

Article 7

Definitions

For the purpose of carrying out the intent of this Zoning Ordinance, words, phrases, and terms shall be deemed to have the meaning ascribed to them in the following sections covering definitions. In construing the provisions of this Zoning Ordinance, specific provisions shall supersede general provisions relating to the same subject. Additional definitions are found in individual sections of this Zoning Ordinance.

A

Abut. Two adjoining parcels of property, with a common property line, are considered as one parcel abutting the other, except where two or more parcels adjoin only at a corner or corners, they shall not be considered as abutting, unless the common property line between the two parcels measures not less than eight feet in a single direction.

Access or accessway. The place, means, or way by which pedestrians and vehicles shall have safe adequate and usable ingress and egress to a property or use as required by this Zoning Ordinance.

Accessibility for the disabled. Accessible services, structure or facilities are those that may be entered and used by individuals despite handicapping conditions. Accessibility also includes responding to the needs of people with sight or hearing disabilities, in addition to those with developmental, activity, manual, or mobility impairments, so that they may enjoy the full and free use of those services, structures or facilities.

Accessory dwelling unit. See “Accessory housing unit.”

Accessory housing unit. A separate dwelling unit as allowed under the provisions of Government Code Section 65852.2 (as it may be amended from time to time) subject to the requirements of Section 834.4.030 (Additional On-Site Dwellings). Also known as an “Accessory dwelling unit” and “Second dwelling unit.”

Accessory living quarters. Living quarters within an accessory structure located on the same premises with the primary structure, for use by temporary guests or family members of the occupant of the premises, having no kitchen facilities and not rented or otherwise used as a separate dwelling unit subject to the requirements of Section 834.4.030 (Additional On-Site Dwellings).

Accessory retail uses. A retail use that is customarily a part of, and clearly incidental and secondary to, a nonresidential use and does not change the character of the nonresidential use. Typically, the retail sales of various products in a store or similar facility or the provision of services in a defined area that is

located within a health care, hotel, office, or industrial complex for the purpose of serving employees or customers; is not visible from public streets; and has no outside signs. Illustrative examples of these uses include:

- ATMS
- dry cleaning (collection/pick-up only)
- food service establishments
- gift shops
- newsstands

Accessory uses and structures. Accessory uses which includes any use or structure (e.g., carports, garages, storage sheds, workshops, etc.) that is customarily part of, and clearly incidental, related, secondary, and subordinate to a main use and does not change the character of the main use.

Accessory uses and structures (residential). Accessory residential uses which includes any use or structure (e.g., carports, garages, spas and hot tubs, storage sheds, swimming pools, trailer storage, workshops, etc.) that is customarily part of, and clearly incidental, related, secondary, and subordinate to a residence and does not change the character of the residential use.

Accessory residential use. A use that is a part of, and clearly incidental and secondary to, a residence; located on the same parcel as a residence; and that does not change the character of the residential use. Illustrative examples of these uses include:

- home occupations
- personal property sales (i.e., garage or yard sales)

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

- carports
- garages
- gazebos
- greenhouses (non-commercial)
- outdoor play equipment
- patios
- refuse collection structures
- solar collection devices (freestanding)

- spas and hot tubs
- storage sheds (less than 120 square feet)
- studios
- swimming pools
- tennis and other on-site sport courts
- workshops

Also includes the indoor storage of automobiles (including their incidental noncommercial restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use. Does not include: second dwelling units (see “Second Dwelling Units”); guest houses (see “Guest Houses”); or home satellite dish and other receiving antennas for earth-based TV and radio broadcasts (see “Satellite/Dish and Amateur radio antenna”).

Accessory vending machines, expanded. Walk-in, reach-in, cold storage boxes designed to hold refrigerated food for sale upon, and to occupants of the premises within multi-family complexes containing 50 dwelling units or more, subject to the provisions of Section 834.4.400 (Walk-in, Reach-in, Cold Storage Box Standards). There shall be no signs advertising this use and it shall be completely screened from adjacent properties and public or private road rights-of-way. Lighting shall not be directed toward or illuminate any dwelling unit, adjacent properties, or public or private road rights-of-way. Operation shall be limited to either the resident manager, property manager, or the property owner and there shall be no employees.

Acre. A full acre containing 43,560 square feet of area within the property lines of a parcel.

Action. The decision made by the review authority on a land use application coupled together with the appropriate findings, environmental determination and conditions of approval.

Adjacent. Near, close, or abutting, e.g., an Industrial Zone across the street or highway from a Residential Zone shall be considered as “Adjacent.”

Adjoin. See “Abut.”

Advisory agency. The Commission is designated as the Advisory Agency to the Board on all matters related to the planning, zoning and use of land and structures.

Affordable housing. Housing with the contract rent or price, including all housing costs, which is affordable to moderate, low, and/or very low-income households as defined by the Department of Housing and Urban Development (HUD) in compliance with the United States Housing Act of 1937 for the Fresno County Metropolitan Statistical Area (MSA).

Affordable housing cost. The cost defined in Health and Safety Code Section 50052.5 for owner-occupied and tenant-occupied units. The housing manager, on or about July 1 of each calendar year shall publish the maximum affordable housing costs for sales prices and rents as calculated in compliance with the applicable provisions of the Health and Safety Code.

