot, interior A lot other than a corner lot.

Lot, key The first interior lot to the rear of a reversed corner lot.



Residential Lot Variations

Lot, reversed corner	A corner lot, the side of which on a street side, is substantially a continuation of the front property line of the first lot to its rear.
Lot, through	An interior lot having frontage on two (2) parallel or approximately parallel streets.
Lot, area	The area within the property lines of a parcel exclusive of any dedications for public rights-of-way, parks, school sites or other public dedications.
Lot, coverage	The area devoted to principal and accessory structures on a lot, including patios enclosed on three sides, garages and covered parking.
Lot, depth	The horizontal distance between the front and rear property lines of a site measured along a line midway between the side property lines.
Lot line	The lines bounding a lot. (see also property line)
Lot line, front	The line separating the narrowest street frontage of a lot from the street right-of-way or private street.
Lot line, rear	The lot line opposite and most distant from the front lot line. In the case of an irregularly-shaped lot, a straight line shall be drawn within the lot most nearly parallel to and the maximum distance from the front lot line
Lot line, side	Any lot line or lines other than the front or rear lot lines.
Lot, width	The horizontal distance between the side property lines of a site measured in the mean direction of the front and rear property lines at the front yard setback line of a site.

**Lot Width and Depth****M**

Maintenance	Repair work or upkeep on a structure, including painting, carpentry, glazing, and the reinforcement or replacement of defective parts, including roofs, foundations, structural members, and the like, but not including an addition, enlargement, or replacement of the structure.
Marijuana	All parts of the plant Cannabis, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound manufacturer, salt, derivative, mixture, or preparation of the plant, its seeds or resin. It includes marijuana infused in foodstuff. It does not include the mature stalks of plant, fiber produced stalks, oil or cake made from seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except resin extracted therefrom), fiber, oil, or cake, or the sterilized seeds of the plant are incapable of germination.
Manufacturing	A use engaged in the manufacture, primarily from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental processing of extracted raw materials.

Manufactured home	A structure designed for single family residential use that is factory made and is fully or partially assembled on the site of ultimate use, as permitted by Federal laws and the State of California.
Massage establishment	An establishment having a fixed place of business where any person, association, firm, or corporation engages in, conducts, or carries on or permits to be carried on, any business of giving Turkish, Russian, Swedish, vapor, sweat, electric, salt, or any other kind or character of baths where alcohol rubs, fomentation baths, or manipulations of the body, or similar procedures, are given, including acupressure clinics or establishments.
Medical marijuana dispensary	Any association, cooperative, club, coop, delivery service, collective, and any other similar use involved in the sale, possession cultivation, use and/or distribution of marijuana for medicinal purposes.
Menu board	A permanently mounted sign displaying the bill of fare of a drive-in, drive-through or walk-up restaurant
Metal salvage yards	An establishment which collects and utilizes scrap metal for use as salable products.
Mini-warehouse	A structure or group of structures containing separate storage spaces of varying sizes to be leased or rented on an individual basis.
Mixed-use development	The development of a tract of land, building, or structure with a variety of complementary uses, such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in an integrated development project with significant functional interrelationships and a coherent physical design
Mobile home	Same as "manufactured home," but subject to the National Manufactured Housing Construction and Safety Act of 1974.
Mobile home park	A development designed exclusively for the placement of mobile homes on spaces or lots offered for sale, lease, rent, or condominium ownership, including all improvements, buildings, structures, recreational areas, or other facilities for the use of the residents of such development, but not including any sites or spaces available on a transient basis.
Mobile recycling unit	An automobile, truck, trailer or van, licensed by the California Department of Motor Vehicles, which is used for the collection of recyclable materials. This definition encompasses bins, boxes or containers transported by trucks, vans or trailers and used for the collection of recyclable materials. Mobile units shall not be visible from Euclid Avenue
Monopole	A structure composed of a single spire used to support communications equipment.
Motel	A lodging facility where guest accommodations are predominantly accessed from parking lots or exterior walkways.
Municipal utility	A utility owned and operated by an agency of local government.
Mural	See painted wall decoration.

