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## SUBCHAPTER 153.220 – DEFINITIONS



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### § 153.220.010 – Intent and Purpose

Definitions of the technical and special terms and phrases that are used in this chapter are provided here in an effort to ensure precision in interpretation of the Zoning Code. Where any definition in this chapter may conflict with definitions in other chapters of this code, these definitions shall prevail for the purposes of this chapter. If a word is not defined here, or in other provisions of this code, the most common dictionary definition is presumed to be correct.

**§153.220.020 – A Definitions**

**ABANDON.** To cease to use, operate or occupy.

**ABATEMENT.** The act or process of putting an end to the use of a structure, sign or business that fails to comply with the provisions of the Zoning Code.

**ABUT/ABUTTING LAND.** A parcel of land that has a common boundary with another parcel of land, including parcels which share a common corner.

**ACUPRESSURE/ACUPUNCTURE ESTABLISHMENT.** An establishment that provides acupuncture and/or acupressure services. Acupuncture is the practice of inserting needles into the body to reduce pain or induce anesthesia. Acupressure is a form of touch therapy that utilizes the principles of acupuncture and Chinese medicine; the same points on the body are used in acupressure as in acupuncture, but are stimulated with finger pressure instead of with the insertion of needles.

**ACCESS.** The place, means or way, by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to a lot, from a public street, private street or alley.

**ACCESSORY STRUCTURE.** A structure that is subordinate and incidental to the main building or structure that is located on the same lot.

**ACCESSORY USE.** The use of a portion of a lot or building that is incidental, related or subordinate to the principal use of the land or building, and is located on the same lot with such principal use or building.

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

**ADJACENT.** Two or more objects that are located in close proximity to each other.

**ADULT DAY CARE FACILITY.** A facility that provides supervision and non-medical care to more than 6 adults, including elderly persons, on a less than 24-hour basis.

**ADULT DAY CARE HOME.** A home that provides supervision and non-medical care to 6 or fewer adults, including elderly persons, in the provider's home on a less than 24-hour basis.

**ADULT-ORIENTED BUSINESSES.** Adult-oriented business and any related or associated activities shall be defined as set forth in subchapter 124.010 of this code.

**ALCOHOL SALES, OFF-SALE OUTLET.** Any commercial retail establishment, business or facility that holds a license from the State Department of Alcoholic Beverage Control that authorizes the sale of beer, wine or distilled spirits for consumption off premises where sold. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee.

**ALCOHOL SALES, ON-SALE OUTLET.** Any commercial retail establishment, business or facility at which alcoholic beverages are sold, served, or given away for consumption on the premises and which is applying for or has obtained a license from the State Department of Alcoholic Beverage Control that authorizes the sale of beer, wine or distilled spirits for the consumption on the premises where sold. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee.

**ALLEY.** A public or private right-of-way, other than a street, which is designated as an alley by the city, that provides a permanently reserved but secondary means of access to adjoining lots.

**ALTERATIONS.** An exterior or interior change or variation of the structural or architectural feature or visual characteristic of a building or structure.

**ALTERNATIVE TRANSPORTATION.** The use of modes of transportation other than the single passenger motor vehicle (e.g., a motor vehicle operated by one passenger and transporting the same), including, but not limited to, carpools, vanpools, buspools, public transit and bicycling.

**AMENDMENT.** A change in the working, context or substance of the Zoning Code or General Plan or a change in the boundaries or classification on the Zoning Map or Land Use Map.

**AMORITIZATION.** A method of eliminating nonconforming uses and structures by requiring the termination of the use or demolition of the structure after a specified period of time.

**ANTIQUÉ SHOPS.** A commercial business that sells only bona fide antiques or collectable items. The Community Development Director shall determine the suitability of materials for sale.

**APARTMENT.** One or more rooms, with kitchen facilities, comprising as independent, self-contained dwelling unit located within a multiple dwelling structure.

**EFFICIENCY APARTMENT.** An efficiency apartment, also known as a studio apartment or bachelor/bachelorette style apartment, is a self-contained, small apartment, which combines living room, bedroom and kitchenette into a single room.

**APPLICANT.** Any person or persons who submits and application for a use or development project.

**APPROVING AUTHORITY.** The designated planning agency responsible for the review and action on land use and development permits and approvals.

**ARCADE.** A location where 4 or more mechanical or electronic amusement games, including computer terminals, where such machines may be played or utilized, are located for use by business patrons, even if the games are provided in conjunction with or as an accessory to another business. Also includes internet cafes, defined as an establishment that provides more than three computers and/or other electronic devices, for access to that system commonly referred to as the "internet," e-mail, playing video games over the Internet or other network system, and/or access to other computer software programs, to the public for compensation and/or for public access. Internet cafe is also synonymous with PC cafe, cyber cafe, internet gaming center, computer/internet rental and cyber centers.

**ARCHITECTURAL FEATURE.** An architectural element of the design of a building or structure embodying the style, general arrangement and components on the outer surface thereof, including, but not limited to, the kind, color or texture of building materials and the type and style of windows, doors, lights, signs and other fixtures appurtenant to the building or structure.

**ART/PHOTOGRAPHY STORE, STUDIO OR GALLERY.** Small-scale facilities for the demonstration of art. Examples include: art and/or photography galleries and production studios for individual painters, sculptors, photographers, and other artists. These uses may also include accessory retail sales of products related to the services provided.

**ASSESSED VALUE.** The then assessed value of the land, building or structure, as is shown on the current equalized assessment role in effect as of the time of the making of the determination of such assessed value.

**ASSESSOR.** The Tax Assessor of the county.

**ASTROLOGY AND FORTUNETELLING ESTABLISHMENT.** The business or art of astrology, phrenology, life reading, fortune-telling, clairvoyance, clairaudience, crystal gazing, hypnotism, mediumship, mesmerism, oriental mysteries, palmistry, spirit photography, spirit writing, spirit voices, spirit materialization, etherealization, numerology, augury, divination or other similar or related art or business.

**AUTOMOBILE DISMANTLING YARD.** Any lot used for the purpose of dismantling of motor vehicles and/or trailers for sale or storage of such parts, vehicles and/or trailers.

**AUTOMOTIVE SALES AND SERVICES.**

**AUTOMOTIVE DETAILING.** A car wash establishment where operating functions are performed entirely by an operator/owner with the use of washing, waxing, vacuuming and drying equipment supplemented with manual detailing by the operator/owner of the establishment.

**AUTOMOTIVE REPAIR AND INSTALLATION.** The repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. These uses include auto repair shops, body and fender shops, but exclude vehicle dismantling or salvage and tire retreading or recapping.

**AUTOMOTIVE SALES, RENTAL AND LEASING, NEW.** The sale, leasing, or rental of new automobiles, trucks, tractors, construction or agricultural equipment, mobile homes, and similar equipment, including storage and incidental maintenance and repair.

**AUTOMOTIVE SALES, RENTAL AND LEASING, USED.** The sale, leasing, or rental of used automobiles, trucks, tractors, construction or agricultural equipment, mobile homes, and similar equipment, including storage and incidental maintenance and repair.

**AUTOMOTIVE PARTS SUPPLY STORE.** The sale of vehicle equipment and parts. These uses include brake shops, oil change shops, auto glass sales, stereo and alarm sales, and tire sales, but exclude vehicle dismantling, salvage, tire retreading or recapping.

**AUTOMOTIVE WASH.** An establishment where washing, drying, polishing, or vacuuming of an automobile is done by the car driver or occupant.

**§ 153.220.030 – B Definitions**

**BANK/FINANCIAL INSTITUTION.** A full-service state or federally chartered bank, savings association, credit union or industrial loan company, but does not include any business whose primary function is check cashing, money wiring or the operation of freestanding automated teller machines/kiosks.

**BAR.** Any facility licensed by the State of California which restricts entry to persons of legal alcoholic beverage drinking age and at which the sale of alcoholic beverages is provided for consumption on premises. Also referred to as tavern.

**BASEMENT.** That portion of a building which is totally or partly below the level of the furnished grade of the lot upon which it is located.

**BEDROOM.** Any habitable room other than a bathroom, kitchen, dining room, living room, family room or den.

**BILLIARD HALL.** Any place of business where any of several games are played on a table by driving small balls against one another or into pockets with a cue.

**BOARDINGHOUSE.** A dwelling unit where non-transient lodging, with or without meals, is provided for compensation to one or more persons who are not members of the family occupying the premises. For purposes of this definition, lodging shall be deemed non-transient if it is for not less than 31 consecutive days. Notwithstanding the foregoing, the following shall not be deemed a boardinghouse when the dwelling unit is used to serve 6 or fewer persons and the occupant or owner of the dwelling unit has all licenses required by law for such service:

1. An intermediate care facility/developmentally disabled habilitative or an intermediate care facility/developmentally disabled-nursing, as defined in California Health & Safety Code § 1250.
2. A residential facility as defined in California Health & Safety Code § 1502.
3. A residential care facility as defined in California Health & Safety Code § 1568.01.
4. A residential care facility for the elderly as defined in California Health & Safety Code § 1569.2.
5. An alcoholism or drug abuse recovery or treatment facility as defined in California Health & Safety Code § 11834.11.
6. Or any other use which state law states may not be deemed to be a boardinghouse.

**BOAT SALES.** Establishments engaged in renting or selling any type of watercraft that is used or capable of being used as a means of transportation on water. Includes storage and incidental maintenance.

**BREEZEWAY.** A structure with two sides open which connects the main building with an accessory building.

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

**MAIN BUILDING.** The building on a lot that contains the primary permitted use of the lot.

**BUILDING FACADE.** That portion of any exterior elevation of a building which extends from grade to the top of the parapet wall or eaves and includes the entire width of the building elevation. Calculation of the area of building facade includes all window and doorway openings.

