TITLE 11: ZONING

PART VI: TERMS AND DEFINITIONS

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Chapter 11.6.05
Terms and Definitions

§ 11.6.05.005. Applicability of Chapter.

This Section provides definitions of terms and phrases used in this Zoning Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Article conflict with definitions in other provisions of the Municipal Code, these definitions shall control for the purposes of this Zoning Code. If a word is not defined in this Article, or in other provisions of the Zoning Code, the most common dictionary definition is presumed to be correct.

§ 11.6.05.010. Definitions of Specialized Terms and Phrases.

As used in this Zoning Code, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

"A" - Definitions:

Abutting or Adjoining: having a common border, boundary or lot line, or separated only by a private street, alley or easement.

Access: the place, or way through which pedestrians and/or vehicles shall have a safe, adequate and usable ingress or egress to a property or use as required by this Zoning Code.

Access, Lateral: public access along the coast.

Access, Vertical: public access from the nearest public roadway to the shoreline.

Accessory Business Uses and Activities: See Section 11.4.05.010: *Accessory Business Uses and Activities* in Chapter 4.05: *Standards for Specific Uses*.

Accessory Residential Structure: a building or other structure on the same parcel as a single-family dwelling that does not alter the single-family residential character of the dwelling or the site. Allowable accessory residential structures include:

- enclosures such as arbors and gazebos;
- structures such as workshops, studios, home offices;
- detached garages and other storage buildings; and
- private residential recreational facilities such as swimming pools and sport courts.

See also Section 11.4.05.100: *Residential Accessory Uses, Structures*, and *Vehicle Parking* in Chapter 11.4.05: *Standards for Specific Uses*.

Accessory Living Units: See Section 11.4.05.115: *Residential Uses*, *Second Dwelling Units* in Chapter 11.4.05: *Standards for Specific Uses*.

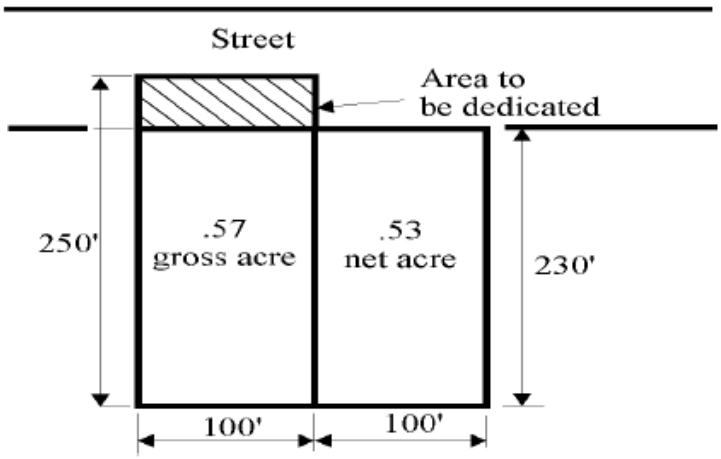
Accessory Structure (or Building): a building, part of a building, or structure that is detached from the principal structure or building on a site, and with a use that is incidental to the principal building. Examples include, but are not limited to, detached garages, detached decks, storage buildings, woodsheds, workshops and gazebos.

Accessory Use: a use that is customarily associated with, and is incidental and subordinate to, the principal use and located on the same lot as the principal use. See Chapter 11.4.85: *Use Classifications* and Chapter 4.05: *Standards for Specific Uses* for additional regulations.

Acre, Gross: a measure of total land area of any lot including future streets, parks and other land dedications.

Acre, Net: a measure of total land area of any lot not including future streets, parks and other land dedications.

Figure 11.6.05.010.A.1 : Gross and Net Acre Areas



Active Fault: a fault that has had surface displacement within the Holocene epoch (approximately the last 11,000 years) that constitutes a potential hazard to structures located across it.

Adjacent: near or close to; sometimes contiguous; neighboring.

Adult Business: definitions of terms related to adult businesses are in Chapter 11.4.50: *Adult Businesses*.

Adult Day Care Center: commercial or non-profit facilities designed and approved to accommodate 7 or more adults for care and supervision, not including overnight lodging. These may be operated in conjunction with a public facility, school or religious facility, or as an independent land use.

Affordable Housing: housing units which are affordable to families with very low, low or moderate incomes.

Affordable Housing Incentives: regulatory concessions as specified in Government Code Section 65915(l) or any successor statute, to include, but not be limited to, the reduction of site development standards or zoning code requirements, approval of mixed-use zoning in conjunction with the housing project, or any other regulatory incentive which would result in identifiable cost reductions that are offered in addition to a density bonus. See Chapter 11.4.55: *Affordable Housing Bonus*.

Affordable Housing Terms: see also Chapter 11.4.55: *Affordable Housing Bonus*.

- Area Median Income Levels: income levels regularly updated and published by the State Department of Housing and Community Development, and found in Title 25, Section 6932 of the *California Code of Regulations*. Area Median Income Levels are also available at www.hcd.ca.gov.

- Lower Income Households: households with incomes that do not exceed 80% of Area Median Income (AMI), adjusted for family size and revised annually by the State Department of Housing and Community Development, and as defined in Section 50079.5 of the *Health and Safety Code* or any successor statute. This includes "very low income households" and "extremely low income households," as defined in Sections 50105 and 50106, respectively of the Health and Safety Code or any successor statutes.

- Moderate Income Households: households with incomes ranging from 80% to 120% of Area Median Income (AMI), adjusted for family size and revised annually by the State Department of Housing and Community Development, and as defined in Section 50093 of the *Health and Safety Code* or any successor statute.

- Very Low Income Households: households with incomes that do not exceed 50% of Area Median Income (AMI), adjusted for family size and revised annually by the State Department of Housing and Community Development, and as defined in Section 50105 of the *Health and Safety Code* or any successor statute.

Affordable Unit within a Residential Care Facility for the Elderly: a unit within a residential care facility for the elderly that is affordable to households with very low or low income as defined for Orange County by the U.S. Department of Housing and Urban Development based on the Orange County median income levels.

Aggrieved Party (or Person): any person who alleges that their property will be injured by a decision of the Director, Planning Commission, or other decision-making body involved in the enforcement of this Zoning Code.

Agent: a person authorized in writing by the property owner to represent and act for a property owner in contact with City employees, Committees, Commissions, and the Council, regarding matters regulated by this Zoning Code.

Alcoholic Beverage Sales: the retail sale of beer, wine, and/or other alcoholic beverages for on- or off-premise consumption. See Section 4.05.015: Alcoholic Beverage Establishments, Section 11.4.05.035: *Automobile Service Stations*, Section 11.4.05.070: *Liquor Stores*, and Section 11.4.05.120: *Restaurant – Alcohol Sales*, in Chapter 11.4.05: *Standards for Specific Uses*.

Alley: a public or private roadway that provides vehicle access to the rear or side of parcels having other public street frontage, and is not intended for general traffic circulation.

Allowed Use: a use of land identified by Part II: *Base District Regulations*, as a permitted or conditional use that may be established with land use permit and, where applicable, Building Permit approval, subject to compliance with all applicable provisions of this Zoning Code.

Alteration: any change, addition or modification that changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes ordinary maintenance and repairs. See: Structural Alteration.

Ambulance Service: base/dispatch facilities where ambulance vehicles and crews stand by for emergency calls.

Amendment: a change in the wording, content or substance of the ordinance codified in this Title or a change in the zone boundaries upon the zoning map, which is part of this Title.

Antenna: any system of wires, poles, rods, reflecting discs or similar devices used for the transmission or reception, or both, of electromagnetic radiation waves.

- ❑ Amateur Radio Antenna: any antenna used to receive or transmit radio signals on the amateur radio bandwidth, as designated by Federal regulation.

- ❑ Satellite Antenna: any antenna used to receive or transmit radio or television signals from orbiting communication satellites.

Apartment: a room or suite of 2 or more rooms in a multiple dwelling occupied or suitable for occupancy as a dwelling unit for 1 family, but not including hotels or motels.

Apartment, Bachelor: 1 or more rooms with bath, without cooking facilities, in a multiple dwelling. A bachelor apartment constitutes a dwelling unit within the meaning of this chapter.

Apartment House: a building or a portion of a building designed for occupancy by 3 or more families living independently of each other and containing 3 or more dwelling units.

Applicant: any person, firm, partnership, association, joint venture, corporation, or an entity or combination of entities which seeks City permits and approvals.

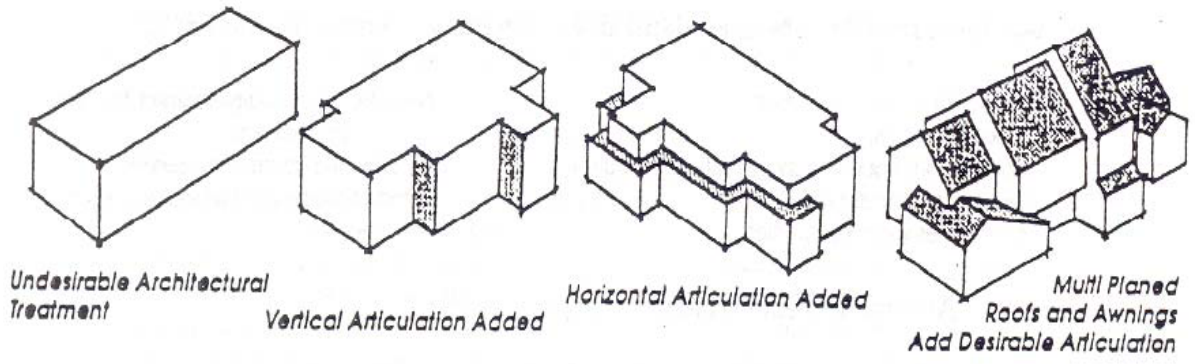
Approval: includes both approval and approval with conditions.

Arbor: a framework capable of supporting climbing plants, providing an archway under which a person may walk.

Area, Lot: See: Lot Area.

Articulation: horizontal and/or vertical variations in the plane of a building wall.

Figure 11.6.05.010.A.2 : Articulation



Assisted Living Facility: See: Residential Care Facilities for the Elderly. See Section 11.4.05.025: *Assisted Living Facilities* in Chapter 11.4.05: *Standards for Specific Uses*.

At one location: all adjacent land owned or controlled by the applicant, the property lines of which are contiguous at any point, or the property lines of which are separated only by a public or private street, road or other public or private right-of-way, or separated only by other land of the applicant.

Attached Building or Structure: a building or structure that shares a common wall with another structure.

Attic: the area located between the uppermost plate and the roof or ridge of a structure.

Automobile Service Station: a retail business engaged primarily in selling gasoline or other motor vehicle fuels, which may also provide services which are incidental to fuel services. These secondary services may include vehicle engine maintenance and repair and towing service vehicles. Beverage, candy and food machines may be permitted at an automotive service station (See: Convenience Market). See Section 11.4.05.035: *Automobile Service Stations* in Chapter 11.4.05: *Standards for Specific Uses*.

Automobile Trailer: means a vehicle without motor power designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property.

Auto Parts Sales: stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (See: Auto Repair and Maintenance). Does not include tire recapping establishments, which are found under *Auto Repair and Maintenance* or businesses dealing exclusively in used parts.

Auto Repair and Maintenance: the repair, alteration, restoration, towing, painting, cleaning (including self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes the following categories.

- Major Repair Work: repair facilities dealing with entire vehicles. These establishments provide towing, collision repair, other body work, and painting services.

- Service and Maintenance: minor facilities specialize in limited aspects of repair and maintenance (e.g., car washes, detailing services, muffler and radiator shops, quick-lube, tire and battery sales and installation, etc.).

Does not include automobile parking (see: Parking Facilities/Vehicle Storage), repair shops that are part of a vehicle dealership on the same site (see: Auto Sales and Rental, and Mobile Home, Boat, or RV Sales, or Automobile Service Station, which are separately defined).

Auto Sales and Rental: retail establishments selling and/or renting automobiles, trucks and vans. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see: Auto Parts Sales); bicycle and moped sales (see: General Retail); mobile home sales (see: Mobile Home, RV and Boat Sales); tire recapping establishments (see: Auto Repair and Maintenance); or *Automobile Service Stations*, which are separately defined.

Automated Teller Machine: computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations. See Section 11.4.05.030: *Automated Teller Machine* (ATMs) in Chapter 11.4.05: *Standards for Specific Uses*.

Awning: an architectural projection that provides weather protection, identity or decoration and is wholly supported by the building to which it is attached. An awning is typically constructed of fabric, metal or other comparable materials on a supporting framework which projects from and is supported by the exterior wall of a building.

Awning or Canopy Sign: See: Sign Types, Awning or Canopy Sign.

"B" - Definitions:

Banks and Financial Services: financial institutions including:

- ❑ banks and trust companies
- ❑ credit agencies
- ❑ holding (but not primarily operating) companies
- ❑ lending and thrift institutions
- ❑ securities/commodity contract brokers and dealers
- ❑ security and commodity exchanges
- ❑ vehicle finance (equity) leasing agencies
- ❑ other investment companies

See: Automated Teller Machine. Does not include check cashing stores, which are instead defined under Personal Services – Restricted.

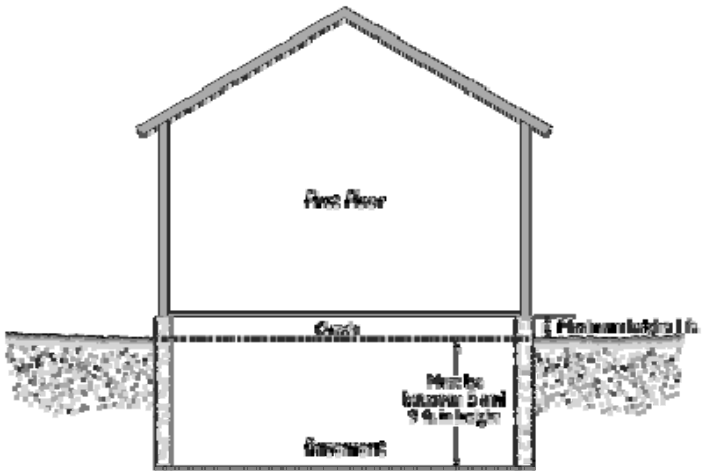
Banner: see Sign Types - Banner Sign.

Bar: a business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May include entertainment (e.g., live music and/or dancing, comedy, etc.). May also include beer brewing as part of a microbrewery, and other beverage tasting facilities. Does not include adult entertainment businesses.

Base Density: the number of dwelling units permitted on a particular parcel of land, in conformance with the General Plan and this Zoning Code.

Basement: an underground room or excavated space between 5 and 9 feet of interior height, finished or unfinished where the finished floor level directly above the space is not more than 1 foot above both the existing or final grade. Any sub-grade space where the finished floor elevation directly above the space is more than 1 foot above existing or finished grade shall be considered above-ground space. All areas where the finished floor elevation directly above a sub-grade space is more than 5 feet above either existing or final grade shall also be considered a story. (Note: In calculating the floor area of a basement it may be necessary to count part of the area in a floor level as basement and part of the area in a floor level as above-ground space.) Basement spaces may be used for any residential occupancy allowed by the Uniform Building Code such as bathrooms, family rooms, hobby rooms, offices, mechanical equipment, storage and, if equipped with window wells, bedrooms.

Figure 11.6.05.010.B.1 : Basement



Base Zoning District: the zoning district applied to a site by the Zoning Map, to which an overlay zoning district may also be applied.

Bay Window: For the purpose of Section 11.2.05.015.I, a Bay Window is a window or series of windows forming a bay within a room and projecting outward from a wall. The outward projection of a Bay Window must return back into the wall from which it projects between the floor and ceiling plates of the wall. The interior space within the bay window shall not be an extension of the interior finished floor and may only consist of a shelf, ledge, or other similar feature above the floor. (Ord. No. 1611)

Bed and Breakfast Facility: the conversion of any residential dwelling or group of dwellings on the same parcel constructed prior to 1925, or a residential structure that has been reconstructed to replicate a previously existing residential structure that was constructed prior to 1925 on the same lot, providing no more than 6 short-term guestrooms or suites for any separate bed and breakfast structure and the service of breakfast meals and incidental food and beverage included in the daily room rate, and a minimum of one common room available for guest interaction.