N

Neighborhood Convenience facility	Any retail establishment offering for sale prepackaged food products, household items, newspapers and magazines, salads and sandwiches and other freshly prepared foods, for off-site consumption.
Noncommercial speech	Any message which is not determined to be commercial speech as defined herein.
Nonconforming structure	A structure or building, the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to a zoning ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.
Nonconforming use	A use or activity which was lawful prior to the adoption, revision, or amendment to a zoning ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.
Nonprofit social organization	An organization which is incorporated under State law, which has an unpaid board of directors, and which provides social services on a non-resident basis to the general public on an ability-to-pay or non-fee basis.
Nude model/figure studio	Any place where a person who appears in a state of nudity or displays "specified anatomical areas" is provided to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons who pay money or any other form of consideration.
Nursery school	See Family Day Care Home.
Nursing home	A lodging and care facility for convalescents, invalids, or aged persons, not including persons suffering from contagious or mental diseases, alcoholism, or drug addiction, and in which surgery is not performed and primary treatment, as given in hospitals or sanitariums, is not provided. This term shall include a convalescent home or rest home.
O	
Open space	Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment of owners, occupants and their guests, of land adjoining or neighboring such open space.
Open space, common	An open space area for the exclusive use of the residents and/or employees thereof and their guests.
Open space, private	Private open space, the use of which is normally limited to the occupants of a single dwelling or building or property.
Overlay district	A zoning district established by this Code which may be applied to an area or vicinity only in combination with a base district.
P	
Painted wall decoration	Displays painted directly on an exterior wall, designed as a decorative or ornamental feature. Painted wall decorations, also called murals, do not contain text, numbers, registered trademarks, registered logos, or business or service advertising or identification.
Parking area	A site, or a portion of a site, devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives, and related landscape and screening areas.

Patio, Covered	A patio with a shade structure, consisting of a roof and structural supports.
Patio, Enclosed	A patio area, consisting of a roof and vertical walls on up to three sides which are a minimum of sixty-five percent open. For the purpose of this definition, the term "open" may include the use of screen material and/or plexiglass, or other similar material. An enclosed patio shall not include any portion of a building that is habitable, as defined in the Uniform Building Code.
Personal services	Services of a household or personal nature, such as dry cleaning, apparel repair, beauty and barbershops, but not including adult businesses as defined in this Article.
Philanthropic or charitable institution	An establishment engaged in the giving of foods, goods, financial assistance, or grants or offering services or other socially useful programs on a benevolent, non-profit basis.
Planned residential development	A residential development on a site under one ownership or under the legally incorporated control of the individual owner-members, approved in conjunction with a subdivision, developed as a single entity, allowing a mix of dwelling types and individual parcels, and containing commonly owned open space and recreation areas.
Pool hall	See billiard parlor.
Prezoning	The classification of unincorporated territory adjoining a City into one or more City zoning districts pursuant to the provisions of Article 3 of this Section.
Principal structure	A structure housing the primary use of a site or functioning as the primary use.
Property line	A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space. (see also lot line, lot line front, rear & side)
Public service installation	Buildings and other structures and equipment owned and/or operated by an agency of local, state or federal government.
Public utility installation	Buildings and other structures and equipment owned and operated by a public utility or private utility company subject to the regulation of the Public Utility Commission of the State.
R	
Recreational vehicle	A vehicle, motorized or non-motorized, designed and used for recreational purposes, including a travel trailer, truck camper, camping trailer, motorhome and similar types of vehicles.
Recreational vehicle park	A facility for the accommodation of recreational vehicles for short term periods, generally not less than for one night and not used as a place of residence by persons, other than a manager or other employee and their families.
Recyclable material	Reusable material, including but not limited to metals, glass, plastic, paper and wood, intended for reuse, remanufacture or reconstitution for the purpose of being used in an altered form. Recyclable material does not include hazardous or potentially hazardous material as may be defined by the County of San Bernardino Department of Environmental Health, State of California Department of Toxic and Hazardous Substances and/or U.S. Environmental Protection Agency. Recyclable material may include used motor oil.