**BUILDING FRONTAGE.** That face of a building that is parallel to, or is at a near parallel angle to a public street or public parking area.

**BUILDING SETBACK LINE.** A line within a lot, as determined under the standards of the Zoning Code, that delineates the area between this line and the street centerline within which no building or portions thereof can be located.

**BUSINESS SUPPORT SERVICES.** An establishment within a building, providing other businesses with various services including maintenance, repair and service, testing, rental, etc.; also includes:

- blueprinting
- computer services
- publishing
- film processing and photofinishing
- equipment rental businesses within buildings
- heavy equipment repair services where repair occurs on the client site
- janitorial and window-cleaning services
- mail-box services
- outdoor advertising services

### **§ 153.220.040 – C Definitions**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).** A statute that requires all jurisdictions in the state to evaluate the extent of environmental degradation posed by proposed development.

**CANOPY.** A structural, ornamental, roof-like appendage, freestanding or attached to a building.

**CARPOOL.** A vehicle carrying 2 to 6 persons commuting together to and from work on a regular basis.

**CARPORT.** A permanently roofed structure with no more than 2 enclosed sides that is used for automobile storage and shelter.

**CATERING ESTABLISHMENT.** Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

**CENTERLINE.** The centerline of any street, highway or alley, the location of which shall be determined by the City Engineer.

**CHECK CASHING.** A person or entity that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts money orders or other commercial paper serving the same purpose. Check cashing does not include a retail seller (i) engaged primarily in the business of selling consumer goods, including consumables to retail buyers, and (ii) that also cashes checks or issues money orders for a minimum flat fee not exceeding \$2.00 as a service to its customers that is incidental to its main purpose of business.

**CHILD DAY CARE HOME.** A home that regularly provides care, protection and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a small or large family day care home as follows:

**SMALL FAMILY DAY CARE HOME.** A home which provides family day care (for periods less than 24 hours a day) to 8 or fewer children (under the age of 18) in the provider's home, including children under the age of 10 years who reside at the home (see California Health and Safety Code § 1596.78[b]).

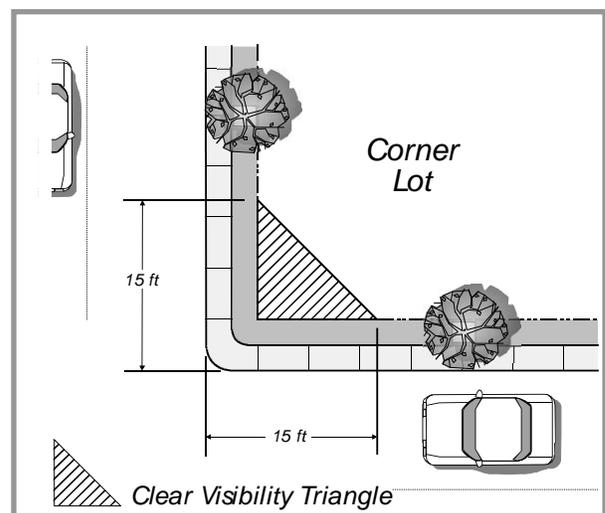
**LARGE FAMILY DAY CARE HOME.** A home which provides family day care (for periods less than 24 hours a day) to 7 to 14 children (under the age of 18) in the provider's home, including children under the age of ten years who reside at the home (see California Health and Safety Code § 1596.78.c).

**CHILD DAY CARE FACILITY.** A facility which provides non-medical, care, protection and supervision, to more than 14 children under 18 years of age, on a less than 24-hour basis.

**CHURCH.** Any property used for regular religious worship and related activities, maintained and controlled by a religious body organized to support public worship.

**CITY COUNCIL.** The City Council of the City of Baldwin Park.

**CLEAR CROSS-VISIBILITY AREA.** An area of clear cross-visibility area at an intersection unobstructed by structures or landscaping. Clear cross-visibility areas are generally in the shape of a triangle and are located at any corner formed by the intersection of two streets.



**CLUB.** A building or premises used by a private or public, incorporated or unincorporated, group of persons organized for the purposes of promoting literature, science, politics, good fellowship, or other common cause, excluding services customarily carried on as a business.

**COMMUNITY CARE FACILITY.** Any facility, place or building which is maintained and operated to provide non-medical residential care, day treatment, adult day care, foster care or agency services to children and/or adults including, but not limited to, physically handicapped, mentally handicapped, substance abusers, battered persons and abused or neglected people.

**COMMERCIAL CENTER.** A group of architecturally unified commercial establishments built on a site that is planned, developed, owned and managed as an operating unit.

**COMMERCIAL ENTERTAINMENT.** Establishments providing participant or spectator recreation or entertainment, either indoors or outdoors, for a fee or admission charge. Does not include "Adult-Oriented Businesses" or "Bars." Illustrative examples of commercial recreation and entertainment uses include motion picture theaters, performing arts centers, and dance halls.

**COMMERCIAL RETAIL ESTABLISHMENT, MINOR.** Any commercial retail establishment, business or facility which encompasses a gross floor area less than 10,000 square feet.

**COMMERCIAL UNIT.** A portion of a building that is physically separated from other units and/or common interior hallways within the same building by solid fire rated walls extending from the floor to the ceiling, and where each unit possesses one or more of the following features: independent utilities, heating and air conditioning controlled within the unit itself, lockable doors and direct access from the outside or from a common interior hallway. All individual units are to comply with all applicable building and fire codes including, but not limited to, wall construction, common hallway/aisle widths, emergency access requirements, heating, plumbing and electrical requirements.

**CONDITIONAL USE.** A use permitted on a particular lot and within a zone only upon a finding that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in the Zoning Code and authorized by the City Council.

**CONDITIONAL USE PERMIT.** An approval that is required for a use to be carried out in a particular zone that is not a use permitted by right.

**CONDOMINIUM.** The interior airspace of 2 or more dwelling units that are individually owned and where the balance of the property is owned in common by the owners of the units.

**CONGREGATE LIVING HEALTH FACILITY.** A facility that provides inpatient care including medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social and recreational activity.

**CONVENIENCE STORE.** See “Retail Food and Beverage Sales.”

## **§ 153.220.050 – D Definitions**

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

**DAY CARE FACILITY.** See “Child Day Care Facility” and “Adult Day Care Facility.”

**DEMOLITION PERMIT.** A permit issued to allow the demolition of a historic building or any building or structure located in a historic district.

**DENSITY.** The total number of permanent residential dwelling units per acre of land, exclusive of all existing public right-of-way surfaces or similar property.

**DESIGN GUIDELINES.** The Baldwin Park Designs Guidelines Manual.

**DESIGN REVIEW COMMITTEE.** The Design Review Committee of the City of Baldwin Park.

**DEVELOPER.** The builder who is responsible for the planning, design and construction of an applicable development project. A developer may be responsible for implementing the provisions of this chapter as determined by the property owner.

**DEVELOPMENT.** A manmade change to a piece of property that involves the construction, reconstruction, alteration or removal of a building or structure, including mining, dredging, filling, grading, paving, excavation or drilling operations.

**DEVELOPMENT STANDARDS.** Regulations establishing parameters on size, bulk and siting of buildings or uses within a particular zoning district.

**DIRECTOR.** The Director of the Community Development Department of the City of Baldwin Park.

**DISABILITY.** As defined under the Federal Fair Housing Amendments Act of 1988 and California’s Fair Employment and Housing Act, a physical or mental impairment that limits one

or more major life activities. An individual with a disability is anyone who is regarded as having that type of impairment, or anyone who has a record of that type of impairment. The disability discrimination provisions of the Fair Housing Act do not extend to persons who claim to be disabled solely on the basis of having been adjudicated a juvenile delinquent, having a criminal record or being a sex offender. Furthermore, the Fair Housing Act does not protect persons who currently use illegal drugs, persons who have been convicted of the manufacture or sale of illegal drugs, or persons with or without disabilities who present a direct threat to the persons or property of others.

**DOUBLE-LOADED.** A type of site planning that is identifiable by showing residential planned development units along both sides of a public street.

**DRIVE-THROUGH ESTABLISHMENTS.** Establishments that provide services accessible to persons who remain in their motor vehicles.

**DRIVEWAY.** A private roadway or access way providing vehicular access to a parking space, parking lot, garage or other parking area.

**DROUGHT-TOLERANT PLANT MATERIAL.** Those plants that tolerate heavy clay to sandy soil with the use of limited supplemental water. Such plants are able to thrive with deep, infrequent watering once their root systems are established (3 to 12 month average time period). Plants include those that naturally grow in areas of limited natural water supply and that are adaptable to weather and soil conditions prevalent in the city.

**DRUG STORE/PHARMACY.** A retail shop that provides a full range of pharmacy services and sells health and beauty products and general merchandise.

**DWELLING UNIT.** Any building or portion thereof designed for living and sleeping purposes that contains independent cooking and sanitation facilities.

**DUPLEX DWELLING UNIT.** A building containing two dwelling units designed for the independent occupancy of 2 households.

**MULTIPLE-FAMILY DWELLING UNIT.** A building or portion thereof containing 3 or more dwelling units designed for the independent occupancy of 3 or more households.

**PRIMARY DWELLING UNIT.** An existing single-family residential structure on a single lot with provisions for living, sleeping, eating, a single kitchen for cooking, and sanitation facilities occupied.

**SINGLE-FAMILY DWELLING UNIT.** A detached building containing no more than 1 dwelling unit which, regardless of form of ownership, is designed and/or uses to house not more than 1 household, including all domestic employees for such household.

### **§ 153.220.060 – E Definitions**

**EASEMENT.** A portion of a lot that is reserved or used for utility rights-of-way, access or any public or private use, as indicated on a subdivision map, deed restriction or other recorded document.