Bedroom: any room located within a dwelling unit that is used primarily for sleeping purposes by its residents and that contains at least 70 square feet of floor area and contains a closet. Rooms designated as a “den,” “library,” “study,” “loft” or other extra room that satisfies this definition and is not a kitchen, living room, or bath will be considered a bedroom.

Best Management Practices: activities, practices, and procedures to prevent or reduce the discharge of pollutants directly or indirectly to the municipal storm drain system and waters of the United States. Best Management Practices include: treatment facilities to remove pollutants from storm water; operating and maintenance procedures; facility management practices to control runoff, spillage or leaks of non-storm water, waste disposal, and drainage from materials storage; erosion and sediment control practices; the prohibition of specific activities, practices, and procedures; and such other provisions as the City determines appropriate for the control of pollutants.

Block: all property fronting upon one side of a street between intersecting and intercepting streets or between a street and a railroad right-of-way, waterway, alley, terminus or dead-end street or city boundary. An intercepting street shall determine only the boundary of the block on the side of the street which it intercepts.

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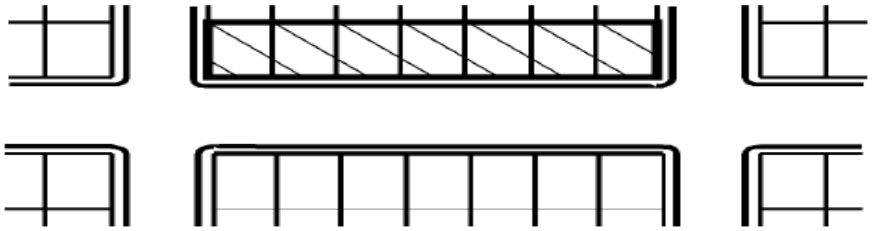
Blockface: all property between 2 intersections that fronts upon a street or abuts a public right-of-way.

Figure 11.6.05.010.B.2 : Blockface



Board and Care Home: see: Residential Care Facilities for the Elderly.

Boarding House: see: Rooming and Boarding House.

Building: any structure having a roof supported by columns or by walls, designed for the shelter or housing of any person, animal or property.

Building Envelope: the volume of space within which a building or structure is permitted to be built on a lot, defined by minimum setbacks, maximum height limits, and required daylight planes.

Building Height: the vertical distance measured from the average level of the highest and lowest point of that portion of the building site covered by the building to the highest point of the roof peak. See: Chapter 11.1.15: *Rules of Measurement*.

Building, Main: the principal building on a lot or building site designed or used to accommodate the primary use to which the premises are devoted; there may be more than 1 main building on a lot or building site.

Building Material Stores: retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes paint, wallpaper, glass, fixtures. Includes all those stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in Warehouses, Wholesaling and Distribution. Hardware stores are listed in the definition of General Retail, even if they sell some building materials.

Building-Mounted Telecommunications Facility: a facility constructed in 2 general forms, roof mounted, in which an antenna is placed on or above the roof, and facade-mounted, in which an antenna is mounted on the side of a building.

Building-mounted facilities can be located on or inside various structures such as building roof or eave trim, church steeples, or other innovative locations.

Building Official: the City of Seal Beach Building Official; charged with the administration and enforcement of City regulations pertaining to buildings and structures.

Building Permit: see the City of Seal Beach Municipal Code, Chapter 9.60: *Building Code*.

Building Site: a parcel of land occupied or to be occupied by a main building and accessory buildings, or by a dwelling group and its accessory building, together with such open spaces as are required by the terms of this Zoning Code and having its principal frontage on a street, road or highway.

Bulk: a term used to designate the overall size and mutual relationship of buildings and other structures, as to size, height, coverage, shape, location of exterior walls in relation to lot lines, to the center of streets, to other walls of the same building, and to other buildings or structures; and to all open spaces relating to the building or structure.

Business or Commerce: the purchase, sale or other transaction involving the handling or disposition of any article, service or commodity for livelihood or profit; or the management or maintenance of buildings, offices or recreational enterprises.

Business Support Services: an establishment within a building that is oriented toward providing services to other businesses, although it may also serve the general public. Examples of these services include:

- ❑ blueprinting
- ❑ complete-related services (rental, repair)
- ❑ copying printing services
- ❑ film processing and photofinishing (retail)
- ❑ mailing and mail box services
- ❑ outdoor advertising services
- ❑ protective services (other than office related)
- ❑ security systems services
- ❑ soils and other materials testing laboratories

"C" - Definitions:

California Building Code: the California Building Code, as currently adopted by the City, including all local amendments.

California Department of Alcoholic Beverage Control (ABC): the governmental agency which regulates the terms and conditions of alcoholic beverage sales in the State.

California Environmental Quality Act: State law, pursuant to California Public Resources Code Section 21000 et seq. or any successor statute, which requires public agencies to document and consider the environmental effects of a proposed action before a decision.

California Public Utilities Commission (CPUC): the governmental agency which regulates the terms and conditions of public utilities in the State.

Candela: a measure of light intensity. A candela is equal to 1/60 of the luminous intensity per square centimeter of a blackbody radiating at the temperature of solidification of platinum (2.046 degrees Kelvin).

Canopy: a roofed shelter projecting over a sidewalk, driveway, entry, window, or similar area that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground. See: *Sign Types, Awning or Canopy Sign*.

Car Wash: permanent, self-service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are fund-raising activities, typically conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to 1 day. See Section 11.5.25.015: *Temporary Uses*.

Carport: an accessory building with a minimum dimension of 9 x 18 feet, permanently open on at least 2 sides and maintained for the storage of automobiles or other motor vehicles.

Categorical Exclusion Area: a geographic area of the City of Seal Beach, within the coastal zone, where coastal development permits are not required as delineated on California Coastal Commission Coastal Zone Maps 143 – Los Alamitos and 144 – Seal Beach, on file with the Department of Development Services.

Catering: a business that prepares food for serving on the premises of a client.

CEQA: see: California Environmental Quality Act.

Cellar: that portion of a building between floor and ceiling which is wholly below grade.

Channel Letter: see: Sign, Channel Letter.

Channel Logo: see: Sign, Channel Logo.

Child Day Care Facilities: facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services. See Section 11.4.05.045: *Child Day Care Facilities* in Chapter 11.4.05: *Standards for Specific Uses*.

- ❑ Child Day Care Center: a commercial or non-profit child day care facility designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or religious facility, or as an independent land use.

- ❑ Family Day Care Home: as provided by Health and Safety Code Section 1596.78, 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 large family day care home or a small family day care home.

- ❑ Large Family Day Care Home: as provided by Health and Safety Code Section 1596.78, a family day care home that provides family day care for 7 to 14 children, inclusive, including children under the age of 10 years who reside in the home.

- ❑ Small Family Day Care Home: as provided by Health and Safety Code Section 1596.78, a family day care home that provides family day care for 8 or fewer children, including children under the age of 10 years who reside in the home.

Church: an establishment, the principal purpose of which is religious worship, including churches, mosques, synagogues, temples, etc and for which the principal structure contains the primary place of worship, and including accessory uses in the main structure or in separate buildings, including Sunday school rooms, assembly rooms, kitchen, library room and a one-family dwelling unit, but excluding day-care nurseries and facilities for residence of or training of religious orders. See: *Religious Facilities*.

City: the City of Seal Beach, California.

City Council: the City of Seal Beach City Council, referred to in this Zoning Code as the Council.

City Engineer: the City of Seal Beach City Engineer.

City Limits: the legal boundaries of the City of Seal Beach, California.

Clubs, Lodges, and Fraternal Organizations: permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for:

- ❑ business associations
- ❑ civic, social and fraternal organizations
- ❑ labor unions and similar organizations
- ❑ political organizations
- ❑ professional membership organizations
- ❑ other membership organizations

Coastal Development Permit: a discretionary entitlement which is required of development in specified areas of the coastal zone to ensure that such development is consistent with the City of Seal Beach Local Coastal Program.

Coastal Zone: land and water areas of the City of Seal Beach, as described in Public Resources Code Section 30170 and amendments thereto, and as delineated on California Coastal Commission Coastal Zone Maps 143 – Los Alamitos and 144 – Seal Beach, on file with the Department of Development Services.

Coffee Roasting and Packaging - Retail: retail stores selling coffee in roasted bean and ground form, with the roasting of raw beans occurring on the premises.

Commercial District or Zone: any of the commercial zoning districts established by Section 11.1.05.025: *Designation of Base and Overlay Districts*.

Commercial Land Use: land and/or a structure used for the purpose of commerce. These uses include retail trade, offices, services, and other similar uses.

Commission: the City Planning Commission of the City of Seal Beach, California. Also referred to as the Planning Commission.

Conditional Use Permit: a discretionary zoning approval of the Planning Commission, the procedures for which are established by Chapter 11.5.20, *Development Permits*.

Common Interest Development: a development that is created whenever a separate interest coupled with an interest in the common area or membership in the association is, or has been, conveyed. It includes a condominium, community apartment project, planned development, or stock cooperative, in compliance with Civil Code Section 1351. See Chapter 11.4.75: *Common Interest Developments*.

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

Community Garden: a site used for growing plants for food, fiber, herbs, flowers, which is shared and maintained by nearby residents.

Condominium: as defined by California Civil Code Section 1315, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. See also Chapter 11.4.80: *Condominium Conversions*.

Conforming Building:

- In the residential "R" zones, a conforming building is one which fully meets the requirements of the State Housing Act and the California Building Code as they pertain to residential buildings and which building fully conforms to the requirements of this chapter with respect to the district and zone in which it is located; and

- In the commercial "C" and manufacturing "M" zones, a conforming building is one which fully conforms to the structural design, building materials and their assembly as prescribed for commercial or industrial buildings by the California Building Code and which building fully conforms to the requirements of this chapter with respect to the district and zone in which it is located.

Construction Cost: the total cost required to construct, rebuild, repair, remodel or make an addition to an existing building, including all permanent work and permanent equipment, excluding landscaping.

Convalescent Hospital: see: Skilled Nursing Facility.

Convenience Market: any accessory use to automobile service station for any retail sales of food, beverages and small convenience items primarily for off-premises consumption and typically found in establishments with long or late hours of operation and a relatively small building. Arcade machines are prohibited in a convenience market. See Section 11.4.05.035: *Automobile Service Stations* in Chapter 11.4.05: *Standards for Specific Uses*.

Court: any portion of the interior of a lot or building site which is wholly or partially surrounded by buildings and which is not a required yard or open space.

Courtyard: an extent of open ground enclosed by walls and adjacent residential building.

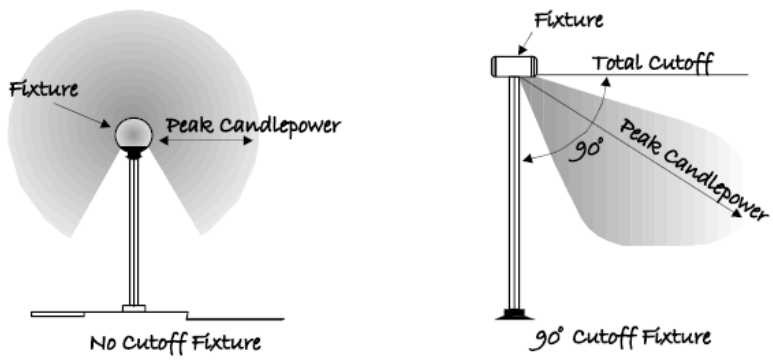
Covenant: a formal binding agreement for the performance of some action.

Covered Patio: a roofed structure located between a dwelling and a side or rear property line that shelters an outdoor area. These structures are either attached to or detached from a primary dwelling on the site.

Coverage, Lot: see: Lot Coverage.

Cutoff Light: a fixture with elements such as shields, reflectors, or reflector panels which direct and cutoff the light at a cutoff angle that is not more than 90 degrees. Typically this type of fixture conceals the light source, thus reducing glare and spillover of light.

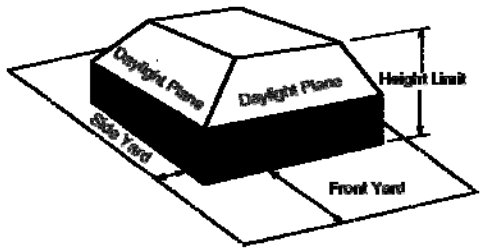
Figure 11.6.05.010.C.1 : Light Fixtures – No Cutoff and 90 Degree Cutoff



"D" - Definitions:

Daylight Plane: an inclined plane, beginning at a stated height above grade at a property line or setback line and extending into the site at a stated upward angle to the horizontal, and which limits the height or horizontal extent of structures.

Figure 11.6.05.010.D.1 : Daylight Plane and Building Envelope



DAYLIGHT PLANE AND BUILDING ENVELOPE

Deck: an open, unroofed porch or platform, either freestanding or attached to a building that is supported above grade.

Demolition: the removal of any structure, the outside wall or walls of any building; or the removal or stripping of the exterior lathing or siding; and/or the removal of the exterior siding of the existing structure in conjunction with any proposed addition or enlargement.

Density: the number of housing units per acre, unless otherwise stated, for residential uses.

Density Bonus: a density increase over the otherwise maximum allowable residential density provided in Chapter 11.4.55: *Affordable Housing Bonus*.

Department: the Seal Beach Department of Development Services, referred to in this Zoning Code as the Department.

Department Store: a retail store carrying a wide range of merchandise, typically including clothing, household goods, appliances, etc. See: *Warehouse Retail*.

Detached: any structure that does not have a wall or roof in common with another structure.

Developer: any person, firm, partnership, association, joint venture, corporation, or an entity or combination of entities that seeks City permits and approvals for development.

Development: any manmade change to improved or unimproved real estate, including but not limited to, the construction or relocation of buildings or other structures on a lot, mining, dredging, filling, grading, landscaping, paving, excavation, parking, fences, pools, signs or temporary uses.

Development Agreement: a contract between the City and an applicant for a project, in compliance with Chapter 11.5.15: *Legislative Actions* of this Zoning Code and Government Code Sections 65864, et seq. A development agreement is intended to provide assurance to the applicant that an approved project may precede subject to the policies, rules, regulations, and conditions of approval applicable to the project at the time of approval, regardless of any changes to City policies, rules, and regulations after project approval. In return, the City may be assured that the applicant will provide infrastructure and/or pay fees required by a new project.

Director: the Director of the Department of Development Services of the City of Seal Beach, California or the designee thereof.

Disabled: persons affected by a long-duration physical impairment such that their mobility has been reduced for an indeterminate length of time and whose ability to live independently could be improved by suitable housing conditions.

District: a portion of the city within which certain uniform regulations and requirements, or various combinations thereof apply under the provisions of this title.

District I: a portion of the city lying on the southwesterly side (ocean side) of Pacific Coast Highway between the northwesterly side of the United States Naval Weapons Station and the San Gabriel River, excepting that area which lies northerly of Marina Dive and Fifth Street to the San Gabriel River.

District II: a portion of the city consists of those lands on the southwesterly side (ocean side) of Pacific Coast Highway not in District I.

District VI: a portion of the city consisting of all lands as described in Annexation No. 66-1 (Rossmoor area).

Domestic Animals: see: Household Pets.

Dormer: a window set vertically in a structure projecting through a sloping roof.

Drive-In Restaurant: see: Restaurant, Drive-In. See Section 11.4.05.050: *Drive-In and Drive-Through Facilities* in Chapter 11.4.05: *Standards for Specific Uses*.

Driveway: an area of pavement or other surfacing that provides vehicle access from a public right-of-way to a parking area or garage.