Recycling collection facility	<p>A center for the acceptance, by donation, redemption or purchase, of recyclable materials from the public. Collection facilities may include the following:</p> <ol style="list-style-type: none">1. Reverse vending machine(s)2. A small recycling collection facility, occupying a maximum area of five hundred (500) square feet which may include:<ol style="list-style-type: none">a. a mobile unit;b. Bulk reverse vending machine(s);c. kiosk-type units;d. unattended containers placed for donation of recyclable materials.3. Large collection recycling facility: A recycling facility occupying an area of more than five hundred (500) square feet, with or without permanent buildings.
Recycling processing facility	<p>A facility or center for the collection and/or processing of recyclable materials. A Certified Recycling Facility or Certified Processor means a recycling facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986, as may be amended. This definition does not include storage containers or processing activity located on the premises of a commercial or manufacturing use and used solely for the recycling of material generated on the same site or operation if located on multiple sites.</p>
Recycling facility	<p>A facility or center for the collection and processing of recyclable material. Processing means the preparation of material for efficient shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Processing facilities include the following:</p> <p><i>Light recycling processing facility:</i> A facility occupying an area of under forty-five thousand (45,000) square feet of gross collection, processing and storage area and has an average of two (2) outbound truck shipments per day. Processing operations are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials sufficient to qualify as a Certified Processing Facility. Operations shall not include shredding, compacting or baling other than food and beverage containers.</p> <p><i>Heavy recycling processing facility:</i> Any recycling facility other than a light processing facility.</p>
Residence inn	<p>A lodging facility consisting of one or more buildings containing individual guestrooms or suites of rooms and/or dwelling units which may provide kitchen facilities, amenities, recreational facilities, and/or meals. The term shall not include group care facilities as defined in this Article.</p>

Residential, Group or Community Care Facility	Any facility, place or building that is maintained and operated to provide residential care as defined by state law and including but not limited to the physically handicapped, mentally impaired, incompetent persons, abused or neglected children and the elderly. Community Care Facilities include but are not limited to the following: residential facility, adult day care facility, therapeutic day services facility, foster family agency, foster family home, small family home, social rehabilitation facility, community treatment facility, full service adoption agency, noncustodial adoption agency, and transitional shelter care facility. Any of these facilities with 6 or fewer people in residence shall be viewed as a single-family residence.
Residential project	One or more groups of dwelling units, all of which are constructed on property included within the boundaries of a single tentative subdivision map, irrespective of the number of final maps ultimately recorded.
Rest home	See nursing home.
Reverse vending machines	An automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and cartons and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the state of California. A reverse vending machine may sort and process containers in a mechanical fashion, provided that the entire process is enclosed within the machine. A bulk reverse vending machine is a reverse vending machine larger than fifty (50) square feet, designed to accept more than one container at a time and will pay by weight instead of container.
S	
School, parochial or private	A school owned and operated by a church, religious organization, or any other private entity.
School, public	A school owned and operated by a public school district.
Second unit (Granny Flat)	A detached or attached living quarter with its own kitchen and bathroom facilities for rental purposes, intended for the elderly or for family members within Community Planning Areas Nos. 3, 4 and 9. The owner of the parcel must reside on the property.
Service station	A retail place of business engaged primarily in the sale of motor fuels but also supplying goods and services generally required in the operation and maintenance of automotive vehicles and fulfilling motorist needs. These may include sale of petroleum products; sale and servicing of tires, batteries, automotive accessories and replacement items; lubrication services; washing of automobiles as an incidental part of the business; performance of minor automotive repair, including engine tune ups, tire and battery replacement and brake replacement but not including painting, body work, steam cleaning or major repairs, and the supplying of other such incidental customer services, including limited food items and sundries as are allowed by the Code.
Setback area	<i>See yard, front/rear/side</i>
Sexual encounter/rap studio	Any business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration: (1) physical contact in the form of wrestling or tumbling between persons of the opposite sex; or (2) activities between male and female persons and/or persons of the same sex when "specified anatomical areas" of one or more of the persons are exposed or "specified sexual activities" as defined in this section occur.