**EAVE.** The protecting lower edges of a roof overhanging the wall of a building.

**EDUCATIONAL INSTITUTION.** A public or private school, college, university or other such institution that provides academic instruction.

**EMERGENCY SHELTER.** Housing with minimal supportive services for homeless persons. Occupancy is limited to a maximum of 6 months. No individual or household may be denied emergency shelter because of an inability to pay.

**ENGINEER.** The City Engineer of the city.

**EQUIPMENT SALES, RENTAL OR REPAIR.** Establishment that sells, rents and/or repairs small-scale equipment such as sewing machines, vacuums and other small-scale home appliance and/or electric equipment.

**EQUIPMENT SALES, RENTAL OR REPAIR – LARGE EQUIPMENT.** Establishment that sells, rents and/or repairs large-scale equipment including large home appliances such as washing machines, ovens and refrigerators, and/or office equipment repair and maintenance such as copy machines. Does not include maintenance and repair of vehicles (see “Automotive Sales and Services.”)

**ESTABLISHMENT.** A business.

**§ 153.220.070 – F Definitions**

**FAMILY.** A group of persons, whether related or unrelated, who live together in a nontransient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a “family” for zoning purposes pursuant to California Health & Safety Code §§ 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23 or any other state law shall be deemed to be a family for purposes of this code.

**FENCE.** An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

**FLAG.** A piece of fabric or canvas, usually rectangular or triangular in shape, displaying colors, graphics, symbols and/or written copy that are noncommercial in nature, designed to be flown from a flag pole. This definition does not include pennants, which contain commercial messages.

**FLOOR AREA.** The total horizontal floor area of all the floors of a building included within the surrounding walls, exclusive of vents, shafts, courts, elevators, stairways, porches, patios, terraces and similar facilities.

**FLOOR AREA RATIO (FAR).** A ratio derived by dividing the total net floor area of all structures built and maintained on a lot, including the main building and accessory buildings, by the lot area.

**FOOD AND BEVERAGE SALES.** The retail sale of food and beverages for off-site preparation or consumption.

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

**GROCERY STORE.** A self-service food, beverage and associated consumer goods store divided into departments and also offering prepared foods and food service. May include secondary uses within the store for visitor convenience, such as banking services, retail sales of non-food items and a pharmacy.

**LIQUOR STORE.** A retail establishment primarily engaged in the sale of beer, wine, and spirits, and regulated by the Department of Alcoholic Beverage Control. See also “Alcohol Sales, Off-Sale Outlet.”

**SPECIALTY STORE.** Includes establishments such as delis, coffee shops, bakeries, and produce stores.

**FOOD PROCESSING PLANT.** Establishment engaged in the manufacturing or processing of food or beverages for wholesale distribution.

**FREESTANDING AUTOMATED TELLER MACHINE/KISOK.** A machine not on the premises of a financial institution, either manned or unmanned, that engages in receiving deposits and dispensing cash money from walk-up individuals. This definition does not include an unmanned automated teller machine that is located wholly within the confines of a retail seller engaged primarily in the business of selling consumer goods and/or perishables.

**FREEWAY LOT FRONTAGE.** A property line abutting a freeway right-of-way or separated from a freeway only by a frontage road.

### **§ 153.220.080 – G Definitions**

**GAME MACHINES.** Any mechanical, electric or electronic device which, upon insertion of a coin, slug, token or similar object, operates as a game, contest or amusement through the exercise of chance or skill.

**GARAGE.** Any building, with three enclosed sides, provided with a closeable access door or doors, designed for use as an automobile shelter or storage.

**GENERAL PLAN.** The General Plan of the City of Baldwin Park, adopted pursuant to California Government Code §§ 65301 et. seq., and adopted by the City Council.

**GLARE.** Any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision or loss in visual performance and visibility.

**GOVERNMENT CODE.** The California Government Code.

**GRADE.** The average level of the finished ground levels at the different midpoints of the exterior walls of a building.

**GRADIENT.** The rate of vertical change of ground surface expressed as a percentage figure and determined by dividing the vertical distance by the horizontal distance.

**GROUP HOME.** Any residential care facility licensed by the State of California occupied by 6 or fewer persons.

**GUEST.** Any transient person who occupies a room for sleeping purposes.

**GUESTHOUSE.** Living quarters, having no kitchen or cooking facilities, located within an accessory structure, available for use solely by members of the family who occupy the one-family dwelling on the lot or temporary guests or persons permanently employed on the premises, as domestic help.

### **§ 153.220.090 – H Definitions**

**HEALTH OFFICER.** The Health Officer of the city or his or her authorized representative.

**HELISTOP.** An area of land, water or structure used for the takeoff and landing of a helicopter, engaged in the dropping off or picking up of passengers, which is owned or controlled by the owner or occupant of the premises. Helistops are limited to tie-down for accommodation of a single helicopter and a helistop shall not include facilities for fuel service, maintenance or overhaul and shall not accommodate helicopters used for common carriers. Also known as heliport.

**HISTORIC BUILDING.** Any building or structure which has special historic, cultural, architectural or community value and which has been designated as a historic building.

**HISTORIC OVERLAY DISTRICT.** A specific geographic area which contains a number of buildings or structures which have a special historical, cultural, architectural, community or aesthetic value, and which has been designated as a historic district.

**HOME IMPROVEMENT STORE.** An establishment that sells a broad range of home repair and maintenance goods like hardware, tools and electrical goods, as well as lumber and structural material for construction and renovations. May also include establishments that focus on a specific area, such as flooring or wall coverings.

**HOME OCCUPATION.** Any commercial activity conducted entirely within a particular dwelling unit by the inhabitants of such dwelling unit. Home occupations are incidental uses that do not change the character of the dwelling unit nor adversely affect permitted uses in the surrounding area.

**HOSPITALS AND MEDICAL SERVICES.**

**GENERAL HOSPITAL FACILITY.** An institution staffed and equipped to provide the various types of intensified hospital care, including, but not limited to, short term care in

acute medical, surgical and obstetrical services. Does not include walk-in clinics (see “Urgent Care Facility.”)

**MEDICAL/DENTAL OFFICE.** A use where medical and/or dental services are provided. Includes facilities for the diagnosis and treatment of human patients and laboratories incidental to the office use.

**AMBULANCE SERVICES.** A privately-owned facility for the dispatch, storage and minor maintenance of emergency medical care vehicles.

**HOTEL.** Any building or portion of any building with access provided through a common entrance, lobby or hallway and which contains guestrooms that have no cooking facilities. Hotels are designed and intended to be used as temporary overnight accommodations for transients.

### **§ 153.220.100 – I Definitions**

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

**INTERNET CAFÉ.** See “Arcade.”

**IRRIGATION SYSTEM.** A complete connection of system components, including the water distribution network, any necessary irrigation equipment and those portions of the system located downstream from the backflow prevention device.

### **§ 153.220.110 – J Definitions**

Reserved.

### **§ 153.220.120 – K Definitions**

**KENNEL.** A public or private facility where dogs, cats and other domesticated animals are kept, boarded or trained, with or without payment of a fee, by the owners of such animals.

**KITCHEN.** Any room or space within a building designated and intended to be used for cooking and/or preparation of food.

## § 153.220.130 – L Definitions

**LANDSCAPING.** Areas devoted to, or developed and maintained predominantly with, native or exotic plant materials including lawn, ground cover, trees, shrubs and other plant material. Landscaping may also include small amounts of accessory decorative outdoor landscape elements such as pools, fountains and paved or decorative surfaces, all of which are suitably designed, selected, installed and maintained to enhance a site.

“Applied Water” means the portion of water supplied by the irrigation system to the landscape.

“Automatic Irrigation Controller” means an automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

“Backflow Prevention Device” means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

“Certified Irrigation Designer” means a person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the United States Environmental Protection Agency’s WaterSense irrigation designer certification program and Irrigation Association’s Certified Irrigation Designer program.

“Certified Landscape Irrigation Auditor” means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the United States Environmental Protection Agency’s WaterSense irrigation auditor certification program and Irrigation Association’s Certified Landscape Irrigation Auditor program.

“Check Valve” or “Anti-Drain Valve” means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

“Common Interest Developments” means community apartment projects, condominium projects, planned developments and stock cooperatives.

“Drip Irrigation” means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems

are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

“Ecological Restoration Project” means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

“Emitter” means a drip irrigation emission device that delivers water slowly from the system to the soil.

“Estimated Total Water Use” (ETWU) means the total water used per year per hydrozone, or sum of hydrozones, for the landscape.

“ET Adjustment Factor” (ETAF) means a factor of 0.7, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. A combined plant mix with a site-wide average of 0.5 is the basis of the plant factor portion of this calculation. For purposes of the ETAF, the average irrigation efficiency is 0.71. Therefore, the ETAF is  $(0.7) \div (0.5/0.71)$ . ETAF for a Special Landscape Area shall not exceed 1.0. ETAF for existing non-rehabilitated landscapes is 0.8.

“Evapotranspiration Rate” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

“Hardscapes” means any durable material (pervious and non-pervious).

“Hydrozone” means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

“Infiltration Rate” means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

“Invasive Plant Species” means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by county agricultural agencies as noxious species. “Noxious weeds” means any weed designated by the Weed Control Regulations in the Weed Control Act and identified on a Regional District noxious weed control list. Lists of invasive plants are maintained at the California Invasive Plant Inventory and United States Department of Agriculture invasive and noxious weeds database.

“Irrigation Audit” means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution

uniformity or emission uniformity, reporting overspray or runoff that causes overland flow and preparation of an irrigation schedule.

“Irrigation Efficiency” (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average irrigation efficiency for purposes of this chapter is 0.71. Greater irrigation efficiency can be expected from well designed and maintained systems.