Drive-Through: a retail or service facility (for example, restaurant, pharmacy, bank, dry cleaning pick-up store, etc.) where products or services are provided to motorists who remain in their vehicles. See Section 11.4.05.050: *Drive-In and Drive-Through Facilities* in Chapter 11.4.05: *Standards for Specific Uses*.

Duplex: a residential structure under single ownership containing two dwellings.

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

Dwelling - One-Bedroom Unit: means a separate living space that contains a living room, 1 bedroom, and full kitchen and bathroom facilities.

Dwelling - Two-Bedroom Unit: a separate living space that contains a living room, 2 bedrooms, and full kitchen and bathroom facilities.

“E” - Definitions:

Easement: a grant of 1 or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Eave Line: the lower border of a roof that overhangs the wall. For a non-flat roof that does not overhang the wall, the eave line shall be the highest point of the walls.

Educational Institution: elementary school, middle school, high school, college or university or other school giving general academic instruction in the several branches of learning and study required to be taught by the Education Code of the State.

Efficiency Unit: a separate living space with a minimum floor area of 150 square feet which contains partial kitchen or bathroom facilities.

EIR: an Environmental Impact Report as required under the California Environmental Quality Act, Public Resources Code Section 21000 et. seq. or any successor statute.

Electronics, Equipment, and Appliance Manufacturing: establishments engaged in manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation and use of electrical energy, including:

- appliances such as stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines;
- aviation instruments;
- computers, computer components, and peripherals;
- electrical transmission and distribution equipment;
- electronic components and accessories, and semiconductors, integrated circuits, related devices;
- electronic instruments, components and equipment such as calculators and computers;
- electrical welding apparatus;
- lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting;
- industrial apparatus;
- industrial controls;
- instruments for measurement, testing, analysis and control, associated sensors and accessories;
- miscellaneous electrical machinery, equipment and supplies such as batteries, X-ray apparatus and tubes, electro-medical and electrotherapeutic apparatus, electrical equipment for internal combustion engines;
- motors and generators;

- optical instruments and lenses;
- photographic equipment and supplies;
- pre-recorded magnetic tape;
- radio and television receiving equipment such as television and radio sets, phonograph records;
- surgical, medical and dental instruments, equipment, and supplies;
- surveying and drafting instruments;
- telephone and telegraph apparatus;
- transformers, switch gear and switchboards; and
- watches and clocks.

Emergency: a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

Emergency Shelter: Housing with minimal supportive services for homeless persons that limits occupancy by homeless persons to six months or less and that does not deny emergency shelter due to a person's inability to pay. (Ord 1627)

Entertainment Cafe: those premises on which or in connection with which, there is entertainment consisting of instrumental entertainment by more than 1 musician, singing, floor show, vaudeville, cabaret or similar entertainment, or on which, or in connection with which, there is dancing by the patrons, guests or customers of the cafe, or both such entertainment and dancing.

Environment: the physical conditions which exist within the area which will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The area involved shall be the area in which significant effects would occur either directly or indirectly as a result of the project. The "environment" includes both natural and man-made conditions.

Environmental Documents: initial studies, negative declarations, draft and final EIRs, documents prepared as substitutes for EIRs and negative declarations under the California Environmental Quality Act, Public Resources Code Section 21000 et. seq. or any successor statute. See Chapter 11.5.35: *Environmental Review*.

Environmental Impact Report: see: EIR.

Environmentally Sensitive Habitat: a type of sensitive resource area where plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development. This term includes, but is not limited to, wetlands, riparian vegetation, and terrestrial habitats, as mapped in the General Plan or an adopted specific plan.

Erected: the construction of any building or structure or the structural alteration of a building or structure, the result of which would be to change the exterior walls or roof or to increase the square foot floor area of the interior of the building or structure.

Equipment Sales and Rental: retail and service establishments which may offer a wide variety of materials and equipment for sale and/or rental. Construction equipment rental is separately defined.

Existing Grade: see: Grade-Related Terms, Natural Grade and Chapter 11.1.15: *Rules of Measurement*.

Extended Hour Business: any business that is open to the public between the hours of 12:01 a.m. and 6:00 a.m. See Section 11.4.05.055: *Extended Hour Businesses* in Chapter 11.4.05: *Standards for Specific Uses*.

"F" - Definitions:

Family: 1 or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a "family" need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity or sorority house.

Fast Food: a restaurant that serves prepared food to customers from an ordering counter for on- or off-premise consumption.

Fault Trace: the line formed by the intersection of a fault and the earth's surface that is the representation of a fault as depicted on a map, including maps of earthquake fault zones.

Feasible: capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Fee Parking: the parking and storage of vehicles on a fee basis, but does not include off-street parking provided gratis to customers, such as is required elsewhere in this title.

Fence: any structural device forming a physical barrier or boundary by means of hedge, wood, mesh, metal, chain, brick, stake, plastic or other similar materials.

Financial Guarantee: cash deposits, payments, surety bonds, or other irrevocable agreements that individually or collectively guarantee the construction of structural measures.

Finial: a small crowning ornament or detail, such as a decorative knob, pinnacle, or fleur-de-lis.

First Public Roadway: the nearest through public access route (open to vehicular traffic) paralleling the ocean shoreline, which forms a continuous linkage from the northernmost to southernmost limits of the City of Seal Beach shoreline. The first public roadway is designated on California Coastal Commission Coastal Zone Maps 143 – Los Alamitos and 144 – Seal Beach, on file with the Department of Development Services.

Flag: see: Sign Types – Flag.

Flag Lot: see: Lot Types – Flag Lot.

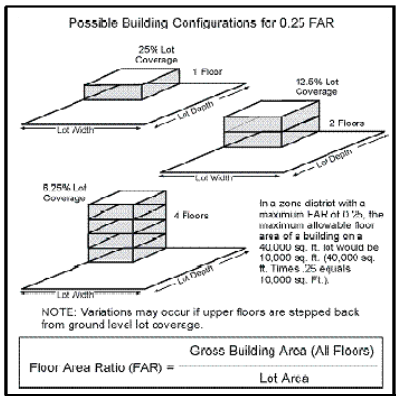
Floor: a surface that is horizontal or nearly so, located within the interior of a structure which is suitable for walking or standing upon.

Floor Area, Gross: the area in square feet of all floors within a building, measured from the outside surfaces of the exterior walls.

Floor Area, Net: the floor area within the walls of a building used for service to the public or tenants, but not including garages or other covered parking, or areas for storage, mechanical equipment, restrooms, and major pedestrian movement, such as enclosed malls, stairways, or major hallways, as defined by the California Building Code.

Floor Area Ratio (FAR): the ratio of floor area to total lot area. FAR restrictions are used to limit the maximum floor area allowed on a site (including all structures on the site). The maximum floor area of all structures (measured from exterior wall to exterior wall) permitted on a site (excluding garages or other covered parking in a residential zone) shall be determined by multiplying the Floor Area Ratio (FAR) by the total net area of the site (FAR x Net Site Area = Maximum Allowable Floor Area).

Figure 11.6.05.010.F.1 : Floor Area Ratio



Food and Beverage Products Manufacturing: manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products. Includes:

- bakeries;
- bottling plants;
- breweries;
- candy, sugar and confectionery products manufacturing;
- catering services separate from stores or restaurants;
- coffee roasting;
- dairy products manufacturing;
- fats and oil product manufacturing;
- fruit and vegetable canning, preserving, related processing;
- grain mill products and by-products;
- meat, poultry, and seafood canning, curing, byproduct processing;
- soft drink production; and
- miscellaneous food item preparation from raw products.

May include tasting and accessory retail sales of food and beverages produced on site. A tasting facility separate from the manufacturing facility is included under the definition of "Bar" if alcoholic beverages are tasted, and under "Restaurant" if beverages are non-alcoholic.

Does not include: bakeries which sell all products on-site, which are included in the definition of "General Retail;" or beer brewing as part of a brew pub, bar or restaurant (see "Bars").

Footprint, Building: floor area of a structure at the ground level, including areas under higher levels, but excluding decks, open stair landings, balconies and other unroofed structures less than 6 feet tall.

Freestanding Sign: see: Sign Types, Freestanding Sign.

Frontage, Street or Frontage, Building: the side of a lot or building site facing a street.

Furniture, Furnishings and Appliance Stores: stores engaged primarily in selling the following products and related services, including incidental repair services:

- computer and computer equipment
- draperies
- floor coverings
- furniture
- glass and chinaware
- home appliances

- home furnishings
- home sound systems
- interior decorating materials and services
- large musical instruments
- lawn furniture
- movable spas and hot tub
- office furniture
- other household electrical and gas appliances
- outdoor furniture
- refrigerators
- stoves
- televisions

"G" - Definitions:

Gable Roof: see: Roof Types.

Gambrel Roof: see: Roof Types.

Garage or Carport: parking space and shelter for automobiles or other vehicles, where the size and use of the parking space complies with the provisions of Chapter 11.4.20: Off-Street Parking and Loading.

- A garage is a roofed structure with a door, enclosed on at least 3 sides, which may be either attached to, or detached from a primary structure on the site and to be used for the parking of vehicles.

- A carport is a roofed structure enclosed on no more than 2 sides that may be either attached to, or detached from a primary structure on the site and to be used for the parking of vehicles.

Garage, Public: a building other than a private garage used for the care, repair or equipment of automobiles or where such vehicles are kept for remuneration, hire or sale.

Garage Sale: any sale held for the purpose of selling, trading or otherwise disposing of household furnishings, personal goods or other tangible properties of a resident of the premises on which the sale is conducted in a residential zone.

Gas Station: see: Automobile Service Station.

General Plan: the City of Seal Beach General Plan, including all its elements and all amendments to the General Plan, as adopted by the City Council under the provisions of Government Code Section 65300 et seq., and referred to in this Zoning Code as the General Plan.

General Retail: stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

- antique stores
- art galleries, retail
- art supplies, including framing services
- artisan shops
- auto parts (not including installation services)
- bakery (all production in support of on-site sales)
- bicycles and mopeds
- books, magazines, and newspapers
- cameras and photographic supplies
- clothing, shoes, and accessories
- collectibles (cards, coins, comics, stamps, etc.)
- department stores
- drug stores and pharmacies
- dry goods
- fabrics and sewing supplies
- florists and houseplant stores (indoor sales only - outdoor sales are “Plant Nurseries”)
- furniture, home furnishings, and equipment
- gift and souvenir shops
- hardware
- hobby materials
- jewelry
- luggage and leather goods
- musical instruments, parts, and accessories
- orthopedic supplies
- pet stores
- religious goods
- small wares
- specialty shops
- sporting goods and equipment
- stationery
- toys and games
- variety stores

Grade: the average elevation of the finished surface of the ground at the center of all walls of a building.

Grade-Related Terms: see: also Chapter 11.1.15: Rules of Measurement.

- Average Grade: a horizontal line approximating the ground elevation through each building on a site used for calculating the exterior volume of buildings. Average grade is calculated separately for each building.

- Natural Grade: the grade of a building site prior to grading, filling, or other site alterations for a project. Natural grade may also be referred to as existing grade.

- Finished Grade: the final grade of a building site as shown on the survey at the time of issuance of a building permit or in the case of a subdivision, the approved grade shown on the as-built grading plan of the subdivision.

- Grading: excavating, filling, leveling or smoothing or combination thereof, but not including temporary stock piles of a duration of 30 days or less.

- Street Grade: the top of the curb or the top of the edge of the pavement or traveled way where no curb exists.

Greenhouse: a transparent or translucent glazed structure devoted to the protection and growth of plants.

Grocery Store: a retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store.

Gross Floor Area: see: Floor Area, Gross.

Group Home: a dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour non-medical care of unrelated persons who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Includes: children's homes; orphanages; rehabilitation centers; self-help group homes. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of Medical Services - Extended Care.

"H" - Definitions:

Handcraft Industries: small-scale establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products.

Hazardous Waste: any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed. (Health and Safety Code Section 25117).

Hazardous Waste Facility: see: Chapter 11.4.60: Hazardous Waste Facilities.

Health and Fitness Facilities: fitness centers, gymnasiums, health and athletic clubs including any of the following: sauna, spa or hot tub facilities; tennis, handball, racquetball, archery and shooting ranges and other sports activities. Does not include adult entertainment businesses.

Hedge: shrubs and/or trees planted to create a physical and/or visual barrier.

Height: see: Building Height.

Hip Roof: see: Roof Types.

Hollywood Driveway: 2 paved wheel tracks each between 2.5 and 3.5 feet wide, separated by a planted strip at least 3 feet wide.

Home Improvement Sales and Services: retail sales, rental, and related services of hardware, plumbing, electrical, heating, air conditioning, building supplies, lumber, tools and equipment, plants and garden products, rocks and soils, patio furniture, swimming pools, spas and hot tubs, lighting fixtures, kitchen and bathroom fixtures and cabinets, paint, carpeting, floor coverings, or wallpaper. This use classification does not include hardware stores with less than 10,000 square feet of area or plant nurseries.

Home Occupation: any occupation conducted by a resident, entirely within a dwelling, where the use is accessory to the residential use of the structure, and does not change the residential character of the neighborhood. See Section 11.4.05.060: *Home Occupations* in Chapter 11.4.05: *Standards for Specific Uses*.

Hotel or Motel: facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic/fitness facilities, and accessory retail uses.

Household: 1 or more persons, whether or not related by blood, marriage or adoption, sharing a dwelling unit in a living arrangement usually characterized by sharing living expenses, such as rent or mortgage payments, food costs and utilities, as well as maintaining a single lease or rental agreement for all members of the Household and other similar characteristics indicative of a single Household.

Household Pets: see: Section 11.4.05.020: *Animal Keeping* in Chapter 4.05: Standards for Specific Uses.

Housing Costs: the monthly mortgage principal and interest, property taxes, homeowners insurance, and condominium fees, where applicable, for ownership units; and the monthly rent for rental units.

HUD: the United States Department of Housing and Urban Development or its successor.

"I" - Definitions:

Illegal Building or Use: any use of land or building that does not have the currently required permits and was originally constructed and/or established without permits required for the use at the time it was brought into existence.

Impervious Surface: any paved, hardened or structural surface which does not allow for complete on-site infiltration of precipitation. Such surfaces include, but are not limited to, buildings, concrete or asphalt driveways, streets, concrete or asphalt parking lots, swimming pools, and tennis courts.

Income eligibility: for the purposes of Chapter 11.4.55: *Affordable Housing Bonus*, the gross annual household income considering household size and number of dependents, income of all wage earners, elderly or disabled household members and all other sources of household income.

Indoor Amusement and Entertainment Facilities: establishments providing indoor amusement and entertainment services for a fee or admission charge, including: bowling alleys; coin-operated amusement arcades; dance halls, clubs and ballrooms; electronic game arcades; ice skating and roller skating; pool and billiard rooms as primary uses.

> This use does not include adult entertainment businesses. Four or more electronic games or coin-operated amusements in any establishment, or a premise where 50% or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above, 3 or fewer machines are not considered a land use separate from the primary use of the site.

Industrial District or Zone: any of the industrial zoning districts established by Section 11.1.05.025: *Designation of Base and Overlay Districts*.

Industrial Park: a development in which all buildings are constructed under 1 architectural style, the properties developed under a master plan, and roadways, landscaping, parking and signing are designed to present a harmonious visual and functional image.

In-lieu Fees: a cash payment required as a substitute for a dedication and/or improvement of land by an owner or developer of property.

Intensification of Use: the impacts a particular use or the use in combination with other uses has on its surroundings or on its demand for services and natural resources. Measures of intensity include but are not limited to requirements for water, gas, electricity, or public services; number of automobile trips generated by a use; parking demand required by Chapter 11.4.20: *Off-Street Parking and Loading* to have more off-street parking spaces than the former use; number of employees on a site; hours of operation; the amount of noise, light or glare generated; the number of persons attracted to the site, or, in eating establishments, the number of seats.