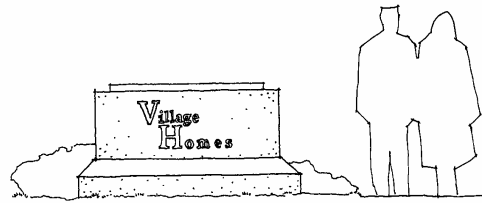
Sexual novelty store	An establishment having as a portion of its stock-in-trade goods which are replicas of, or which simulate, "specified anatomical areas," as defined in this Article, or goods which are designed to be placed on "specified anatomical areas," as defined in this Article, to cause sexual excitement.
Shopping center	A group of retail stores and similar complementary establishments on a site, planned and built as a coordinated unit with shared pedestrian and vehicular circulation and off-street parking.
Single Room Occupancy (SRO) hotel	A cluster of five (5) or more dwelling units on one property for weekly or longer tenancy and providing sleeping and living facilities for one or 2 persons within the unit, in which sanitary facilities are also normally provided and cooking facilities may be provided within each unit or shared by multiple units.
Sign	<p>Any writing (including letter, word, or numeral), pictorial presentation (including illustration or decoration), emblem (including device, symbol or trademark), flag (including banner or pennant), or any other device, figure or similar character which:</p> <p>Is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building, other structure or device; and</p> <p>Is used to announce, direct attention to or advertise; and</p> <p>Is visible from the outside of a building.</p>
Sign area	The entire face of a sign, including the advertising surface and framing, trim, or molding but not including the supporting structure.
Sign, attached	A sign which is placed or mounted on any portion of a structure to which it is related.
Sign, bench	A sign using any portion of a bench provided for the convenience of the public for advertising of any type.
Sign display surface	That area of the sign structure where the advertising message is displayed.
Sign, freestanding	<p>Any non-movable sign not affixed to a building. Three types of freestanding signs are permitted within the Development Code:</p> <p>Master identification signs, which identify a commercial, professional or industrial complex consisting of two or more separate buildings, or uses within those buildings;</p> <p>Use identification signs, which identify a single building or specific use or uses within an individual building;</p> <p>Freeway oriented signs.</p>

Sign, ground or monument

A sign in which the entire bottom is in contact with or is close to the ground and is independent of any other structure.

Sign, identification

A sign which identifies the specific use, establishment, activity, owner or occupant of the structure or use to which it is related.

**Sign, master identification**

A sign which identifies a shopping center, office, or industrial complex, or other use of a site containing more than one establishment.

Ground or monument sign

Sign, off-site subdivision

A sign which is located off-site which contains the name of and the direction of travel to a residential subdivision project in the City.

Sign, roof

A sign mounted on or above the roof of a building, but not including a sign mounted on a parapet.

Sign, temporary

A sign which is subject to a time limitation.

Sign, wall

A sign attached to the exterior wall of a building.

Site

A parcel of land or combination of contiguous parcels of land.



Temporary sign

Site area

The net horizontal area included within the boundary lines of a site, not including the area of any easement within which the right of use has been relinquished, and not including the area within the established right-of-way of a public street, future public street, railroad, or any other area dedicated or to be dedicated for a public use.

Special district

An agency of the State for the local performance of governmental or proprietary functions within limited boundaries including a county service area a maintenance district or area, an improvement district, or any other area or district formed for the purpose of designating an area within which a tax or charge will be levied to pay for a service or improvement benefiting that area, but not including a school district or community college district.

Specified anatomical areas

Any of the following:

Less than completely and opaquely covered:

Human genitals, pubic region;

Buttocks;

Female breasts below a point immediately above the top of the areola;

Human male genitalia in a discernible turgid state, even if completely and opaquely covered

Specified sexual activities

Any of the following:

Human genitals in a state of sexual stimulation or arousal;

(2) Acts of human masturbation, sexual intercourse, oral copulation or sodomy;

Fondling or other erotic touching of human genitals, pubic region, buttock or female breasts.

State freeway Any section of a State highway which has been declared to be a freeway by resolution of the Highway Commission of the State pursuant to the provisions of Section 100.3 of the Streets and Highways Code of the State and/or any section of State highway which has been fenced by a State agency between intersecting streets for the purpose of limiting or restricting access thereto.

Stealth facility Any communications facility that is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to look like light poles. Stealth facilities are also referred to as concealed antennas.