“Landscape Architect” means a person who holds a license to practice landscape architecture in California Business and Professions Code § 5615.

“Landscape Area” means all the planting areas, turf areas and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

“Landscape Documentation Package” means the package of documents required to be submitted to the city pursuant to § 153.160.080.

“Lateral Line” means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.

“Low Volume Irrigation” means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

“Main Line” means the pressurized pipeline that delivers water from the water source to the valve or outlet.

“Maximum Applied Water Allowance” (MAWA) means the upper limit of annual applied water for the established landscaped area. It is based upon the area’s reference evapotranspiration, the ET Adjustment Factor and the size of the landscape area. The Estimated Total Water Use shall not exceed the MAWA. Special Landscape Areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ET Adjustment Factor not to exceed 1.0.

“Microclimate” means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density or proximity to reflective surfaces.

“Mulch” means any organic material such as leaves, bark, straw, compost or inorganic mineral materials such as rocks, gravel and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature and preventing soil erosion.

“Operating Pressure” means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

“Overhead Sprinkler Irrigation Systems” means systems that deliver water through the air (e.g., spray heads and rotors).

“Overspray” means the irrigation water which is delivered beyond the target area.

“Pervious” means any surface or material that allows the passage of water through the material and into the underlying soil.

“Plant Factor” or “Plant Water Use Factor” is a factor, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of subchapter 153.160, the plant factor range for low water use plants is 0 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors are derived from the Department of Water Resources 2000 publication, “Water Use Classification of Landscape Species”.

“Precipitation Rate” means the rate of application of water measured in inches per hour.

“Project Applicant” means the individual or entity submitting a Landscape Documentation Package, to request a permit, plan check or design review from the city. A project applicant may be the property owner or his or her designee.

“Rain Sensor” or “Rain Sensing Shutoff Device” means a component which automatically suspends an irrigation event when it rains.

“Recycled Water” or “Reclaimed Water” means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

“Reference Evapotranspiration” or “ETo” means a standard measurement of environmental parameters which affect the water use of plants. ETo is expressed in

inches per day, month or year, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the Maximum Applied Water Allowance so that regional differences in climate can be accommodated.

“Rehabilitated Landscape” means any re-landscaping project that requires a permit, plan check or design review, and the modified landscape area is equal to or greater than 2,500 square feet, is 50 percent of the total landscape area and the modifications are completed within one year.

“Runoff” means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

“Special Landscape Area” (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses and where turf provides a playing surface.

“Sprinkler Head” means a device which delivers water through a nozzle.

“Static Water Pressure” means the pipeline or municipal water supply pressure when water is not flowing.

“Station” means an area served by one valve or by a set of valves that operate simultaneously.

“Swing Joint” means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

“Turf” means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass and Buffalo grass are warm-season grasses.

“Valve” means a device used to control the flow of water in the irrigation system.

“Water Feature” means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas and swimming pools (where water is artificially supplied). The surface

area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

“Watering Window” means the time of day irrigation is allowed.

“WUCOLS” means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension, the Department of Water Resources and the Bureau of Reclamation, 2000.

**LAUNDROMAT.** An establishment providing washing and drying machines on the premises for rental uses to the general public for the laundering of clothes.

**LAUNDRY FACILITY, COMMERCIAL.** Centralized contract laundries that launder fabrics from other businesses (such as uniforms, restaurant table cloths, bed linens, etc.) Also includes carpet and upholstery cleaning.

**LIQUOR STORE.** See “Food and Beverage Sales” and “Alcohol Sales, Off-Sale Outlet.”

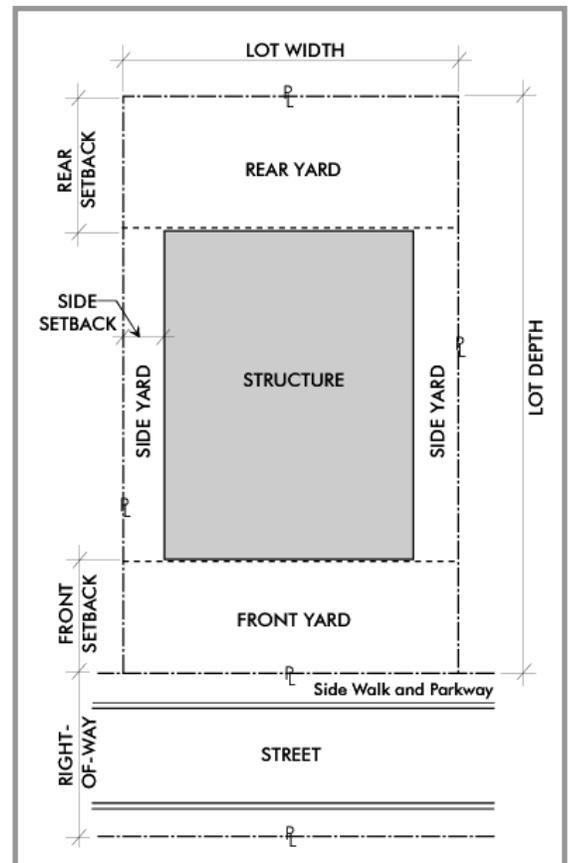
**LOADING SPACE.** An off-street space or berth on the same lot as the building it serves that is used for the temporary parking of a commercial vehicle while loading or unloading merchandise, materials or people.

**LODGE.** See “Club.”

**LOT.** A parcel that is separately owned or has been legally divided from a piece of real property according to the requirements of state law and this code as shown of the recorded plat in the office of the County of Los Angeles.

**CORNER LOT.** A lot or parcel of land abutting upon the intersection of 2 or more streets.

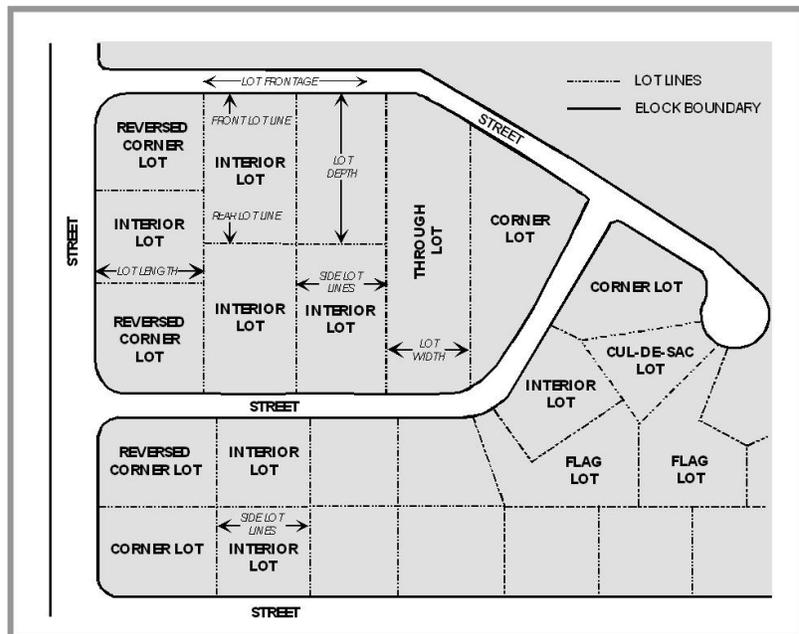
**FLAG LOT.** A lot with access to a street by means of a private driveway, access easement or parcel of land with a minimum width of 15 feet.



**INTERIOR LOT.** A lot bounded on one side by a street or easement that has been determined is adequate for access.

**REVERSED CORNER LOT.** A corner lot with a side lot line that is substantially a continuation of the front lot line of the key lot that abuts the reversed corner lot.

**THROUGH LOT.** An interior lot having frontage on two approximately parallel streets.



**LOT AREA.** The total extent of the surface of a parcel of land within its lot lines as measured on a horizontal plane.

**LOT COVERAGE.** The percentage of the total lot area covered by enclosed structures and/or carports, but excluding uncovered steps, driveways, walks, covered patios, terraces and swimming pools.