Institution: an establishment maintained and operated by a society, corporation, individual, foundation or public agency for the purpose of providing charitable, social, educational or similar services to the public, groups or individuals.

"J" - Definitions:

No specialized terms beginning with the letter "J" are used at this time.

"K" - Definitions:

Kennel: a place where 5 or more adult dogs or cats or any combination thereof are kept whether by owners of the dogs and cats or by persons providing facilities and care, whether or not for compensation. An adult dog or cat is 1 of either sex, altered or unaltered, that has reached the age of 4 months.

Key Lot: see: Lot Types – Key Lot.

Kiosk: a small light structure with 1 or more open sides used typically as a newsstand or for other small item retail sales. See Section 11.4.05.065: *Kiosks* in Chapter 11.4.05: *Standards for Specific Uses*.

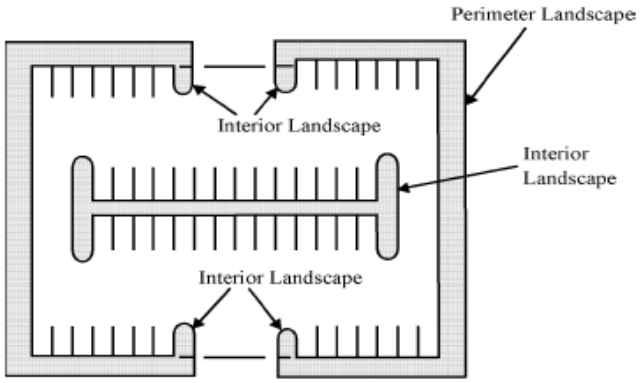
Kitchen: any space used, intended or designed to be used for cooking and preparing food.

"L" - Definitions:

Landscaping: Landscaping shall consist of living plant material including, but not limited to, grass, turf, groundcover, flowers, vines, gardens, trees, shrubs, other similar plant materials and synthetic turf as approved by the Director of Development Services; decorative outdoor elements including pools, ponds, fountains, water features, decorated surfaces of rock, stone, brick, block, or similar material; and other design features commonly used in landscaping, but

not including walkways, driveways, patios, and other similar features that use concrete or asphalt. Plants on rooftops, porches, or in boxes attached to buildings shall not be considered landscaping. (Ord. No. 1611)

Figure 11.6.05.010.L.1 : Landscaping: Perimeter/Interior



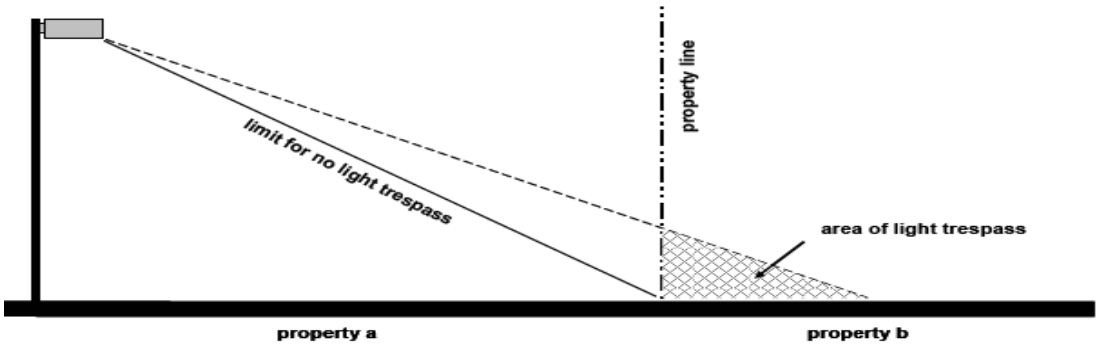
Large Family Day Care Home: see: Child Day Care Facilities.

Lateral Access: an area of land providing public access along the shoreline paralleling the water's edge. Lateral access ways are to be used for public pass and re-pass, passive recreational use or as otherwise designated in the Seal Beach Local Coastal Program Land Use Plan.

Libraries, Museums, Galleries: public or quasi-public facilities including aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, with no retail sales activities other than an accessory gift/book shop and accessory food sales. Does not include retail art galleries where artworks on display may be purchased by patrons, which are instead included under the definition of "General Retail."

Light Trespass: light projected onto a property from a light source located on a different property.

Figure 11.6.05.010.L.2 : Light Trespass



Liquor Store: a retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages, which may specialize in a particular type of alcoholic beverage (e.g., wine shops). See Section 11.4.05.070: *Liquor Stores* in Chapter 11.4.05: *Standards for Specific Uses*.

Living Room: the principal room in a dwelling unit designed for general living purposes rather than for sleeping.

Loading Space: see: Off-street Loading.

Local Coastal Program (LCP): the Land Use Plan (LUP) and implementing ordinances prepared by Seal Beach pursuant to the California Coastal Act of 1976, Public Resources Code Section 30000 et seq.

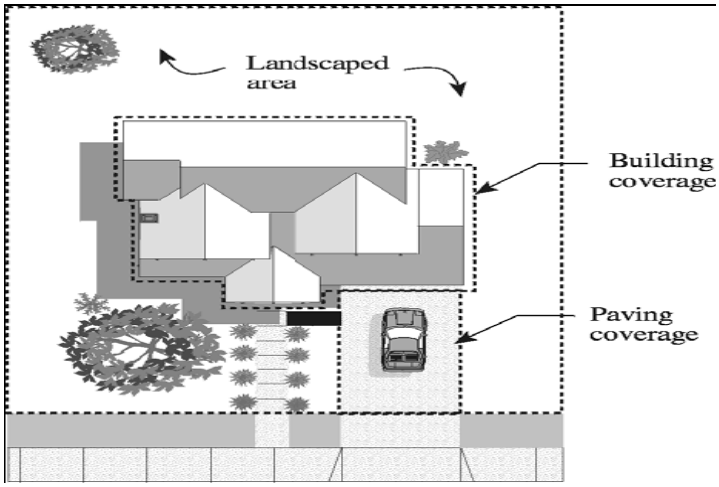
Log: means an established trademark or symbol identifying a product or use.

Lot: a recorded lot or parcel of real property under single ownership, lawfully created as required by the Subdivision Map Act and City ordinances, including this Zoning Code.

Lot Area: the net area of a lot expressed in terms of acres or square feet, exclusive of any public or private street easements.

Lot Coverage: the ratio of the footprint of all principal and accessory structures on a lot to the lot area.

Figure 11.6.05.010.L.3 : Lot Coverage

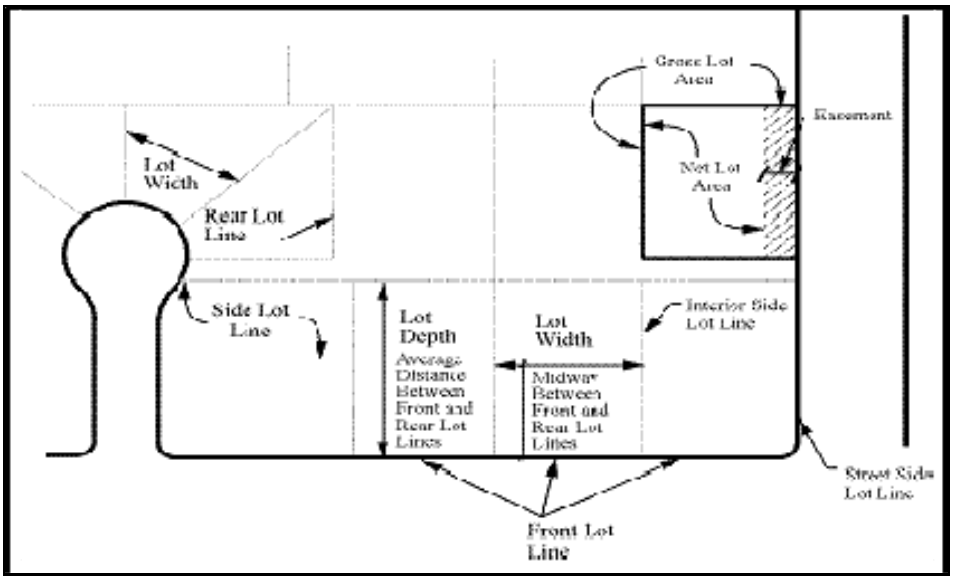


Lot Depth and Lot Width:

- Lot Depth: the average linear distance between the front and the rear lot lines or the intersection of the two side lot lines if there is no rear line. See Figure 11.6.05.010.L.4: *Lot Lines and Lot Features*. See also Chapter 11.1.15: *Rules of Measurement.*

- Lot Width: the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. See Figure 11.6.05.010.L.4: *Lot Lines and Lot Features*. See also Chapter 11.1.15: *Rules of Measurement*.

Figure 11.6.05.010.L.4: Lot Lines and Lot Features



Lot Frontage: the portion of a lot that fronts on or adjoins a street.

Lot Line: a line separating the frontage from a street; the side from a street or adjoining property; the rear from an alley or street or adjoining property.

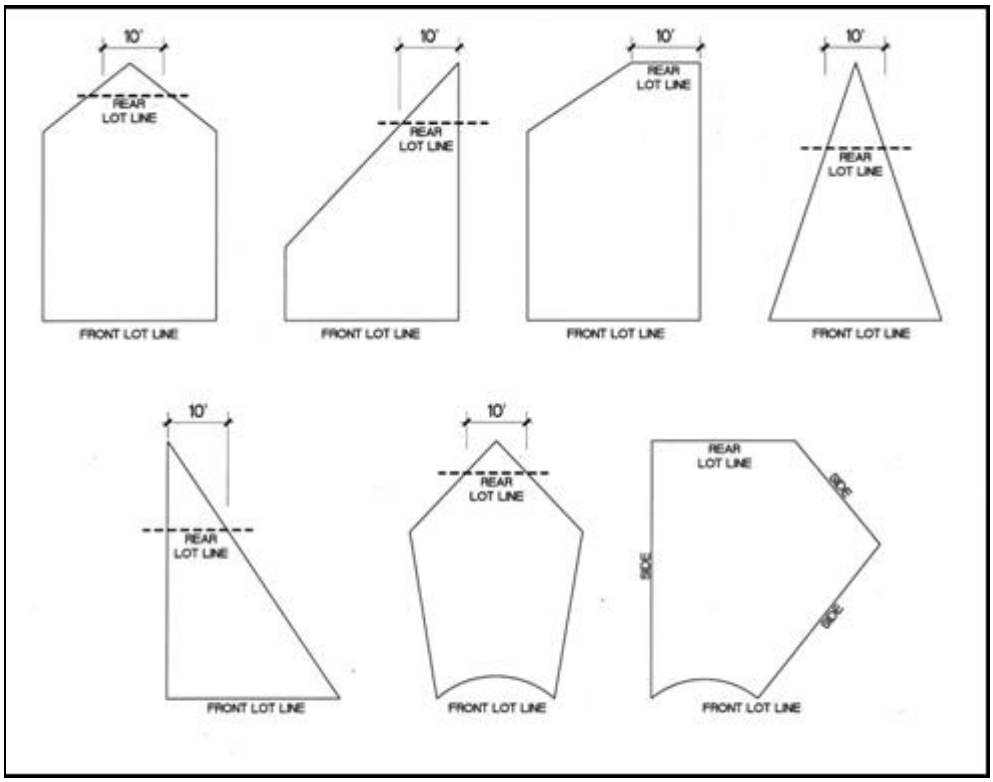
Lot Line Types: see: Figure 11.6.05.010.L.4: *Lot Lines and Lot Features*, above.

- Front Lot Line: on an interior lot, the property line separating the parcel from the street. The front lot line on a corner lot is the line adjacent to the street with the shortest frontage regardless of which street is used for vehicle or pedestrian access. If the lot lines of a corner lot are equal in length, the front lot line shall be determined by the Director. On a through lot, both lot lines are front lot lines and the lot is considered to have no rear lot line

- Interior Lot Line: a lot line not adjacent to a street.

- Rear Lot Line: the lot line that is opposite and most distant from the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing setbacks and measuring rear yard depth.

Figure 11.6.05.010.L.5 : Irregular Lots: Determining Rear Lot Line



- Side Lot Line: any lot line not a front lot line or a rear lot line.

- Street Side Lot Line: on a corner lot, the property line with the longest street frontage. If the lot lines of a corner lot are equal in length, the street side lot line shall be determined by the Director.

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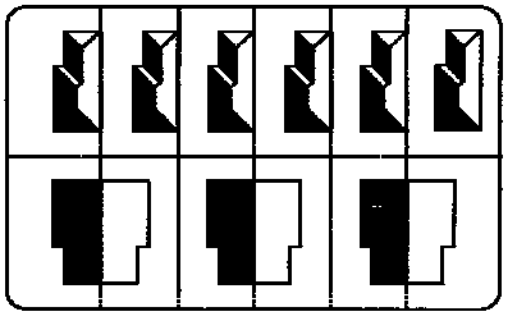
- Zero Lot Line: the location of a building on a lot in a manner that one or more building edges rest directly on a lot line.

Figure 11.6.05.010.L.6 : Zero Lot Line Units



Lot of Record: a lot that is designated upon a map showing the lot, block and tract as indicated on a final map, as such map is filed in the county recorder's office, or as a lot shown on a recorded record of survey map.

Lot Types: see: Figure 11.6.05.010.L.7: Lot Types, on the following page.

- Corner Lot: a lot with 2 or more adjacent sides that face a street or public right-of-way.

- Cul-de-sac Lot: a lot located on the curving portion of a cul-de-sac street.

- Flag Lot: a lot that does not meet minimum lot width requirements, where access to the public roadway is limited to a narrow private right-of-way.

- Interior Lot: a lot with only 1 front lot line, not located on a street corner and lacking a side lot line adjacent to a street.

- Irregular Lot: a nonrectangular parcel or lot with its lot width less than one-fourth its depth.

- Key Lot: the first lot to the rear of a reversed corner lot and not separated therefrom by an alley.

- Regular Lot: a rectangular or nearly rectangular shaped parcel with lot width not less than one-fourth its depth.

- Reverse Corner Lot: a corner lot, the rear of which abuts a key lot.

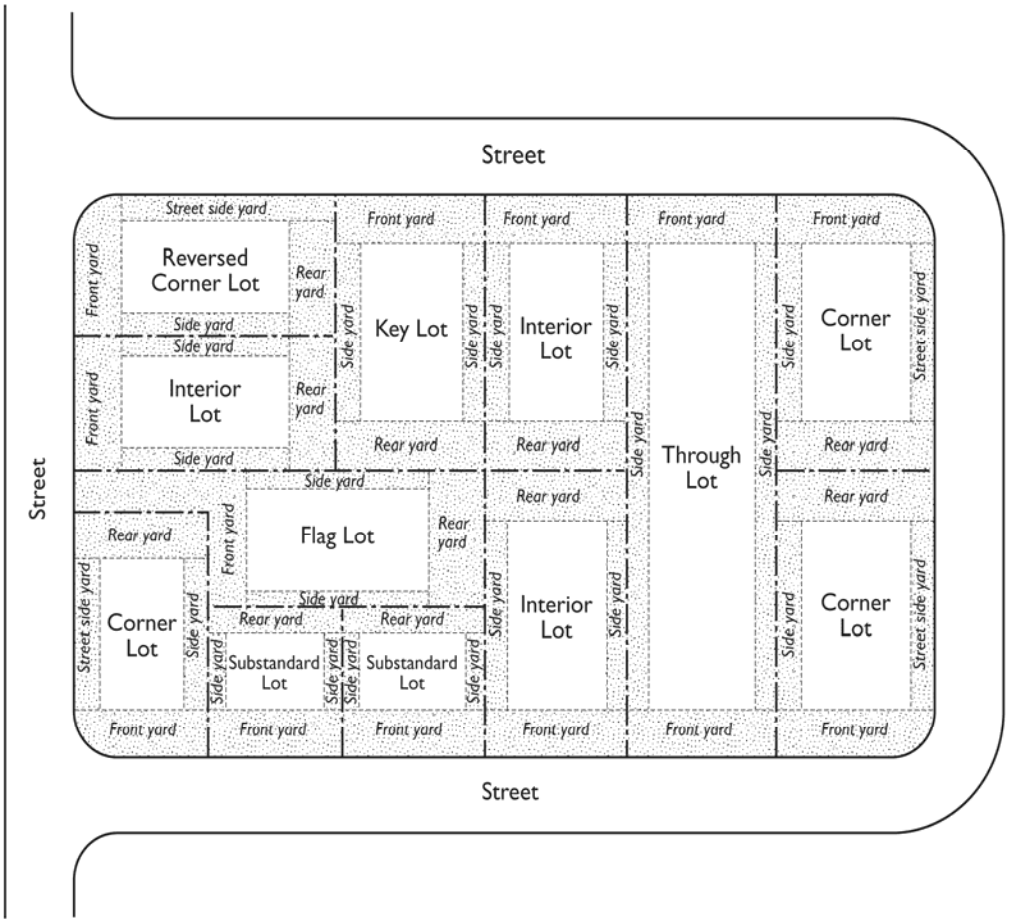
- Substandard Lot: a lot which does not meet the minimum requirements for lot size, lot width, and/or lot depth.