Street A thoroughfare, other than an alley, whether public or private, which provides the principal means of vehicular access to abutting property.

Street, arterial A street with signals at important intersections and stop signs on the side streets, that collects and distributes traffic to and from collector streets.

Street, collector A street that collects traffic from local streets and connects with arterial streets.

Street, local A street designed to provide vehicular access to abutting property and to discourage through traffic.

Street, private A street in private ownership, not accepted for dedication as a public street, which provides the principal means of vehicular access to sites which do not have frontage on a public street.

Street, public A street, the dedication of which has been accepted by the City, the County, or the State.

Story (of a building) That portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between the floor and the ceiling above it, and including basements used for primary use.

Structure Anything that is built or constructed, whether installed on, above, or below the surface of land or water, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, but not including light standards, poles, lines, cables, or other transmission or distribution facilities of a public utility.

T

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

Transient Any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days or less, counting portions of calendar days as full days. Any such person so occupying space in a hotel shall be deemed to be a transient until the period of thirty (30) days has expired.

Transitional housing	A facility in which individuals live for a short period of time, while receiving physical, social, or psychological therapy and counseling to assist them in overcoming physical or emotional problems.
Transportation terminal	A station or passenger terminal for any type of transportation system.
Travel trailer	A non-motorized vehicle designed to be towed by a motor vehicle, used for recreation purposes, including human habitation while parked or at rest, but not as a permanent place of residence.
Truck camper	A recreation vehicle in which the part containing the living and sleeping accommodations is separate from the vehicle and may be removed from the bed of the truck.

U**Use**

The purpose for which a site or a structure is arranged, designed, intended, constructed, erected, moved, altered, or enlarged, or for which either a site or structure is or may be occupied or maintained.

V**Variance**

A zoning instrument which allows deviation from development standards required in the Code when, because of special circumstances applicable to the property, strict application of Code requirements deprives a property the privileges enjoyed by other properties in the vicinity and under identical zoning. Any variance granted will assure that the adjustment granted will not constitute a special privilege.

Video arcade

An establishment which provides more than four (4) coin or token operated pinball, video or similar machines for customer use.

W**Whip antenna**

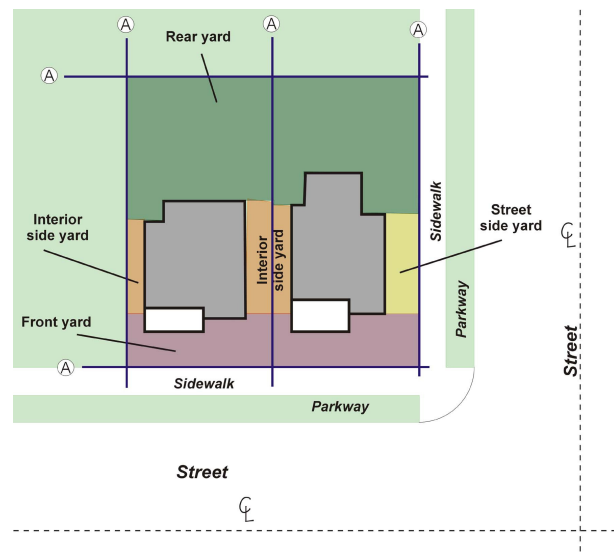
An antenna that transmits signals in 360 degrees. Whip antennae are typically cylindrical in shape and are less than 6 inches in diameter and measure up to 18 feet in height. Also called omnidirectional, stick, or pipe antennas.

Y**Yard**

An open space unoccupied by and unobstructed from the natural ground upward, except as otherwise provided for in this chapter.

Yard, front

A yard extending across the full width of a site, the depth of which is the horizontal distance between the front property line and a line parallel thereto at the nearest point of a structure on the site.



Yard, rear A yard extending across the full width of a site between the rear-most building and the rear property line, the depth of which is the horizontal distance between the nearest part of a main building and the nearest point of the rear property line.

Yard, side A yard extending between the front and rear yards, the depth of which is the horizontal distance between the side property line and a line parallel thereto at the nearest point of a structure on the site.

Note: *A glossary of design terms used in Guidelines is provided at the back of the Code*