**LOT DEPTH.** The average distance between the front and rear lot lines.

**LOT FRONTAGE.** The length of the defined front lot line measured at the street right-of-way line.

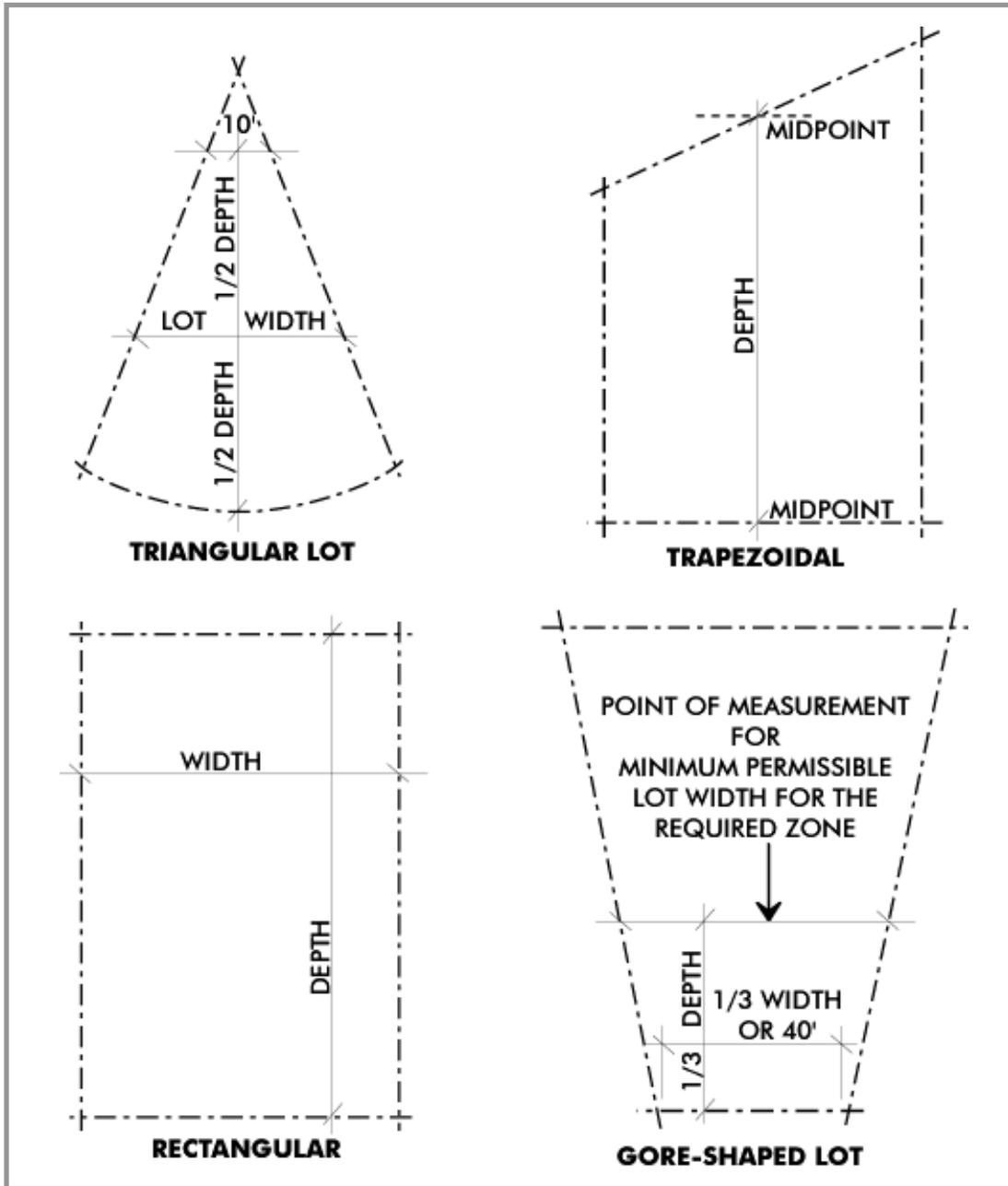
**LOT LINE.** Any line bounding a lot.

**FRONT LOT LINE.** A line separating an interior lot from a street, or a line separating the narrower street frontage of a corner lot from the street, or in the case of a reverse corner lot, either street side property line may be considered the front lot line.

**REAR LOT LINE.** A lot line which is opposite and most distant from the front lot line. For a triangular or irregular shaped lot, the rear lot line means a line 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, and at the maximum distance from the front lot line.

**SIDE LOT LINE.** Any lot line other than the front or rear lot line.

LOT WIDTH. The horizontal distance between the side lot lines measured at right angles to the lot depth line at a distance midway between the front and rear lot lines.



## § 153.220.140 – M Definitions

**MANUFACTURED HOUSING.** Both mobile homes and factory-built housing.

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

**MASSAGE ESTABLISHMENT/SERVICES.** An establishment where massage services are provided. Massages are defined as the application of a system of structured touch, pressure, movement, and holding to the soft tissues of the human body with the intent to enhance or restore the health and well-being of the client.

**MATURE TREE.** Any tree located in the front yard, front yard setback area, rear yard, rear yard setback area, side yard or side yard setback area and (1) is greater than 18 inches in diameter when measured 54 inches from the ground or is greater than 40 feet in height, or (2) is a tree of historic value due to the tree's (or stand of trees') age or prominence as a local identifying feature.

**MEDICAL MARIJUANA DISPENSARY.** A facility where marijuana is made available for medical purposes in accordance with Health and Safety Code § 11362.5, and any establishments from which marijuana is delivered to patients who cannot obtain it from a dispensary due to physical or mental disability, for medical purposes in compliance with Health and Safety Code § 11362.5.

**MEDICAL USE.** Any use involving the care of persons' general health by licensed practitioners. Includes hospitals, urgent care clinics, out-patient facilities, doctor and dental offices, chiropractic and podiatric facilities, and similar practices of the medical arts and directly related laboratory services.

**MOBILE HOME.** A transportable structure that is built on a permanent chassis and designed to function as a dwelling when connected to the required utilities, including plumbing, heating, air conditioning and electrical systems (pursuant to California Health and Safety Code §§ 18007 and 18008). Consistent with the California Health and Safety Code definitions, a mobile home is included in the definition of manufactured home.

**MOBILE HOME PARK.** Any area or tract of land where 2 or more lots are rented or leased, held out (or were formerly held out) for rent or lease to accommodate manufactured homes or mobile homes used for human habitation (pursuant to California Health and Safety Code

§ 18214). A mobile home park provides utility services and other facilities either separately or in common to mobile home spaces therein.

**MONEY WIRING.** A person or entity that for compensation primarily engages in the business of sending money to an end entity via a transfer for pick-up by an individual or business entity.

**MORTUARY.** An establishment engaged in the provision of service involving the care, preparation, or disposition of human dead other than in cemeteries. May or may not include crematorium. No internment is provided on site. May include areas for assembly services and living quarters for funeral home/mortuary manager.

**MOTEL.** Any building or portion of any building with access provided through a common entrance, lobby or hallway and which contains guestrooms that have no cooking facilities. Motels are designed and intended to be used as temporary overnight accommodations for transients. One dwelling unit shall be permitted for use as a resident manager's unit.

**MULTIPLE-TENANT RETAIL – SMALL.** A business, wholly within the confines of a single commercial unit of less than 75,000 square feet, in which one principle tenant and up to 2 ancillary tenants with unique business licenses are located, offering personal services and/or personal property for retail sale. This term shall not include temporary events held for the exclusive benefit of any nonprofit organization. This term shall not include swap meets.

**MULTIPLE-TENANT RETAIL – LARGE.** A business, wholly within the confines of a single commercial unit that is at least 75,000 square feet, or greater, in which one principle tenant and up to 6 ancillary tenants with unique business licenses are located, offering personal services and/or personal property for retail sale. This term shall not include temporary events held for the exclusive benefit of any nonprofit organization. This term shall not include swap meets.

### **§ 153.220.150 – N Definitions**

**NIGHTCLUB.** An establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the California State Department of Alcoholic Beverage Control (ABC) (i.e., ABC License Type 42 [On Sale Beer & Wine-Public Premises], ABC License Type 48 [On Sale General-Public Premises], and ABC License Type 61 [On Sale Beer-Public Premises]). Persons under 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.

**NONCONFORMING LOT.** Any subdivision of land that was lawfully established and in compliance with all applicable ordinances and laws at the time the property was subdivided,

but which, due to a subsequently enacted ordinance or law, no longer complies with all the applicable regulations and standards of the zone in which the property is located.

**NONCONFORMING STRUCTURE.** Any structure, building, sign, improvement or portion thereof, that was lawfully established and in compliance with all applicable ordinances and laws at the time it was erected, but which, due to a subsequently enacted ordinance or law, no longer complies with all the applicable regulations and standards of the zone in which the structure is located.

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

**NURSERY SCHOOL.** See "Child Day Care Facility."

## **§ 153.220.160 – O Definitions**

**OFF-STREET PARKING FACILITY.** See "Parking Facility."

**OFFICE, BUSINESS AND PROFESSIONAL.** An office where (1) common business services are provided to the general public (e.g., consumer services [e.g., auto club, entertainment ticket sales, etc.], insurance, investment, real estate, tax preparation, travel, utility company offices, etc.) or (2) professional services (e.g., accounting, architectural, engineering, legal, planning, psychological, psychiatric, etc.) are provided. Typically, these uses serve visitors on an appointment only basis and walk-in traffic is minimal. Does not include "Places of Assembly," "Bank/Financial Institution" or "Medical/Dental Office."

**OPEN SPACE.** An area or a lot, other than a required yard area, driveway or off-street parking facility, which has no building or structure located therein, except for landscaping, walls, fences, patios, swimming pools and other permitted buildings or structures, used exclusively for recreational purposes.

**COMMON OPEN SPACE.** An open space area, located at grade which is available for the common use or enjoyment of all persons residing on the lot upon which such open space is located.

**PRIVATE OPEN SPACE.** That open space, other than a required yard area, which is immediately adjacent to the dwelling unit served thereby, and which is available for the exclusive use of the occupants of the dwelling unit.

**OUTDOOR ADVERTISING STRUCTURES.** Signs soliciting public support or directing public attention to the sale, lease, hire or use of any objects, products, services or functions which are not produced, sold or otherwise available on the premises where such sign is erected or maintained.

**OUTDOOR STORAGE AND USE.** The storage of various materials outside of a building as an accessory use, or accessory uses and activities that occur outside of a building.

### **§ 153.220.170 – P Definitions**

**PARCEL.** An area of land, the boundaries of which have been legally established in conformance with the Subdivision Map Act.

**PARCEL DELIVERY TERMINAL.** "Parcel delivery terminal" means a building in which commodities sold at retail within the area, and packaged by the retailer, are assembled and routed for delivery to retail customers located within the area.

**PARK.** The standing of a motor vehicle, other than for the purpose of loading or unloading merchandise or passengers.

**PARKING FACILITY.** An off-street area, whether open or enclosed, other than a showroom or sales lot, used to store motor vehicles on a daily basis, but not including the storage of dismantled or wrecked motor vehicles or parts thereof.

"Commercial parking facility" means provided by a private party for a fee.

"Private parking facility" means provided for the use of residents, customers or employees primarily in response to code requirements.

"Public parking facility" means provided by the City, the use of which may or may not be subject to a fee.