- ❑ Through Lot: a lot which has 2 or more lot frontages which do not intersect to form a corner lot.

- ❑ Zero Lot: a lot which has a building on a lot in a manner that 1 or more building edges rest directly on a lot line. See Figure 11.6.05.010.L.6: Zero Lot Line Units.

Figure 11.6.05.010.L.7 : Lot Types

FIGURE 19.46-B: LOT TYPES



"M" - Definitions:

Maintenance and Non-Structural Repair: the repair or replacement of nonbearing walls, fixtures, wiring, roof or plumbing that restores the character, scope, size or design of a structure to its previously existing, authorized and undamaged condition, and does not enlarge or extend the structure or include changes to any structural member.

Mansard Roof: see: Roof Types.

Manufactured Home: a structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Manufactured Home shall also include any structure which meets all the requirements of this paragraph except the size requirements if the manufacturer of the structure complies with the statutory certification requirements for manufactured homes and the standards set forth for manufactured homes in the Health and Safety Code. A manufactured home on a permanent foundation is included under the definition of "Single-Family Dwellings." See also Section 11.4.05.075: *Manufactured Housing* in Chapter 4.05: *Standards for Specific Uses*.

Map Act: see: Subdivision Map Act.

Master Fee Schedule: the schedule of all general and special fees and charges, established by resolution of the City Council pursuant to Title 1: *General Provisions*, Chapter 1.10: *Implementation of the Seal Beach Municipal Code*.

Mechanical Equipment: machinery, condensers, coolers and other similar equipment used in conjunction with swimming pools, air conditioning systems and heating systems, but specifically excludes antennae, flues, chimneys, vents and hoods.

Medical Services - Clinic: a facility other than a hospital where medical, dental, mental health, surgical and other personal health care services are provided on an outpatient basis, and that accommodates multiple licensed primary medical practitioners (i.e., doctors) and specialties, or 4 or more primary practitioners in a single specialty. Counseling services by other than medical doctors or psychiatrists are instead included under "Offices."

Medical Services - Extended Care: residential facilities providing nursing and health-related care as a primary use with in-patient beds, such as: board and care homes; convalescent and rest homes; extended care facilities; skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Home."

Medical Services – Hospital: hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health

care. May include on-site accessory clinics and laboratories, and accessory retail uses (see the separate definition of “Accessory Business Uses and Activities”).

Medical Services – Office: a facility other than a hospital where medical, dental, mental health, surgical and other personal health care services are provided on an outpatient basis, and that accommodates no more than 3 licensed primary practitioners (for example, chiropractors, medical doctors, etc.). See: Medical Services – Laboratories: medical and dental laboratories.

Microbrewery: a facility where beer brewed on the premises is sold for on-site consumption. See: Bar.

Military District or Zone: the military zoning district established by Section 11.1.05.025: Designation of Base and Overlay Districts.

Minor Use Permit: a discretionary zoning approval of the Planning Commission, the procedures for which are established by Chapter 11.5.20: *Development Permits*.

Mixed-Use Project: a project that combines both commercial (retail and/or office) and residential uses, where the residential component is typically located above the commercial.

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

Mobile Home Park, Trailer Park, Trailer Court, or Public Camp: any area or tract of land used or designated to accommodate 2 or more automobile trailers and/or recreational vehicles including trailer camp as defined by law.

Monitoring: inspection activities conducted by the city or private consultant, to ascertain whether mitigation measures identified in the environmental document for the project have been implemented or complied with by the applicant in development of the project.

Monopole: a facility that consists of a single pole structure erected on the ground to support wireless communication antennas and connecting appurtenances.

Monument Sign: see: Sign Types – Monument Sign.

Multi-Family Dwellings: a building or a portion of a building used and/or designed as residences for 3 or more families living independently of each other. Includes: triplexes, four-plexes (buildings under 1 ownership with 3 or 4 dwelling units, respectively, in the same structure) and apartments (5 or more units under one

ownership in a single building); townhouse development (3 or more attached single-family dwellings where no unit is located over another unit); and senior citizen multi-family housing; see: *Common Interest Development*.

Multi-Tenant: a building or site that is occupied by 2 or more different land uses or businesses.

"N" - Definitions:

National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permits: general, group, and individual storm water discharge permits that regulate facilities defined in Federal NPDES regulations in compliance with the Clean Water Act. These permits include General Construction Activity permits, General Industrial Activity permits, and similar permits adopted by the Santa Ana Region of the California Regional Water Quality Control Board, and the State Water Resources Control Board.

Negative Declaration: a statement describing the reasoning that a proposed action will not have a significant adverse effect on the environment, in compliance with the California Environmental Quality Act (CEQA).

Negative Space: see: Sign, Negative Space.

Non-conforming Building or Structure: an existing building or structure that was lawfully designed, erected, or structurally altered prior to the adoption of this Code but which, under this Zoning Code does not conform with the currently applicable zoning requirements prescribed for the district in which it is located. See Chapter 11.4.40: *Non-conforming Uses, Structures, and Lots*.

Non-conforming Parcel: a parcel that was legally created prior to the adoption of this Zoning Code and which does not conform to current Code provisions/standards (e.g., access, area or width requirements, etc.) prescribed for the zoning district in which the parcel is located. See Chapter 11.4.40: *Non-conforming Uses, Structures, and Lots*.

Non-conforming Sign: see: Sign Types, Non-conforming Sign.

Nonconforming Use: a use of a structure (either conforming or non-conforming) or land that was legally established and maintained prior to the adoption of this Zoning Code and which does not conform to current Code provisions governing allowable land uses for the zoning district in which the use is located. See Chapter 11.4.40: *Non-conforming Uses, Structures, and Lots*.

Nursing Home: see: Skilled Nursing Facility.

“O” - Definitions:

Occupancy: all or a portion of a structure occupied by 1 tenant.

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

Office: this Zoning Code distinguishes between the following types of offices. These do not include medical offices (see: Medical Services - Clinic, and Medical Services - Office.)

- ❑ Accessory: office facilities that are incidental and accessory to another business or sales activity that is the primary use.

- ❑ Business/Service: establishments providing direct services to consumers or clients, typically with higher client volumes than experienced by the other types of offices listed. Examples of these uses include:

    - o employment agencies
    - o insurance agent offices
    - o real estate office
    - o social service organizationa
    - o travel agencies
    - o utility company offices, etc.

  This use does not include “Banks and Financial Services,” which are separately defined.

- ❑ Government: administrative, clerical, or public contact and/or service offices of a local, state, or federal government agency or service facilities. Includes post offices, but not bulk mailing distribution centers.

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

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

- ❑ Professional: office-type facilities occupied by businesses that provide professional services and/or engaged in the production of intellectual property. Examples of these uses include:

    - o accounting, auditing, and bookkeeping services
    - o advertising agencies
    - o attorneys
    - o commercial art and design services
    - o construction/contractors (office facilities only)
    - o counseling services
    - o court reporting services
    - o detective agencies and similar services
    - o design services including architecture, engineering, landscape architecture, urban planning
    - o education, scientific, and research organizations
    - o financial management and investment counseling
    - o literary and talent agencies
    - o management and public relations services
    - o media postproduction services
    - o news services
    - o photographers and photography studios
    - o psychologists
    - o secretarial, stenographic, word processing, and temporary clerical employee services
    - o security and commodity brokers
    - o writers and artists offices

- ❑ Temporary: a mobile home, recreational vehicle or modular unit used as a temporary office facility. Temporary Offices may include:

    - o construction supervision offices on a construction site or off-site construction yard;
    - o a temporary on-site real estate office for a development project; or
    - o a temporary business office in advance of permanent facility construction.

- ❑ Temporary Real Estate: the temporary use of a dwelling unit within a residential development project as a sales office for the units on the same site, which is converted to residential use at the conclusion of its office use.

Office-Supporting Retail: a retail store that carries 1 or more types of merchandise that will typically be of frequent interest to and/or needed by the various businesses listed under the definition of "Office," and/or the employees of those businesses. Examples of these types of merchandise include:

- books
- computer equipment
- flowers
- newspapers and magazines
- office supplies, stationery
- photographic supplies and cameras

Off-site: an activity or accessory use that is related to a specific primary use, but is not located on the same site as the primary use.

Off-Street Loading: a site or portion of a site, including loading berths, aisles, access drives, and landscaped areas, devoted to the loading or unloading of people or materials from motor vehicles, trucks or trailers. See Section 11.4.20.035: Required Off-Street Loading in Chapter 11.4.20: *Off-Street Parking and Loading.*

Old Town: that area of the City lying on the southwesterly side (ocean side) of Pacific Coast Highway between the northwesterly side of the United States Naval Weapons Station and the San Gabriel River.

On-site: an activity or accessory use that is related to a specific primary use, that is located on the same site as the primary use.

Open Space: any outdoor area not located within a required front setback which is to be used exclusively for leisure and recreational purposes, and which meets the requirements of the zoning district to qualify as open space. Open space may not be occupied by structures other than uncovered accessory structures such as swimming pools.

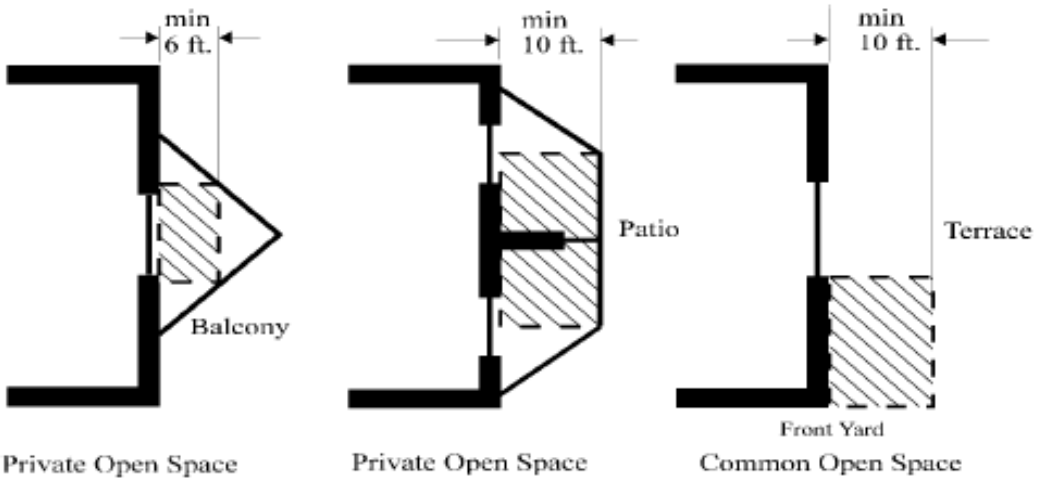
Open Space and Parks District or Zone: any of the open space and parks zoning districts established by Section 11.1.05.025: *Designation of Base and Overlay Districts*.

Open Space Types: See Figure 11.6.05.010.O.1: Open Space Types.

- ❑ Common Open Space: land not individually owned or dedicated for public use which is designed and intended for the common use.

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

Figure 11.6.05.010.O.1 : Open Space Types



Outdoor Display and Retail Activities: permanent outdoor sales and rental establishments including lumber and other material sales yards, newsstands, merchandise display, dining and seating areas, outdoor facilities for the sale or rental of other vehicles/equipment, and other uses where the business is not conducted entirely within a structure. See Section 11.4.05.090: *Outdoor Dining, Display and Sales Standards* in Chapter 11.4.05: *Standards for Specific Uses*.

Outdoor Recreation Facilities: facilities for various outdoor participant sports and types of recreation, including: amphitheaters; amusement and theme parks; batting cages; go-cart tracks; golf driving ranges; health and athletic club outdoor facilities; miniature golf courses; skateboard parks; stadiums and coliseums; swim and tennis clubs; tennis courts; water slides; zoos.

May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc. Does not include “Parks and Playgrounds”, which are separately defined.

Outdoor Retail Sales, Temporary: temporary outdoor retail operations including: Christmas trees, pumpkins or the sale of other seasonal items; farmers’ markets; semi-annual sales of art/handcrafted items in conjunction with community festivals or art shows; sidewalk or parking lot sales longer than 1 weekend; retail sales from individual vehicles in temporary locations outside the public right-of-way. See Section 11.4.05.090: *Outdoor Dining, Display and Sales Standards* in Chapter 11.4.05: *Standards for Specific Uses*.

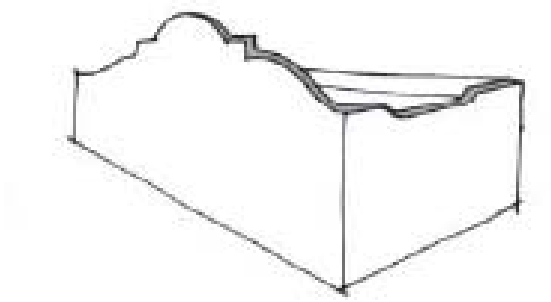
Outdoor Storage: storage of materials, including items for sale, lease, processing, and repair, in an area outside an enclosed building. See Section 11.4.05.090: *Outdoor Dining, Display and Sales Standards* in Chapter 11.4.05: *Standards for Specific Uses*.

Overlay District or Zone: any of the overlay zoning districts established by Section 11.1.05.025: *Designation of Base and Overlay Districts*.

"P" - Definitions:

Parapet Wall: an extension of the structural walls, screening from view on all sides of a building the roof-top equipment or other unaesthetic features, not extending in height above that required for the purpose of screening. See Figure 11.6.05.010.P.1: *Parapet Wall*.

Figure 11.6.05.010.P.1
Parapet Wall



Parcel: see: Lot.

Parcel Map: the subdivision map described by the Subdivision Map Act, Article 3, Chapter 2, which is required to complete a subdivision of 4 or fewer lots. See Article 10: *Subdivisions*.

Park District or Zone: any of the park zoning districts established by Section 11.1.05.025: *Designation of Base and Overlay Districts*.

Parking Facilities/Vehicle Storage: includes both day use and long-term public and commercial garages, parking lots and structures, except when accessory to a primary use. (All primary uses are considered to include any customer or public use off-street parking required by the Zoning Code.) Includes sites where vehicles are stored for rental or leasing.

Parking Lot: an off-street, surfaced, open area for the temporary storage of motor vehicles. See: *Public Garage or Storage Garage*.

Parking Space: a permanently surfaced clear area for the parking of a vehicle excluding driveways or access drives. See Chapter 11.4.20: *Off-Street Parking and Loading.*

Parking Structure: a structure or a portion thereof composed of 1 or more levels or floors used exclusively for the parking or storage of motor vehicles. See: *Parking Lot and Public Garage or Storage Garage*.

Parks and Playgrounds: public parks, play lots, playgrounds, and athletic fields for non-commercial neighborhood or community use, including tennis courts. If privately-owned, the same facilities are included under the definition of "Private Residential Recreation Facilities." See: *Outdoor Recreation Facilities*.