"Parking lot" means an open, at-grade parking area, which may be commercial, public or private.

"Parking garage" means an enclosed parking structure provided above or below grade, which may be commercial, public or private.

**PARKING SPACE.** A permanent area for the parking of 1 vehicle designed to meet the minimum dimensions and access requirements established by the city.

**GARAGE PARKING SPACE.** A parking space provided within an enclosed structure, with a closing and locking door, whose primary use is the storage of vehicles.

**OFF-STREET PARKING SPACE.** A permanent parking space for a vehicle which is designed to city standards and not located on a dedicated street right-of-way.

**ON-STREET PARKING SPACE.** A parking space for a vehicle which is designed to city standards and located on a dedicated street right-of-way.

**PARKWAY.** A portion of a street right-of-way, between the back of the curblineline and the lot line which is used or is available for use as landscaping, utilities or sidewalks.

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

**PERMITTED USE.** A use specifically and expressly allowed in any one or more of the zones by this chapter.

**PERMITTEE.** The person to whom a permit has been issued.

**PERSON.** Any individual, legal entity, joint venture or political subdivision, except the city.

**PERSONAL SERVICE.** Any business or enterprise that provides individual care to persons involving their personal health, fitness, grooming or appearance. Such businesses include but are not limited to barber shops, hair salons, nail care salons and day spas. Specifically excluded from this definition are massage establishments of any kind and acupuncture and acupressure clinics.

**PET STORE.** The retail sales of household animals within an entirely enclosed building. These uses include grooming, if incidental to the retail use, but specifically excludes boarding of animals other than those for sale.

**PLACES OF ASSEMBLY.** Any place, building or collection of buildings and associated grounds used for the purpose of general public gathering – in small, medium or large groups – for the purposes of worship, non-commercial entertainment, private or public meetings or similar activities not generally involving remuneration for use of said place, building or collection of buildings and associated grounds. Examples include churches, temples, mosques, service club facilities and private meeting halls.

**PLANNING COMMISSION.** The Planning Commission of the City of Baldwin Park.

**PREFERENTIAL PARKING.** Parking 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 [i.e., a motor vehicle operated by one passenger and transporting the same].

**PRINCIPAL USE.** Any use which represents the predominant activity on a property and for which authority to conduct such use is derived from the Zoning Code.

**PROPERTY OWNER.** The legal owner of a development who serves as the lessor to a tenant. The property owner shall be responsible for complying with the provisions of this chapter either directly or by delegating such responsibility as appropriate to a tenant and/or his agent.

**PUBLIC TREE.** Any tree located in a place or area under ownership or control of the city, including, but not limited to, any public street, parkway, open space or parkland or other city-owned property, even if under the operational control of another entity by virtue of a lease, license, operating, or other agreement.

### **§ 153.220.180 – Q Definitions**

Reserved.

### **§ 153.220.190 – R Definitions**

**RECREATIONAL FACILITY.** Establishments providing participant or spectator recreation or entertainment, either indoors or outdoors, for a fee or admission charge. Illustrative examples of these uses include: dance or martial arts studios, health clubs and gymnasiums, indoor facilities (billiards, bowling alleys) and outdoor facilities (batting cages, golf courses).

**RECYCLABLE MATERIALS.** Paper, newsprint, printed matter, pasteboard, paper containers, cardboard, glass, aluminum, polyethylene terephthalate and other plastics, beverage containers, compostable materials and other products designated by the City Manager or the California Integrated Waste Management Board as recyclable.

**RECYCLING FACILITY.** A center for the collection and/or processing of recyclable materials.

**REGULAR VENDING MACHINE.** An automated mechanical device which ejects products such as snack food items, non-alcoholic beverages or cigarettes, when cash is deposited.

**REQUIRED TREE.** Every tree planted or preserved on private property which: (1) was planted and is maintained pursuant to a city-imposed condition of approval for a particular land use

entitlement; or (2) was shown on a landscape drawing or plan for a project approved by the City.

**RESIDENTIAL CARE HOME.** A residential home that provides 24-hour non-medical care for 6 or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court and other facilities licensed by the State of California.

**RESIDENTIAL CARE FACILITY.** Any facility that provides 24-hour non-medical care for more than 6 persons 18 years of age or older, or emancipated minors, in need of personal services, protection, supervision, assistance, guidance or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes residential care facilities for the elderly, adult residential facilities, facilities for wards of the juvenile court and other facilities licensed by the State of California. Notwithstanding the foregoing, a residential care home which has obtained the license required by Health & Safety Code § 1508, and which serves 6 or fewer persons, shall be subject only to such restrictions as are identical to those applied to other dwellings of the same type in the same zone. The Residential Care Facility definition also include supportive housing, which is defined as housing with no limit on length of stay that is occupied by a special needs population, and that is linked to regular onsite services that assist the supportive housing resident in retaining the housing, improving his or her health status and maximizing his or her ability to live and, when possible, work in the community.

**RESTAURANT.** A place which is regularly and in a bona fide manner used and kept open for the serving of meals to guests for compensation, and which has suitable kitchen facilities connected therewith, containing conveniences for cooking an assortment of foods which may be required for ordinary meals, the kitchen of which must be kept in a sanitary condition with the proper amount of refrigeration for keeping of food on the premises, and must comply with all regulations of the local Department of Health. Any establishment, business or facility that satisfies the foregoing criteria, but has areas designated for uses other than food preparation or consumption, such as a bar/lounge area, billiards, dart boards and the like, in excess of 30 percent of the total floor area of the premises, shall not be deemed a RESTAURANT.

**GUEST.** Persons who, during the hours when meals are regularly served therein, come to a restaurant for the purpose of obtaining, and actually order and obtain at such time, a meal.

**MEALS** means the usual assortment of foods commonly ordered at various hours of the day. The service of sandwiches and salads not prepared at the premises shall not be deemed to comply with the meaning of the term meals. Additionally, the mere

availability or service of items commonly considered to be snack food (e.g., potato chips, pretzels, peanuts and the like) shall not be sufficient to constitute either a meal or the existence of a restaurant.

**RETAIL SHOP.** An establishment which offer goods (such as books, gifts and clothing) to the general public. Does not include swap meet, pawn shop, or thrift sales

**REVERSE VENDING MACHINE.** An automated mechanical device which accepts all empty beverage containers required to be recycled by the State Division of Recycling pursuant to AB2020 including but not limited to aluminum cans, glass, non-aluminum metal cans and plastic bottles, and issues a cash refund or redeemable credit slip with a value not less than the containers redemption value as determined by the state. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine.

**RIGHT-OF-WAY.** A defined area of land, either public or private, on which a right of passage has been recorded.

## **§ 153.220.200 – S Definitions**

**SCHOOL.** Any child or day care facility, or an institution of learning for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained pursuant to standards set by the state Board of Education. This definition includes a nursery school, kindergarten, elementary school, middle or junior high school, senior high school or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, college or university.

**SCREENING** The effect of locating an object behind a building, wall, façade, fence, landscaping, berm and/or other specially designed device so that view of the object from adjoining and nearby public rights-of-way and private properties is eliminated or minimized.

**SECOND HAND STORE.** A business involved in the retail sale of used goods and merchandise, whereby the sale of such used goods and merchandise comprise 25 percent or more of total monthly sales volume.

**SECURITY BARS.** Metal bars, including, but not limited to, wrought iron guards and sliding scissor gates, attached to or covering a window or glass door which are intended to provide additional protection against vandalism and burglaries.

**SELF-STORAGE FACILITY.** A structure containing separate storage space that is designed to be leased or rented individually. Indoor storage shall mean that access to all storage spaces shall be from common interior corridors, and the facility has only shared loading areas. This use does not include outdoor storage of any kind. Further, such storage does not involve any manufacturing, retail or wholesale selling, office or business services, or human habitation in any storage space or anywhere on site.

**SERVICE CLUBS.** Any chapter, lodge or other local unit of an American National Fraternal Organization, which has been in continuous existence for at least 20 years, operates in at least 20 states of the United States and has a minimum of 175 local units in those 20 states.

**SERVICE STATION.** A business, engaged primarily in the sale of motor fuels and in supplying goods and services generally required for the operation and maintenance of automotive vehicles and the fulfilling of motorists' needs. The same includes the sale of petroleum products, and may include the sale and servicing of tires, batteries, automotive accessories and replacement items; washing and lubrication services; performance of minor automotive maintenance and repair; and the supplying of other incidental and related customer services and products. Major automotive repairs, painting and body and fender work shall not be permitted as a part of service station use.

**SETBACK.** The minimum distance between the main building on a lot and the property lines of the lot, measured at a right angle from the designated property line.

**SIGN.** Any device for the visual communication, including any announcement, declaration, demonstration, display, illustration or insignia which is used to advertise or promote the views, products or services of any person, business group or enterprise, and is readily visible from outside any building or structure containing or supporting it.

**ABANDONED SIGN.** A sign is abandoned where for a period of 90 days or more, there is no sign copy appearing on the sign or where the establishment to which the sign is attached has ceased operation and where it is clear that the sign has been forsaken or deserted.

**ACCESSORY SIGN.** Signs that display hours of operation, credit cards and time and temperature.

**ANIMATED SIGN.** A sign with action or motion, flashing or color changes requiring electrical energy, electronic or manufactured sources of supply, but not including electronic readerboard signs, time and temperature signs and wind activated elements such as flags, banners or specialty signs.

**AWNING SIGN.** A sign made of cloth, plastic or other nonstructural covering that either is permanently attached to a building or it can be raised or retracted to a position against the building when not in use.

**BANNER SIGN.** A sign that is composed on a lightweight material (vinyl, plastic or cloth) without frames.

**CAN (BOX) SIGN.** A sign that contains all text and/or logo symbols within a single enclosed cabinet which may or may not be illuminated.