Patio Cover: see: Covered Patio.

Patio Enclosure: A one-story structure 12 feet in height that may be located on a ground floor or above. Two or more walls of the structure must contain openings equal to at least 50% of the area between the floor plate and the ceiling plate within the RHD-PD zone, and 65% of the area between the floor plate and the ceiling plate within all other residential areas. Openings shall be permitted to be covered with (1) insect screening, (2) approved translucent or transparent plastic not more than 0.125 inch (3.2 mm) in thickness, (3) glass conforming to the provisions of Section R308 of the California Residential Code, provided the glass is single-pane only, or (4) any combination of the foregoing. Patio Enclosures must be attached to a dwelling unit and shall be used only for recreational, outdoor living purposes and not as a habitable room, as defined in the California Residential Code. A Patio Enclosure shall not be mechanically heated or cooled, nor shall it contain any plumbing or plumbing fixtures. (Ord. No. 1611)

Permit: any Use Permit, Temporary Use Permit, Variance, Building Permit, license, certificate, approval, or other entitlement for development and/or use of property as required by any public agency.

- ❑ Ministerial Permit: a permit granted ministerially by the Director, involving only the use of fixed standards or objective measures and requiring no public hearing.

- ❑ Discretionary Permit: a permit granted following an exercise of discretion by the Director, Planning Commission, City Council, or other hearing body.

Permitted Health Care Resident: a person hired to provide live-in, long-term, or terminal health care to a senior citizen, a qualifying resident, or a family member of a qualifying resident providing such care. For the purposes of this definition, the care provided by a permitted health care resident must be substantial in nature and must provide either assistance with necessary daily activities or medical treatment, or both.

Permitted Use: any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Person: a natural person, firm, association, organization, partnership, business trust, corporation, company or other legal entity.

Personal Services: establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

- barber and beauty shops
- clothing rental
- dry cleaning pick-up stores with limited equipment
- home electronics and small appliance repair
- Laundromats (self-service laundries)
- massage (licensed, therapeutic, non-sexual)
- personal fitness training
- pet grooming with no boarding
- shoe repair shops
- tailors
- tanning salons

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

Personal Services – Restricted: personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include: check cashing stores; fortune tellers; palm and card readers; psychics; spas and hot tubs for hourly rental; tattoo and body piercing services.

Physically Handicapped: see: Disabled.

Planning Commission: see: Commission.

Plant Nurseries and Garden Supply Stores: includes stores selling plants, nursery stock, and lawn and garden supplies. The sale of house plants or other nursery products entirely within a building is also included under “General Retail Stores.” Home greenhouses are included under Residential Accessory Use or Structure.

Plumbing and Heating Shop: a business engaged in selling plumbing and/or heating equipment and supplies, primarily to contractors on a wholesale basis, but may also include retail sales to the general public.

Pole Sign: see: Sign Types – Pole Sign.

Pollute: anything that causes or contributes to pollution, which may include paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other

discarded or abandoned objects, articles, and accumulations that may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure (including but not limited to sediments, slurries, and concrete fines); and noxious or offensive matter of any kind.

Porch: an open or covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building. See Figure 11.6.05.010.P.2: Porch.

Figure 11.6.05.010.P.2 : Porch

P.O.S.T: acronym for "Peace Officer Standards and Training."

Pre-existing: in existence prior to the effective date of this Zoning Code.

Premise: a lot or parcel of real property or any portion thereof which is used separately from other portions thereof, or any building located thereon, or any portion of such building which has a separate street address. Premise also includes business complexes.

Preserve: to keep alive, safe from injury or destruction.

Primary Structure: a structure that accommodates the primary use of the site.

Primary Use: the main purpose for which a site is developed and occupied, including the activities that are conducted on the site during most of the hours when activities occur.

Printing and Publishing: establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. “Quick Printing” services are included in the definition of “Business Support Services.”

Private Residential Recreation Facility: a privately-owned, non-commercial outdoor recreation facility provided for a residential subdivision project or neighborhood residents, including swimming pools, swim and tennis clubs, park and sport court facilities. Does not include golf courses and country clubs, or private sport courts accessory to single-family dwellings.

Private Sport Court: tennis, squash, handball, and or other outdoor court facilities on the site of, and accessory to, a single-family dwelling.

Project: any proposal for a new or changed use or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this Title. This term also refers to any action that qualifies as a “project” as defined by the California Environmental Quality Act.

Property Line: see: Lot Line Types.

Public Camp: see: Mobile Home Park.

Public and Semi-Public District or Zone: any of the public or semi-Public zoning districts established by Section 11.1.05.025: *Designation of Base and Overlay Districts*.

Public Garage or Storage Garage: any building or portion of a building used primarily or in part for the storage, servicing or repair of 2 or more vehicles not used by tenants of the building or buildings on the premises.

Public Safety Facilities: facilities operated by public agencies including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

Public Vantage Point: any publicly accessible location on dedicated or publicly owned property, including but not limited to roadways, parks, and cultural or recreational facilities, which affords a significant view of the ocean, a coastal

lagoon, a canyon or hillside area, or any other open space area identified in the General Plan.

“Q” - Definitions:

Qualifying Residents: persons 62 years of age or older, or 55 years of age or older in a residential development developed, substantially rehabilitated, or substantially renovated for senior citizens that has at least 35 dwelling units, and persons meeting the definition of “qualifying resident” or “qualified permanent resident” as defined in Section 51.3 of the Civil Code or any successor statute. See Chapter 11.4.55: Affordable Housing Bonus.

“R” - Definitions:

Reclassification or Zone Change: a change in zone boundaries or change in zone designations upon the zoning map, which map is part of this Title.

Recreational Vehicle (RV): as defined by Health and Safety Code Section 18010: a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

- Contains less than 320 square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
- Contains 400 square feet or less of gross area measured at maximum horizontal projections;
- Is built on a single chassis; and
- Is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

Recyclable Material: reusable domestic containers and other materials intended for reuse, remanufacture or reconstruction for the purpose of using the altered form. Does not include refuse or hazardous materials. Recyclable materials shall consist of those acknowledged by the state of California's Department of Conservation.

Recycling Facility: includes a variety of facilities involved with the collection, sorting and processing of recyclable materials. A "certified" recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers located on a residentially, commercially or industrially designated site

used solely for the recycling of material generated on the site. See Section 11.4.05.095: *Recycling Facilities* in Chapter 11.4.05: *Standards for Specific Uses*.

- ❑ Small Collection Facility: a center where the public may donate, redeem or sell recyclable materials, which may include the following, where allowed by the applicable zoning district:

    - o Reverse vending machines;
    - o Small collection facilities which occupy an area of 350 square feet or less and may include a mobile unit;

- ❑ Medium Collection Facility: includes the following, occupying less than 600 square feet:

    - o Bulk reverse vending machines or a grouping of reverse vending machines; and
    - o One or more kiosk units.

- ❑ Large Collection Facility: large collection facilities which occupy an area of 600 square feet or more and/or include permanent structures.

- ❑ Mobile Recycling Unit: an automobile, truck, trailer, or van used for the collection of recyclable materials, carrying bins, boxes, or other containers.

- ❑ Reverse Vending Machine: an automated mechanical device which accepts at least 1 or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by State law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers. A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than 1 container at a time, and issues a cash refund based on total weight instead of by container.

Religious Facilities: facilities operated by religious organizations for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc.; and accessory uses on the same site, including living quarters for ministers and staff, child day care facilities and religious schools where authorized by the same type of land use permit required for the religious facility itself. May also include emergency shelters, and fund-raising sales, bazaars, dinners, parties, or other outdoor events on the same site. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals and other potentially related operations (for example, a recreational camp) are classified according to their respective activities.

Reporting: the submitting of reports to the city by the applicant or private consultant demonstrating implementation of compliance with mitigation measures identified in the environmental document or conditions of approval.

Research and Development (R&D): facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities, and where no more than 30% of the total floor area is office. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see: Business Support Services), or medical laboratories (see: Medical Services - Clinic).

Residential Accessory Use or Structure: any use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. See Section 11.4.05.100: Residential Accessory Uses and Structures in Chapter 11.4.05: *Standards for Specific Uses*.

This definition includes the following detached accessory structures, and other similar structures normally associated with a residential use of property:

- barbecue islands
- detached fireplaces
- garages
- gazebos
- greenhouses (non-commercial)
- patio covers
- spas, hot tubs, and saunas
- storage sheds
- studios
- swimming pools
- tennis and other on-site courts
- workshops

Also includes the indoor storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use.

Does not include: second units, which are separately defined; guest houses, which are included under the definition of second units (also see Section 11.4.05.115: *Residential Uses – Second Dwelling Units* in Chapter

11.4.05: *Standards for Specific Use*); or home satellite dish and other receiving antennas for earth-based TV and radio broadcasts (see Chapter 11.4.70: *Wireless Telecommunications Facilities*).

Residential Care Facility for the Elderly (RCFE): a housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators or other responsible persons; where 75% of the residents are at least 62 years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal (definition from Government Code Title 22, Division 6, Chapter 6, *Residential Care Facilities for the Elderly*). RCFE projects may include basic services and community space. See Section 11.4.05.105: *Residential Care Facilities* in Chapter 4.05: *Standards for Specific Uses.*

RCFE projects include Assisted Living Facilities (Board and Care Homes), Independent Living Centers/Senior Apartments, and Life Care Facilities as defined below.

- Assisted Living Facility: a residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted Living Facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.

- Independent Living Center/Senior Apartment: independent living centers and senior apartments and are multi-family residential projects reserved for senior citizens, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.

- Life Care Facility: sometimes called "Continuing Care Retirement Communities", or "Senior Continuum of Care Complex", these facilities provide a wide range of care and supervision, and also provide health care (skilled nursing) so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life Care Facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

Residential Care Home: a dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services,

supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.

Residential District or Zone: any of the residential zoning districts established by Section 11.1.05.025: Designation of Base and Overlay Districts.

Residential Project: a housing development at 1 location including all units for which permits have been applied for or approved, intended and designed for permanent occupancy, including but not limited to single-family dwellings, duplexes, triplexes, four-plexes, apartments, multiple-dwelling structures, or group of dwellings, condominium development, townhouse development, cooperative, or land division.

Restaurant: a retail food service establishment in which food is prepared and served to customers, on a plate, by waiters or waitresses, for consumption on the premises within the building. This definition includes "coffee shops".

Restaurant, Drive-In: a retail food service establishment in which all, or a portion of, the food service is to customers remaining in their automobiles, while on the premises, or in which drive-in or walk-up customers may park on or walk on to the premises. This definition includes "drive-through" restaurants. See Section 11.4.05.050: *Drive-In and Drive-Through Facilities* in Chapter 11.4.05: *Standards for Specific Uses.*

Restaurant, Semi-Enclosed: a retail food service establishment in which food is prepared and served to customers on a plate, by waiters or waitresses, for consumption on the premises, mainly within the building.

Restaurant, Walk-Up/Take-Out: a retail food service establishment in which all of the food service is to customers for consumption off the premises. No on site facilities for consumption of food may be provided. No drive-through or drive-up facilities may be provided.

Retaining Wall: a wall or similar structural device used at a grade change to resist the lateral displacement of soil or other materials.

Review Authority: the individual or official City body (the Director of Development Services, Planning Commission, or City Council) identified by this Zoning Code as having the responsibility and authority to review, and approve or disapprove the permit applications described in Part V: Land Use and Zoning Decisions.

Roof: the top edge of the roof or the top of a parapet whichever forms the top line of the building silhouette.

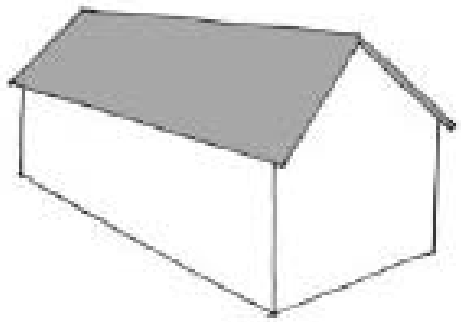
Roof Line: the highest point of a building with a flat roof.

Roof Sign: see: Sign Types - Roof Sign.

Roof Types:

- Gable Roof: a pitched roof having a gable at each end.

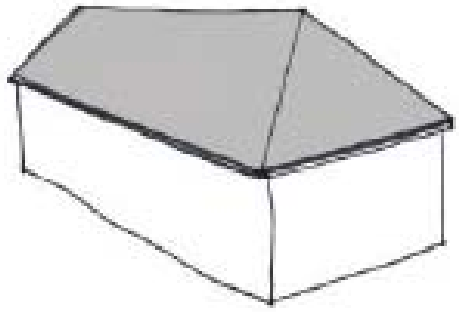
Figure 11.6.05.010.R.1 : Gable Roof



Gable Roof

- Gambrel Roof: a roof with 2 different pitches on each of 2 sides.
- Hip Roof: a roof with 4 sloping sides.

Figure 11.6.05.010.R.2 : Hip Roof



Hip Roof

- Mansard Roof: a roof with 2 slopes on each of its sides.

Rooming and Boarding House: a dwelling or part of a dwelling where lodging is furnished for compensation to more than 3 persons living independently from each other. Meals may also be included.

"S" - Definitions:

Schools: public or private academic educational institution, including:

- boarding schools
- community colleges, colleges, and universities
- elementary, middle, and junior high schools
- high school/secondary school
- military academy

See Section 11.4.05.080: *Meeting Facilities, Private Schools, and Similar Institutional Uses* in Chapter 11.4.05: *Standards for Specific Uses*.

Also includes schools providing specialized education/training. Examples include the following:

- art school
- ballet and other dance school
- business, secretarial, and vocational schools
- computer and electronics schools
- drama school
- driver education school
- establishments providing courses by mail
- language school
- martial arts school
- music school
- professional school (law, medicine,, etc.)
- seminaries/religious ministry training facility

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

Screening, Wall: fences or dense hedges for the purpose of concealing from view the area behind such structures or hedges or protecting against noise, traffic, heat, glare and dust.

Second Dwelling Unit: an attached or a detached residential dwelling unit which provides complete independent living facilities for 1 or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling. A Second Dwelling Unit also includes Efficiency Units and Manufactured Homes, as those terms are defined.

A Second Dwelling Unit is not an "Accessory Structure or Building." See Section 11.4.05.115: *Residential Uses – Second Dwelling Units* in Chapter 11.4.05: *Standards for Specific Uses*.

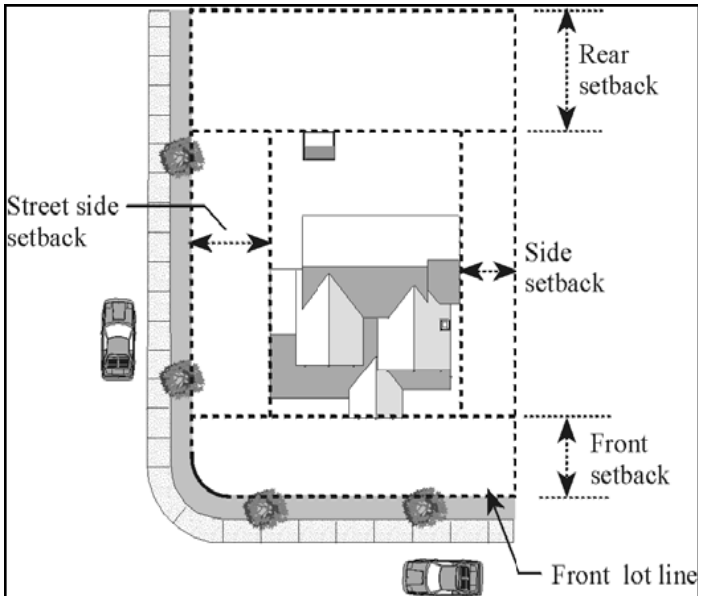
Senior Citizen: a person 65 years of age or older.