**CANOPY SIGN.** Any sign that is part of or attached to an awning, canopy or other material, or structural protective cover over a door, entrance, window or service area.

**CHANGEABLE COPY SIGN.** A sign such as a marquee or electronic readerboard sign that is designed so the characters, letters or illustrations may be rearranged without altering the surface or face of the sign.

**COMMERCIAL MESSAGE.** Any sign wording, logo or other representation that directly or indirectly names, advertises or calls attention to a business, product, service or other commercial activity, or which proposes a commercial transaction, or relates primarily to commercial interests.

**CONSTRUCTION SIGN.** A sign that identifies the architects, engineers, financial institutions or contractors involved in a project.

**DIRECTORY SIGN.** A sign or set of similarly designed individual signs, placed or displayed in sequence to list all or part of the businesses within a building or shopping center.

**DIRECTIONAL SIGN.** Freestanding, ground, monument or wall signs designed to guide or direct pedestrian or vehicular traffic to a given location.

**DISPLAY BOARD SIGN.** A permanently installed panel (bulletin board or display case) provided for the posting of temporary advertisements and/or messages on which manually changeable messages are displayed.

**ELECTRONIC READERBOARD SIGN.** A sign which incorporates changeable messages which may be changed by electronic processes or by remote control.

**FREESTANDING SIGN.** A sign that is permanently supported by structures or supports in or upon the ground independent from support from any building.

**GOVERNMENTAL/CIVIC SIGN.** Any temporary or permanent sign erected and maintained by or required by the City, County, State or Federal government for traffic direction, city entrance or for designation or direction to any school, hospital, historical site, public service, property or facility.

**HOLIDAY SIGN.** A temporary sign that is for the purpose of publicizing events during the holidays.

**ILLUMINATED SIGN.** A sign which uses an artificial source of light in order to make readable the message and includes internally or externally lighted signs, reflectorized, glowing or radiating signs.

**INCIDENTAL SIGN.** A sign, emblem or decal informing the public of goods, facilities or services available on the premises, including but not limited to a restroom and phone sign, credit card sign or a sign indicating hours of business. Incidental signs also include signs prohibiting trespassing and soliciting, as well as neighborhood watch/alarm signs.

**INFLATABLE SIGN.** A balloon or other object inflated with lighter than air gaseous elements for buoyancy, which is attached or anchored to any building or the ground and shall include all parts, portions, units and materials composing the same, including the support or anchor therefore.

**MENU/ORDER BOARD SIGN.** A sign on the site of a drive-thru restaurant, either detached or attached to the building, displaying the type and price of food and beverages sold in connection with and oriented towards the drive-thru lane.

**MONUMENT SIGN.** A sign that is permanently supported by structures or supports in or upon the ground independent from support from any building.

**NAME PLATE SIGN.** A sign that displays only the name of the property owner or occupant and/or the address of the site.

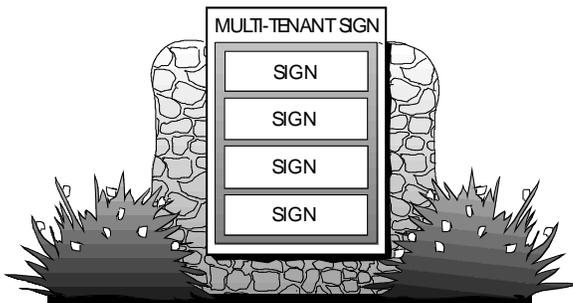
**NONCOMMERCIAL SIGN.** Any sign that does not bear a commercial message, including, by way of example and limitation, commentary on social, political, educational, religious, scientific, artistic, philosophical or charitable subjects. Also includes signs regarding fund raising or membership drive activities for noncommercial or nonprofit concerns.

**OFF-SITE SIGN.** A sign that directs attention to a business, commodity, service, entertainment or other product or activity offered at a location other than the site on which the sign is located. This definition does not include real estate signs, temporary signs or directional signs approved pursuant to this chapter.

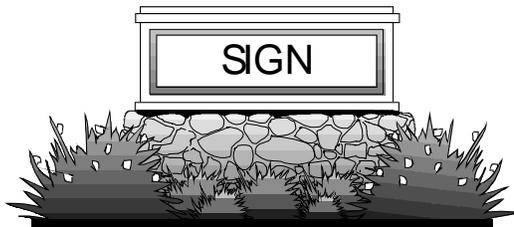
Attached Signs



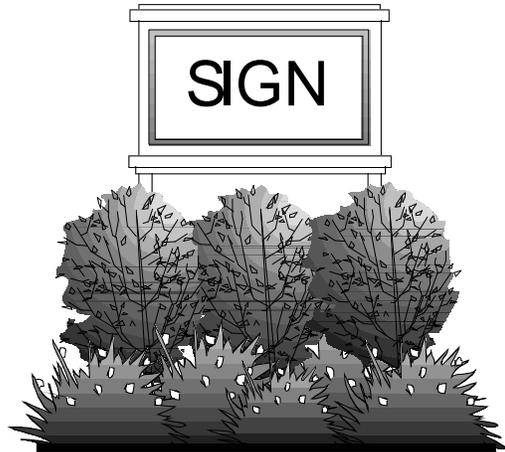
Freestanding Signs



Multi-Tenant Monument Sign



Monument Sign



Freestanding/Pole/Pylon Sign

**ON-SITE SIGNS.** A sign that directs attention to a business, commodity, service, entertainment or other product or activity offered at the site on which the sign is located.

**PAINTED SIGN.** A sign that is affixed to the exterior surface of a building or structure which has no raised borders, letters, characters, decorations or illuminating appliances.

**PENNANT.** A piece of fabric or canvas, usually rectangular or triangular in shape and designed to be attached to or flown between a pole or poles, that includes a commercial message or other advertising material that directs attention to a business, commodity, service, entertainment or other product or activity offered at the site on which the pennant is located.

**PERMANENT SIGN.** Every sign except temporary signs as defined in subchapter 153.170.

**POLITICAL SIGN.** A noncommercial sign related to a forthcoming public election.

**PORTABLE SIGN.** Any sign not permanently attached to the ground or a building or designed to be attached to the ground nor building. A-frame, sandwich signs and vehicle mounted signs are considered portable signs.

**POSTER SIGN.** A sign printed, written or painted on paper, cardboard or similar material which is generally displayed in windows.

**PROJECT IDENTIFICATION SIGN.** A sign which states the name of the building or its owner.

**PROJECTING SIGN.** A sign that is affixed at an angle or perpendicular to the wall of any building in such a manner to read perpendicular or at an angle to the wall on which it is mounted.

**REAL ESTATE SIGN.** A sign indicating that the lot on which the sign is located, or any building or structure located thereon, is for sale or lease.

**ROOF SIGN.** A sign erected upon or above the roof of a building and supported solely on the roof structure.

**TEMPORARY SIGN.** Any sign constructed of paper, cloth, canvas or other similar lightweight material, with or without frames; or erected by driving a stake or other support into the ground (e.g., common "For Sale" signs).

**WALL SIGN.** A sign and/or sign structure painted on or attached to the face of the outside wall of any building including but not limited to projecting signs, awning signs and marquee signs.

**WINDOW SIGN.** A sign that is placed inside or upon a window facing the outside and which is intended to be seen from the exterior (temporary or permanent).

**SIGN FACE AREA.** The square footage of a sign made up of letters, words and/or symbols within a frame shall be determined from the outside edge of the frame itself. The square footage of a sign composed only of letters, words and/or symbols shall be determined from imaginary straight lines (not to exceed 8 lines) drawn around the entire copy or grouping of such letters, words, and/or symbols. Only those portions of the construction elements that are an integral part of the sign itself shall be considered in the allocation of the square footage allowed. An obvious border designed as an integral part of the sign shall be calculated in the total square footage allowed. The sign face area of a double-faced sign shall be computed as including only the maximum single display surface which is visible from any ground position at one time upon which the message is placed.

**SIGN HEIGHT.** The vertical distance measured from the average finished grade of the lot upon which the sign is located to the highest point of the sign.

**SINGLE-LOADED.** A type of site planning that is identifiable by showing residential planned development units along only one side of a public street.

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

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

**SOLAR PANEL.** Any solar collector or other solar device, or any structural design feature of a building whose primary purpose is to provide for the collection, storage and distribution of solar energy for space heating or cooling, for water heating or for electricity.

**SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD).** The regional authority appointed by the California State Legislature to meet federal standards and to otherwise improve air quality in the South Coast Air Basin (the non-desert portions of Los Angeles, Riverside and San Bernardino Counties, and Orange County).

**SPECIFIC PLAN.** Under California Government Code 9 §§ 65450 et. seq., a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan.

A specific plan may include detailed regulations, conditions, programs and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element.

**STORY.** That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. STORY includes a basement.

**STREET.** A public thoroughfare or right-of-way, or approved private thoroughfare or right-of-way determined by the city to be adequate for the purpose of access, which affords the principal means of access for abutting property including avenue, place, way, drive, land, boulevard, highway, road or any other thoroughfare. The word “street” shall include all major and secondary highways, traffic collector streets and local streets.

**STREET TREE.** Any tree located in a place or area under ownership or control of the city, including but not limited to streets, parkways, open space, parkland, and including city-owned property under the operational control of another entity by virtue of a lease, license, operating or other agreement.

**STRUCTURE.** Anything constructed or erected, which requires a fixed location on the ground, or is attached to a building or other structure having a fixed location on the ground.

**STUDIO.** Establishments engaged in industrial or scientific research, including product testing. Includes electronic research firms or pharmaceutical research laboratories. Excludes manufacturing, except of prototypes, and medical testing and analysis. Also includes production studios for filmmakers and motion picture processing studios.