Senior Continuum of Care Complex: see: Life Care Facility as defined in Residential Care Facility for the Elderly.

Service Station: see: Automobile Service Station.

Setback Line: a line parallel to a corresponding lot line or building site boundary. The intervening space between a setback line and the corresponding lot line or building site boundary defines a required yard area where limits on site improvements may be established based on specific zone standards. See also "Yard." See also Chapter 11.1.15: *Rules of Measurement.*

Figure 11.6.05.010.S.1 : Setbacks



Shopping Center: primarily retail commercial sites with 3 or more separate businesses sharing common pedestrian and parking areas. See: Multi-Tenant.

Sign: a medium, device or structure used for visual communication or attraction, including any display, illustration, insignia, model, statue or symbol used to identify a place or to advertise or promote the interest of any person; together with the framework, background material, and structure and component parts. Painted signs and super graphics are signs.

Sign Area: the entire area within a single continuous perimeter of not more than 8 straight lines that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in sign area provided that they contain no lettering or graphics except for addresses or required tags. See Section 11.4.25.040: *General Provisions for All Sign Types*, of Chapter 11.4.25: *Sign Regulations*.

Sign, Channel Letter: three-dimensional, individually cut letters or figures, illuminated or non-illuminated, attached to a structure.

Sign, Channel Logo: three-dimensional, individually cut trademark or symbol identifying a product or use, illuminated or non-illuminated, attached to a structure.

Sign Copy: any graphic, word, numeral, symbol, insignia, text, sample, model, device or combination thereof which is primarily intended to advertise, identify, or notify.

Sign Copy Area: the sign area occupied by sign copy. It is computed by measuring the area enclosed by straight lines drawn to enclose the extremities of the letters or numbers contained within said sign area. See Section 11.4.25.040: *General Provisions for All Sign Types*, of Chapter 11.4.25: *Sign Regulations*.

Changeable Sign Copy: sign copy that can be changed manually, such as on a menu board or theater marquee.

Sign, Direct Illumination: a sign illuminated primarily by light whose source is located in the interior of the sign so that the rays of the light source are transmitted through a translucent material.

Sign Face: the surface or surfaces used for the display of a sign message as seen from any 1 direction.

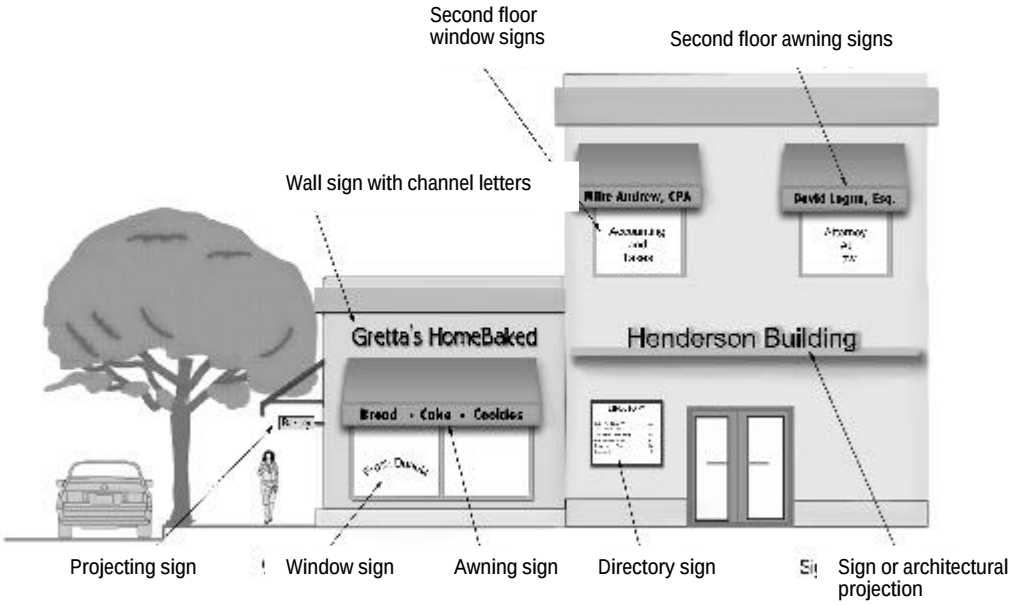
Sign Height: the height of a sign. See Section 11.4.20.040: *General Provisions For All Sign Types*, of Chapter 11.4.25: *Sign Regulations*.

Sign, Indirect Illumination: a sign illuminated primarily by light directed toward or across it by backlighting from a source not within it. Sources of illumination for such signs may be in the form of gooseneck lamps, spotlights, or luminous tubing.

Sign, Negative Space: the open space surrounding the sign copy area of a sign area.

Sign Types: See Chapter 11.4.25: Sign Regulations.

Figure 11.6.05.010.S.2 : Sign Types



- A-Frame Sign: a sign with 2 slanted faces that form a shape similar to the letter "A" when unfolded, will stand up without help when placed on the ground, but is typically collapsible and can be readily moved.

Figure 11.6.05.010.S.3 : A-Frame Sign

- Abandoned Sign: a sign that no longer advertises a business, lessor, owner, product, service or activity on the premises where the sign is displayed.

- Awning or Canopy Sign: a sign that is applied directly to, or integrated into the face of an awning or canopy. See: Awning, and Canopy.

Figure 11.6.05.010.S.4 : Awning or Canopy Sign

- Banner Sign: a temporary sign composed of fabric or similar non-rigid material that is supported or anchored on 2 or more edges or all 4 corners, or on fewer edges or corners but with weights installed that reduce the reaction of the sign to wind.

Figure 11.6.05.010.S.5 : Banner Sign

- Commercial Sign: any sign that directly or indirectly names, advertises, identifies, or directs attention to a business, product, good, service, or activity offered by a Commercial Land Use.

- Construction Sign (Development Sign): a temporary on-site sign which identifies a residential or commercial project while it is under construction and includes information such as the project name, architect, landscape architect, engineer, planner, contractor, or other person or firm participating in the development, construction or financing of the project site on which the sign is located.

Figure 11.6.05.010.S.6 : Construction Sign

- Directional Sign: a sign limited to directional messages such as entrance/exit or instructions to direct on-site traffic circulation.

Figure 11.6.05.010.S.7 : Directional Sign

- Directory Sign: a sign for listing the tenants and their suite numbers of a multiple tenant structure or center.

Figure 11.6.05.010.S.8 : Wall Mounted Directory Sign

- Double-Faced Sign: a sign constructed to display its message on the outer surfaces of 2 identical and/or opposite parallel planes.

- Flag: a sign made of fabric or similar non-rigid material supported or anchored (typically to a pole, cable, or rope), along only 1 edge or supported or anchored at only 2 corners. If any dimension of a flag is more than 3 times as long as any other dimension, it is classified as a banner regardless of how it is anchored or supported.

- Freestanding Sign: any sign that is permanently erected or standing on the ground and supported from the ground by 1 or more poles, columns, uprights, braces, or anchors. This includes “monument sign" and "pole sign."

Figure 11.6.05.010.S.9 : Freestanding Sign

- Grand Opening Sign: a temporary sign for the introduction, promotion, or announcement of a new business, store, shopping center or office, or for the re-opening of a business that has been closed to the public.

- Illegal Sign: a sign that includes any of the following:

  - A sign not permitted in this Zoning Code;
  - A sign erected without complying with all regulations in effect at the time of its construction or use;
  - A sign that was legally erected, but whose use has ceased, the structure upon which the display is placed has been abandoned by its owner, or the sign is not being used to identify or advertise an ongoing business for a period of not less than 90 days;
  - A sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance, the amortization period for the display provided by the ordinance rending the display conforming has expired, and conformance has not been accomplished;
  - A sign that was legally erected which later became nonconforming and then was damaged to the extent of 50 percent or more of its current replacement value;
  - A sign which is a danger to the public or is unsafe;
  - A sign which is a traffic hazard not created by relocation of streets or highways or by acts of the City; or
  - A sign that pertains to a specific event, and 5 days have elapsed since the occurrence of the event.

- Marquee Sign: a sign incorporated into or attached to a marquee or permanent canopy and traditionally associated with theaters and schools that utilize removable and replaceable channel letters and figures.

Figure 11.6.05.010.S.10 : Marquee Sign

- Monument Sign: a freestanding sign erected to rest on the ground or to rest on a monument base designed as an architectural unit. The width of the top of a monument sign is no more than 125% of the width of the base.

Figure 11.6.05.010.S.11 : Monument Sign

- Multi-Tenant Sign: an identification sign for a commercial site with multiple tenants, displaying the names of each tenant or several tenants on the site.

Figure 11.6.05.010.S.12 : Multi-Tenant Sign

- Neon Sign: an illuminated sign affected by a colorless, odorless light source consisting of a neon or gas tube that is bent to form letters, symbols, or other shapes.

- Noncommercial Sign: a sign that does not, either directly or indirectly, name, advertise, or direct attention to a business, product, good, service, or activity offered by a Commercial Land Use.

- Nonconforming Sign: an advertising structure or sign which was lawfully erected and maintained prior to the adoption of this Zoning Code, but does not now completely comply with current regulations.

- On-Premise Sign: any sign that identifies or directs attention to an occupancy, business, product, service, or activity conducted, sold, produced, or offered upon the premises where the sign is located.

- Off-Premise Sign: any sign that identifies, advertises, or contains a message related to an occupancy, business, service, or product that is conducted, sold, produced, or offered on a premises other than where the sign is located; or which identifies by brand name a service or product which, although sold on the premises, does not constitute the principal item for sale on the premises.

- Off-Site Directional Sign: a sign identifying a publicly owned facility, emergency facility, or a temporary subdivision sign, but excluding real estate signs.

Figure 11.6.05.010.S.13 : Off-Site Directional Sign

- Political or Social Issue Sign: a sign that addresses:

  - The passage or defeat of a measure appearing on the ballot in any national, state, or local election;

  - The election or defeat of any candidate for any public office in any national, state, or local election; or

  - An international, national, state, or local political or social issue.

- Pole Sign: a sign mounted on free-standing poles, columns, or other supports. See: Free-Standing Sign.

- Portable Sign: a sign that is not permanently affixed to a structure or the ground.

Figure 11.6.05.010.S.14 : Portable Sign

- Projecting Sign: a sign affixed to the face of a building and projecting more than 12 inches either perpendicularly or at an angle from the surface and usually has 2 message surfaces.

Figure 11.6.05.010.S.15 : Projecting Sign

- Real Estate Sign: a sign indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

- Restaurant Menu and Similar Display Box Signs: a sign used to inform the public of the list of entrees, dishes, and foods available in a restaurant or other items available in stores that utilize such display box signs.

Figure 11.6.05.010.S.16 : Restaurant Menu and Similar Display Box Sign

- Roof Sign: any sign erected, constructed or maintained upon or over the roof of a building. Roof signs are not permitted.

Figure 11.6.05.010.S.17 : Roof Sign

- Temporary Sign: a sign that is not designed, constructed, or intended for permanent display on the property.

- Vehicle Sign: a sign which is attached to or painted on a vehicle which is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property.

- Wall Sign: any sign attached to or painted on the wall of a building or structure in a plane parallel or approximately parallel to the plane of the wall and projecting less than 12 inches from the wall.

Figure 11.6.05.010.S.18 : Wall Sign

- Window Sign: any sign either hung within 2 feet of a window or attached to a display within 2 feet of a window.

Figure 11.6.05.010.S.19 : Window Sign

Single-Family Dwelling: a building designed for and/or occupied exclusively by 1 household. Also includes factory-built housing units, constructed in compliance with the California Building Code, and manufactured housing on permanent foundations. See also "Manufactured Home."

Single Room Occupancy (SRO): A residential facility that provides living and sleeping facilities and a toilet and sink for one or two persons per unit. Shower, kitchen, and laundry facilities may be shared by one or more SRO's. (Ord 1627)

Site: a lot, parcel, leasehold, or other physical location that is in a single ownership or under unified control for the purposes of development or other use. See also "Building Site."

Site Coverage: see: Lot Coverage.

Skilled Nursing Facility: also known as convalescent hospitals or nursing homes, these are facilities licensed by the California State Department of Health Services. These facilities house 1 or more individuals in a single room with bathroom facilities and provide intensive medical and nursing care, including 24-hour availability of licensed nursing personnel. Residents are often convalescing from serious illness or surgery and require continuous observation and medical supervision, or will reside in the facility as a long-term resident. Does not include "Residential Care Facilities for the Elderly".

Small Family Day Care Homes: see: Child Day Care Facilities.

Social Service Organization: a public or quasi-public establishment providing social and/or rehabilitation services, serving persons with social or personal problems requiring special services, the handicapped, and the otherwise disadvantaged. Examples of this land use include: counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies. Includes organizations soliciting funds to be used directly for these and related services, and establishments engaged in community improvement and neighborhood development. Does not include "Child Day Care Facilities", "Residential Care Facilities for the Elderly", or "Residential Care Home", which are separately defined.

Solar Energy: energy for heating and lighting of structures produced by the sun.

Sports Court: an outdoor facility for participant sports, including tennis and handball courts.

State Freeway: any section of a State Highway which has been declared to be a freeway by resolution of the California Highway Commission pursuant to the Streets and Highways Code.

Stock Cooperative: a corporation formed for the primary purpose of holding title to, either in fee simple or for a term of years, any real property where the shareholders of the corporation receive a right of exclusive occupancy in a portion of such real property and where the right of occupancy is only transferable by the transfer of shares of stock in the corporation.
Storage – Accessory: the indoor storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use.

Storage – Outdoor: the storage of various materials outside of a structure other than fencing, either as an accessory or primary use.

Storm Water Runoff: any surface flow, runoff, and drainage consisting entirely of water from rainstorms. See additional definition of "National Pollution Discharge Elimination System (NPDES) Storm Water Discharge Permits" for additional clarification regarding discharges subject to regulation.

Story: space in a building between the upper surface of any floor and either the upper surface of the next floor above, or in the case of the topmost floor, the ceiling or roof above. Those portions of a subgrade or partially subgrade living space, space used for parking, underfloor space or crawl space are counted as a story where the finished floor above such space is 6 feet or more above the final grade adjacent to any exterior wall around the perimeter of the building.

Street: a public or private thoroughfare which affords principal means of access to adjoining property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except an alley as defined in this Section, see "Alley."

Street Line: the boundary line between a street and the abutting property. See Lot Line Types, "Front Lot Line" and "Street Side Lot Line."

Street, Side: a street which is adjacent to a corner lot or a reversed corner lot and which extends in the general direction of the line determining the depth of the lot. See Lot Line Types, "Front Lot Line" and "Street Side Lot Line."

Structure: anything constructed in the ground or anything erected which requires location on the ground or which is attached to something having location on or in the ground, but not including fences or walls used as fences less than 3 feet in height. This definition excludes paved areas.

Structural Alteration: any change in the supporting members of a building such as foundations, bearing walls, columns, beams, floor or roof joists, girders or rafters that enlarges or extends a structure or changes in the exterior dimensions of the building.

Structural Repairs: any repairs to a building that do not enlarge or extend the structure, including modification or repair of bearing walls, columns, beams or girders.

Studio Dwelling Unit: a dwelling unit in which 1 room serves as both a living room and a bedroom.

Studios - Art, Dance, Martial Arts, Music, Photography, etc.: small scale facilities, typically accommodating 1 group of students at a time, in no more than 1 instructional space. Larger facilities are included under the definition of "Schools - Specialized education and training." These include facilities for: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists. Does not include adult businesses.

Subdivision: the division, by any subdivider, of any unit or portion of land shown on the latest equalized Orange County assessment roll as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. Subdivision includes the following, as defined in Civil Code Section 1315: a condominium project; a community apartment project; or the conversion of 5 or more existing dwelling units to a stock cooperative. See also Title 10: *Subdivisions*.

Subdivision Map Act or Map Act: Division 2, Title 7 of the California Government Code, commencing with Section 66410 as presently constituted, and any amendments to those provisions. See also Title 10: *Subdivisions*.

Supportive Housing: Housing occupied by a specified target population that has no limit on length of stay, and that is linked to onsite or offsite services that assist the resident in retaining the housing, improving his or her health status, maximizing his or her ability to live, and – when possible – work in the community. Supportive housing is a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone. (Ord 1627)

Swimming Pool: any body of water more than 24 inches deep and/or over 250 square feet in area either confined naturally or artificially and used for a swimming pool. See also Section 11.4.10.030: *Swimming Pools and Hot Tubs* in Chapter 11.4.10: *General Site Standards*.

"T" - Definitions:

Tattoo Establishment: any premises used for the business of marking or coloring the skin with tattoos, and all furnishings, equipment, instruments, dyes and inks, and other facilities maintained therein incidental to such use. See Chapter 11.4.65: Tattoo Establishments.

Telecommunications Facility: public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections. Terms and phrases are defined in Chapter 11.4.70: Wireless Telecommunications Facilities.

Temporary Building: any temporary building, trailer, coach, mobile home or modular structure of temporary nature. This shall not include those used as residences within a state authorized trailer park or mobile home park or modular units constructed on a permanent foundation in residential districts as permanent dwellings.

Temporary Sign: see: Sign Types - Temporary Sign.

Temporary Use: a use of land that is designed, operated and occupies a site for a limited period of time, typically less than 60 days.

Tenant: a person who rents, leases, or subleases real property from another through a written or oral agreement.

Tentative Map: a map filed with the City in compliance with Title 10 of the Municipal Code: Subdivisions as part of a request for the approval of a subdivision of real property, showing the design and improvement of a proposed subdivision and the existing conditions in and around it. See also Title 10: Subdivisions; Chapter 10.20: Tentative Map Filing and Processing.

Theaters and Auditoriums: indoor facilities for public assembly and group entertainment, other than sporting events, including:

- civic theaters, and facilities for "live" theater and concerts;
- exhibition and convention halls;
- motion picture theaters;
- public and semi-public auditoriums; and
- similar public assembly uses.

Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events. See also Section 11.4.05.080: "Meeting Facilities, Private Schools, and Similar Institutional Uses" in Chapter 11.4.05: Standards for Specific Uses.

Tire Display: a tire or group of tires placed outside the building in the customer service area of an automobile service station.

Trailer Court: see: Mobile Home Park.

Trailer Park: see: Mobile Home Park.
Trash Enclosure: a wall or fence, 6 feet in height, surrounding the trash bin and accessible by a gate of sufficient width to allow the bin to be removed and which is constructed in a manner and of materials that blend architecturally and aesthetically with the main structure.

Transitional Housing: Housing operated under program requirements that terminates assistance to residents and recirculates the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no later than six months from the initial occupancy date of the recipient. Transitional housing is a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone. (Ord 1627)

Twenty-Four Hour Foster Care Home: a dwelling occupied by a family who, for compensation or otherwise, accepts and cares for children as full-time residents as a part of the family, and which children are assigned by authorized public authorities, providing the number of such foster children shall not exceed 3 at any one time.

"U" - Definitions:

Use: the purpose for which land or premises of structure thereon is designed, arranged or intended, or for which it is or may be occupied or maintained.

Use Permit: a discretionary zoning approval of the City, the procedures for which are established by Chapter 11.5.20: Development Permits.

Utility Facilities: fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

- corporation and maintenance yards;
- electrical substations and switching stations;

- natural gas regulating and distribution facilities;
- public water system wells, treatment plants and storage;
- telephone switching facilities;
- wastewater treatment plants, settling ponds and disposal fields.

These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards.

Utility Infrastructure: pipelines for water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (see "Offices"), or distribution substations (see "Utility Facilities").

"V" - Definitions:

Variance: a discretionary entitlement that may waive or relax the development standards of this Zoning Code for the purpose of assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and zone in compliance with Chapter 11.5.20: Development Permits.

Vehicle Storage: a facility for the storage of operative cars and other fleet vehicles, trucks, buses, recreational vehicles, and other motor vehicles. Includes facilities for the storage and/or servicing of fleet vehicles. Does not include commercial parking lots.

Vertical Access: an area of land providing a connection between the first public roadway or use area nearest the sea and the publicly owned tidelands or established lateral accessway. A vertical accessway may be used for public pass and repass, passive recreational use or as otherwise designated in the Seal Beach Local Coastal Program Land Use Plan.

Veterinary Clinics, Animal Hospitals, Kennels: office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. Kennels and boarding operations are commercial facilities for the keeping, boarding or maintaining of 5 or more dogs 4 months of age or older, or 5 or more cats, except for dogs or cats in pet shops.

Vesting Tentative Map: a map that is filed and processed in the same manner as a Tentative Map except as otherwise provided by Title 10: Subdivisions, Chapter 10.20: Tentative Map Filing and Processing, Section 10.20.045: Vesting Tentative Maps or the Map Act. A Vesting Tentative Map shall have the words "Vesting Tentative Map" printed conspicuously on its face at the time it is filed with the Department.

Visible: capable of being seen (whether or not legible) by a person.

"W" - Definitions:

Wading Pool: any body of water either natural or artificially confined less than 24 inches deep and 250 square feet in area, which is located permanently on the building site.

Walkway: pedestrian access from the public right-of-way to a structure or use.

Warehouse Retail: a retail store emphasizing the packaging and sale of products in large quantities or volumes, where products are typically displayed in their original shipping containers. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees. See also Section 11.4.05.140: Warehouse Retail and Large-Scale Commercial Projects in Chapter 11.4.05: Standards for Specific Uses.

Warehouses, Wholesaling and Distribution: these facilities include:

- ❑ Warehouses: facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage facilities. Does not include warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and Distribution"); or vehicle and freight terminals.

- ❑ Wholesaling and Distribution: establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as: agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of farm products; merchant wholesalers; stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

See also Section 11.4.05.140: Warehouse Retail and Large-Scale Commercial Projects in Chapter 11.4.05: Standards for Specific Uses.

Wetland: land which is transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or where the land is covered by shallow water. In addition, all wetlands must have 1 or more of the following characteristics:

- ❑ At least periodically, the land supports predominantly hydrophytes.

- ❑ The substrate is predominantly undrained hydric soil.

- ❑ The substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year.

Areas classifiable as wetlands include, but are not limited to, lagoons, marshes, estuaries, mudflats, vernal pools, streams and rivers and associated riparian habitat areas.

Wetland Buffer: lands which provide a buffer area of an appropriate size to protect the environmental and functional habitat values of the wetland.

Wine Cellar: a facility for the storage of wine.

"X" - Definitions:

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

"Y" - Definitions:

Yard: any open space on the same lot with a structure, which open space is unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Zoning Code.

Yard Types: see Figure 11.6.05.010.L.4: Lot Lines and Lot Features. See Also Figure 11.6.05.010.Y.1: Yards: Irregular Lots.

- ❑ Exterior or Street Side Yard: a side yard adjacent to a street on a corner lot.

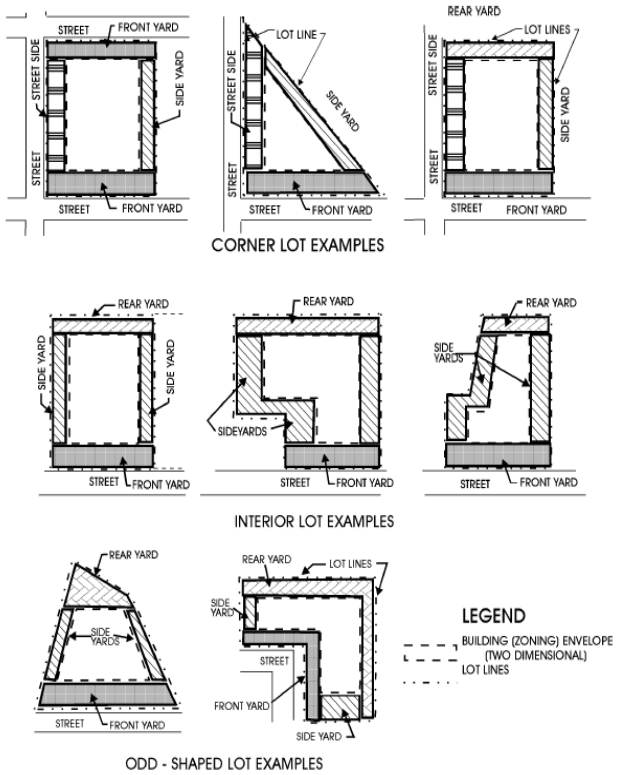
- ❑ Front Yard: a yard extending across the front of the lot between the side lot lines and measured from the front line of the lot to the required minimum front setback, as required by this Zoning Code.

- ❑ Interior Side Yard: a side yard adjacent to another lot.

- ❑ Rear Yard: a yard extending across the full width of the lot and measured between the rear line of the lot and required minimum rear setback, as required by this Zoning Code.

- ❑ Side Yard: a yard extending along each side lot lines of the lot and measured between the side line of the lot and the minimum side setback, as required by this Zoning Code, bounded by the required front and rear yards.

Figure 11.6.05.010.Y.1 : Yards: Irregular Lots



"Z" - Definitions:

Zoning Approval: authority granted by the City to use a specific site for a particular purpose, including Use Permits, Variances, Zoning Clearances, as established by Part V: Land Use and Zoning Decisions.

Zoning District: any of the base residential, commercial, public, or overlay districts established by Section 11.1.05.025: Designation of Base and Overlay Districts, within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.).

Zoning Code: the Seal Beach Zoning Code, Title 11 of the Seal Beach Municipal Code, referred to herein as "Zoning Code."

Zoning Conformance Review: a ministerial zoning approval issued by the Department prior to issuance of any building permit and/or business license to ensure that the proposed use and/or construction complies with all of the provisions of this Zoning Code. See Chapter 11.5.25: Director Determinations.

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Appendix A

Blanket Setback Variances

Blanket Setback Variances

Ordinance Number 509
Adopted August 13, 1957

TRACT 2590		
LOT NUMBER	**STREET ADDRESS**	**FRONT SETBACK TO FRONT OPENING GARAGES AND RESIDENTIAL STRUCUTRE**
15	629 South Shore	15 Feet
28	620 South Shore	15 Feet
46	629 Taper	15 Feet
51	609 Taper	15 Feet
55	604 Taper	15 Feet
59	620 Taper	15 Feet
63	636 Taper	15 Feet
78	629 Sand Piper	15 Feet
85	601 Sand Piper	15 Feet
88	608 Sand Piper	15 Feet
91	620 Sand Piper	15 Feet
94	632 Sand Piper	15 Feet
134	625 Beach Comber	15 Feet
139	605 Beach Comber	15 Feet
144	612 Beach Comber	15 Feet
149	632 Beach Comber	15 Feet
162	641 Sea Breeze	15 Feet
166	625 Sea Breeze	15 Feet
169	613 Sea Breeze	15 Feet
172	601 Sea Breeze	15 Feet
175	608 Sea Breeze	15 Feet
181	632 Sea Breeze	15 Feet
195	637 Island View	15 Feet
199	621 Island View	15 Feet
203	605 Island View	15 Feet
207	608 Island View	15 Feet
212	628 Island View	15 Feet
239	701 Bay Side	15 Feet
244	633 Bay Side	15 Feet
247	621 Bay Side	15 Feet
251	605 Bay Side	15 Feet

Resolution Number 110
Adopted February 2, 1967

FRONT SETBACK TO FRONT OPENING GARAGES – 15 FEET IF 18'-6" IS PROVIDED FROM FACE OF GARAGE TO BACK OF SIDEWALK			
Tract 5699	Tract 6172	Tract 6174	Tract 6176
Tract 6016	Tract 6173	Tract 6175	Tract 6177

Note: All Tracts are located in College Park East

Resolution Number 150
Adopted September 6, 1967

TRACT 5699		
LOT NUMBER	STREET ADDRESS	FRONT SETBACK TO FRONT OPENING GARAGES
48	4349 Guava	10 Feet
49	4348 Guava	10 Feet
46	4333 Guava	10 Feet
51	4332 Guava	10 Feet

Resolution Number 150
Adopted September 6, 1967

TRACT 6174		
LOT NUMBER	STREET ADDRESS	FRONT SETBACK TO FRONT OPENING GARAGES
45	3610 Primrose Circle	10 Feet
46	3611 Primrose Circle	10 Feet
43	3590 Primrose Circle	10 Feet
6	3600 Sunflower Circle	10 Feet
8	3620 Sunflower Circle	10 Feet
9	3630 Sunflower Circle	10 Feet
10	3631 Sunflower Circle	10 Feet
11	3621 Sunflower Circle	10 Feet
24	3590 Rose Circle	10 Feet
26	3610 Rose Circle	10 Feet
27	3620 Rose Circle	10 Feet
28	3621 Rose Circle	10 Feet
30	3601 Rose Circle	10 Feet

Resolution Number 150
Adopted September 6, 1967

TRACT 6175		
LOT NUMBER	**STREET ADDRESS**	**FRONT SETBACK TO FRONT OPENING GARAGES**
3	3540 Heather Circle	10 Feet
5	3560 Heather Circle	10 Feet
6	3561 Heather Circle	10 Feet
8	3541 Heather Circle	10 Feet
13	3540 Goldenrod Circle	10 Feet
15	3560 Goldenrod Circle	10 Feet
16	3561 Goldenrod Circle	10 Feet
18	3541 Goldenrod Circle	10 Feet
23	3540 Fern Circle	10 Feet
25	3560 Fern Circle	10 Feet
26	3561 Fern Circle	10 Feet
28	3541 Fern Circle	10 Feet

Resolution Number 150
Adopted September 6, 1967

TRACT 6176		
LOT NUMBER	**STREET ADDRESS**	**FRONT SETBACK TO FRONT OPENING GARAGES**
75	3540 Dahlia Circle	10 Feet
77	3560 Dahlia Circle	10 Feet
78	3561 Dahlia Circle	10 Feet
80	3541 Dahlia Circle	10 Feet
85	3540 Daffodil Circle	10 Feet
87	3569 Daffodil Circle	10 Feet
88	3570 Daffodil Circle	10 Feet
89	3561 Daffodil Circle	10 Feet
91	3541 Daffodil Circle	10 Feet

Resolution Number 150
Adopted September 6, 1967

TRACT 6177		
LOT NUMBER	**STREET ADDRESS**	**FRONT SETBACK TO FRONT OPENING GARAGES**
1	3520 Clover Circle	10 Feet
3	3540 Clover Circle	10 Feet
4	3551 Clover Circle	10 Feet
5	3541 Clover Circle	10 Feet
7	3521 Clover Circle	10 Feet
11	3550 Carnation Circle	10 Feet
13	3570 Carnation Circle	10 Feet
14	3571 Carnation Circle	10 Feet
16	3551 Carnation Circle	10 Feet

Resolution Number 150
Adopted September 6, 1967

TRACT 6416		
LOT NUMBER	**STREET ADDRESS**	**FRONT SETBACK TO FRONT OPENING GARAGES**
7	3580 Wisteria Circle	10 Feet
9	3560 Wisteria Circle	10 Feet
10	3561Wisteria Circle	10 Feet
12	3581 Wisteria Circle	10 Feet
43	3610 Teaberry Circle	10 Feet
45	3640 Teaberry Circle	10 Feet
46	3641Teaberry Circle	10 Feet
48	3621 Teaberry Circle	10 Feet

Resolution Number 150
Adopted September 6, 1967

TRACT 6421		
LOT NUMBER	**STREET ADDRESS**	**FRONT SETBACK TO FRONT OPENING GARAGES**
2	3591 Primrose Circle	10 Feet
15	3580 Pansy Circle	10 Feet
17	3600 Pansy Circle	10 Feet
18	3601 Pansy Circle	10 Feet
20	3521 Pansy Circle	10 Feet

Appendix B

Director Interpretations

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