**SWAP MEET.** Any event at which two or more persons offer personal property, new and/or used, for sale or exchange and at which a fee is charged for the privilege of offering or displaying personal property for sale or exchange, and/or at which a fee is charged to prospective buyers for admission to the area where personal property is offered or displayed for sale or exchange.

### **§ 153.220.210 – T Definitions**

**TENANT.** The lessee of facility space at an applicable development project.

**TOBACCO SHOP.** An establishment which offers tobacco products for sale and/or where smoking is permitted, such as hookah lounges, cigar clubs, and other private smoking businesses.

**TOWNHOUSE UNIT.** A dwelling unit which shares a common interior wall with another dwelling unit and no portion of which is above or below another dwelling unit.

**TRANSPORTATION FACILITY.** Facility for loading, unloading and transferring passengers, baggage and incidental freight between modes of transportation. These uses include bus or truck terminals, taxi dispatch yards, railroad stations and public transit stations..

**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 in the case of telecommuting or compressed work weeks).

**TRANSFER STATION.** An area, including any necessary building or structures, for the temporary storage and the salvage of rubbish, garbage or industrial waste.

**TREE OF HISTORIC VALUE.** A tree that has been related to historical events or circumstances and has been found to be of significance to the community and is so designated by action of the Tree Advisory Board.

**TRIP REDUCTION.** Reduction in the number of work-related trips made by single-occupant vehicles.

### **§ 153.220.220 – U Definitions**

**USE.** The purpose for which land or a building is designed, arranged or intended, or for which the land or building may be occupied or maintained.

**URGENT CARE FACILITY.** A facility that delivers ambulatory medical care outside of a hospital emergency department on a walk-in basis, without a scheduled appointment. Urgent Care Facilities may include x-ray facilities and minor trauma rooms to facilitate the repair of minor severity lacerations.

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

**§ 153.220.230 – V Definitions**

**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 7 to 15 adult passengers, and on a prepaid subscription basis.

**VARIANCE.** Permission to depart from the provisions of this chapter when, due to special circumstances applicable to a property, strict application of the requirements deprives such property of privileges enjoyed by other identically zoned property.

**VEHICLE.** Any motorized form of transportation, including, but not limited to, automobiles, vans, buses motorcycles, recreational vehicles, tractors and similar types of vehicles.

**VENDOR.** Any person, partnership, corporation or organization who engages in selling, or offering for sale as owner or consignee, personal services and/or property within a multiple-tenant retail arcade.

**VETERINARY SERVICES (ANIMAL HOSPITAL/CLINIC).** Establishment where household animals receive medical and surgical treatment and may be temporarily boarded (more than one night stay) in association with such medical or surgical treatment.

**§ 153.220.240 – W Definitions**

**WALL.** A physical barrier constructed largely of masonry, brick, concrete, stucco, concrete block or any combination thereof and intended to mark a boundary.

**WAREHOUSE.** A building or portion thereof used for the storage, receiving, shipping or wholesaling of goods and merchandise, and any incidental or accessory activities.

**WHOLESALE SALES.** The sale of commercial goods at or near production cost.

**WIRELESS COMMUNICATIONS FACILITIES.** Any and all of the following and all related terms, and as may be further defined by applicable federal regulations.

**AMATEUR RADIO STATION ANTENNA.** Any antenna, and its accompanying support structure, that is used solely for the purpose of transmitting and receiving radio signals in connection with the operation of an amateur radio station in accordance with licenses issued by the FCC.

**ANTENNA, ANTENNA ARRAY, WIRELESS ANTENNA ARRAY, OR WIRELESS TELECOMMUNICATIONS ANTENNA ARRAY.** One or more rods, poles, panels, discs or

similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antennas (whip), directional antennas (panel) and parabolic antennas (disc), but excluding any support structure as defined below.

**ANTENNA HEIGHT.** The distance from the grade of the property at the base of the antenna or, in the case of a roof mounted antenna, from the grade at the exterior base of the building to the highest point of the antenna and its associated support structure when fully extended.

**ANTENNA STRUCTURE.** An antenna or array of antennas and its associated support structure, including, without limitation, a mast or tower.

**BASE STATION OR EQUIPMENT SHELTER.** A fixed station at a specified site authorized to communicate with mobile stations, micro cells, repeaters or other wireless stations, usually housed in metal cabinets or small structures on or within close proximity to the antenna structure on the same site.

**BUILDING-MOUNTED.** Mounted to the side or façade of a building, or to the side of another structure such as a water tank, church steeple, freestanding sign or similar structure, but not to include the roof of any structure.

**CO-LOCATION.** The use of a common wireless antenna facility, or a common site, by two or more providers of wireless services, or by one provider of wireless services for more than one type of telecommunications technology.

**FCC.** The Federal Communications Commission.

**FIXED WIRELESS ANTENNA FACILITY.** An unstaffed facility for the transmission or reception of wireless telecommunications services, commonly consisting of an antenna array, connection cables, a support structure to achieve the necessary elevation and an equipment facility or subterranean vault to house accessory equipment, which may include cabinets, pedestals, shelters and similar protective structures.

**FIXED WIRELESS SERVICES.** Any personal wireless services as defined in the federal Telecommunications Act of 1996, including federally licensed wireless telecommunications services consisting of cellular services, personal communications services (PCS), specialized mobile radio services (SMR), enhanced specialized mobile radio services (ESMR), paging and similar services that currently exist or that may be developed in the future.

**GROUND-MOUNTED.** Mounted to a base (e.g., pole, monopole, tower or other freestanding structure specifically constructed for the purpose of supporting an antenna or wireless communication facility) placed directly on the ground.

**MAST.** A support structure that is constructed for the specific purpose of elevating a satellite earth station antenna in order to receive broadcast signals of an acceptable quality.

**MONOPOLE.** A structure composed of a single spire, pole or tower used to support antennas or related equipment.

**ROOF-MOUNTED.** Mounted above the eave line of a building.

**SATELLITE EARTH STATION.** A parabolic or dish-shaped antenna or other apparatus or device that is designed for the purpose of receiving or transmitting signals for voice, video or data.

**STEALTH FACILITY.** Any communication facility which is designed to blend into the surrounding environment, typically one that is architecturally integrated into a building or other concealing structure, and shall include and mean any concealed antenna.

**SUPPORT STRUCTURE OR WIRELESS TELECOMMUNICATIONS ANTENNA ARRAY SUPPORT STRUCTURE.** A freestanding structure that is designed and constructed for the specific purpose of supporting an antenna array and that may consist of a monopole, a mast, a self-supporting lattice tower, a guy-wire support tower or other similar structures.

**UNLICENSED WIRELESS SERVICE.** The offering of telecommunication services, using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services, as defined in 47 U.S.C. § 332(c)(7).

**WIRELESS COMMUNICATION SERVICES.** Commercial mobile services, unlicensed wireless services and common carrier wireless exchange access services, as defined in 47 U.S.C. § 332(c)(7).

**WIRELESS COMMUNICATION FACILITIES.** Facilities for the provision of wireless communication services, as defined in 47 U.S.C. § 332(c)(7).

**WIRELESS TELECOMMUNICATION ANTENNA FACILITY OR WIRELESS TELECOMMUNICATIONS ANTENNA ARRAY.** An unstaffed facility for the transmission or reception of wireless telecommunications services, commonly consisting of an antenna array, connection cables, a support structure to achieve the necessary elevation and an equipment facility or subterranean vault to house accessory equipment, which may include cabinets, pedestals, shelters and similar protective structures.

**WIRELESS SERVICES OR WIRELESS TELECOMMUNICATIONS SERVICES.** Any personal wireless services as defined in the federal Telecommunications Act of 1996, including federally-licensed wireless telecommunications services consisting of cellular services,

personal communications services (PCS), specialized mobile radio services (SMR), enhanced specialized mobile radio services (ESMR), paging and similar services that currently exist or that may be developed in the future.

### **§ 153.220.250 – X Definitions**

Reserved.

### **§ 153.220.260 – Y Definitions**

**YARD.** An area upon a lot located between the property line and setback, other than a court or open space, required as a front, side or rear yard, which shall be maintained unoccupied and unobstructed from the ground upward without any encroachment therein, except as expressly authorized by the Zoning Code.

**FRONT YARD.** A required yard area extending across the full width of a lot, immediately adjacent to the front lot line thereof. The depth of a front yard shall be the specified horizontal distance measured between the front lot line and a line parallel thereto on the lot.

**FLAG LOT FRONT YARD.** The line of the developable portion of the flag lot that is also the rear property line of the lot that separates the developable portion of the flag lot from the street to which the flag lot has access or the line of the developable portion of the flag lot that also extends as a property line perpendicular to the public street and adjacent to the staff of the flag lot.

**REAR YARD.** A required yard area extending across the full width of a lot, immediately adjacent to the rear lot line thereof. The depth of a rear yard shall be the specified horizontal distance measured between the rear lot line and a line parallel thereon on the lot.

**SIDE YARD.** A required yard area extending across the full length of a lot immediately adjacent to the side lot line thereof. The depth of a side yard shall be the specified horizontal distance measured between the side lot line and a parallel line on the lot.

### **§ 153.220.270 – Z Definitions**

**ZONE.** A designated or mapped portion of the city within which a uniform set of land use and development regulations apply. Zones include the following categories:

**BASE ZONES.** Zones that establish the primary type and intensity of land use for the parcel, along with development regulations for that particular type and intensity of land use.

**OVERLAY ZONES.** Zones that supplement the base zone for the purpose of establishing special use or development regulations for a particular area in addition to the provisions of the underlying base zone.

**ZONING MAP.** The current city-adopted map showing zone boundaries.