Affordable housing incentives (Density Bonus). A density increase over the otherwise maximum allowable residential density specified in the General Plan and this Zoning Ordinance. See Government Code Section 65915 and Section 824.3.101.

Affordable rent. An amount based on the Section B existing program fair market rates established in compliance with 24 Code of Federal Regulations (CFR) Part 882 effective at the time of occupancy less the utility allowance then in effect.

Affordable unit. An ownership or rental-housing unit, including senior housing, occupied by and available to households of low and very low incomes at an affordable housing cost, adjusted for household size, with deed restrictions as identified in Chapter 824.3 (Affordable Housing Incentives – Density Bonus).

Accessory vending machines, regular. Food, drink, cigarette, and similar vending machines as an accessory use; provided, the machines are located within the main structure and their use is intended primarily for persons residing on the premises.

Adult businesses. Those businesses defined in Ordinance Code Section 6.33.020 (Definitions), and subject to the provisions of Ordinance Code Chapter 6.33 (License Requirements for Adult Businesses).

Advertising structures. Any notice or advertisement, pictorial or otherwise, and all similar structures used as an outdoor display, regardless of size and shape, for the purposes of making anything known, the origin or place of sale of which is not on the same property with the advertising structure.

Agricultural accessory storage, structures, and uses. The maintenance and storage of agricultural equipment, accessory uninhabited structures, and related land uses designed to support the planting, maintenance, and harvesting of crops, and/or the raising of farm animals for food production, when carried on as a clearly secondary occupation in conjunction with and located on property supporting a bonafide agricultural operation where no more than ten (10) percent of the total land use used and no more than three (3) persons other than the owner are employed in such activities, and which are owned and operated by the owner or occupant of the premises. Illustrative examples include the following:

1. The maintenance, manufacturing, rental, repair, sale, servicing, or storage of agricultural equipment, implements, and machinery of all kinds;
2. The manufacture, sale, or storage of farm supplies of all kinds, including but not limited to agricultural minerals, fertilizers, and insecticides;
3. The transportation of agricultural equipment, products, or supplies together with the maintenance, repair, servicing, and storage of the necessary trucks and equipment;
4. Horticultural and landscaping services, when operated in conjunction with horticultural nurseries;
5. The maintenance, repair, storage, and use of scrapers, tractors, and land leveling and development equipment when operated in conjunction with, or as part of, a bonafide agricultural operation; and

6. The storage of petroleum products for use by the occupants of the premises but not for distribution or resale.

Agricultural auction and sales yards. Commercial establishments providing for the public sale of farm animals, equipment, implements, products, and/or supplies.

Agricultural chemicals, sales, and service. Commercial establishments designed for the processing, sale, storage, and off-site application of agricultural chemicals, including but not limited to fertilizers, insecticides (flammable and inflammable types), and pesticides.

Agricultural commercial centers. Commercial establishments intended to provide agricultural and rural residential communities with necessary food and services within clearly defined commercial areas, which may consist of a single or multiple use. Allowable uses may include medical offices, nurseries, and variety stores.

Agricultural processing, area products, including cooperatives. Commercial establishments processing agricultural products not operated in conjunction with a bonafide agricultural operation including agricultural cooperatives which receive agricultural products from parcels owned or operated by members of the cooperative.

Agricultural product sales, on site. The sale of agricultural products, including flowers, fresh fruit, herbs, nuts, plants, and vegetables, grown on the premises.

Agricultural Tourism. A business conducted on a working agri-business, agricultural, or horticultural operation for the purpose of enjoyment, involvement, and education of visitors and to generate supplemental farm income. Agritourism uses may include, but are not limited to, corn mazes, farmers' markets, farm tours (flower, garden, herb), farm-related arts and crafts, farm-related cooking classes, farm-related festivals, fruit and vegetable stands, and special events, hay rides, horse farms, petting zoos (domesticated animals), pumpkin patches, rodeos, tree and Christmas tree farms, and "you-pick" operations.

Agricultural trucking operations. A facility for the maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment.

Aircraft. Any contrivance, now known or invented in the future, for use or designed for navigation of or flight in the air or outer space, including missiles.

Airport or aircraft landing facilities. Any area of land or water used for the landing and take-off of aircraft as well as any appurtenant areas used for airport structures, aircraft operations, and related facilities, including aprons and taxiways, control towers, hangars, safety lights, and structures. These facilities may also include parachute jump areas and FAA-certified parachute lofts; and facilities for aircraft manufacturing, maintenance, repair, and reconditioning. Public airports may include aircraft sales and dealerships, beauty and barber shops, car rental establishments, gift shops, hotels and motels, restaurants and bars, tobacco and newsstands, and other similar commercial uses serving the air-traveling public and airport employees. Also includes agricultural, personal, restricted, and public use landing strips, defined as follows:

1. **Agricultural or personal landing strips.** A landing strip or heliport for agricultural crop dusting or personal use of the tenant or owner of the site, not available for public use, and with no commercial operations.
2. **Public use airfields.** Any landing strip, airport, or heliport available for public use, or listed in the Airport Directory of the current Airman's Information Manual or in the Pacific Airman's Guide and Chart Supplement.
3. **Restricted use airfields.** A landing strip or heliport with exclusive rights of use reserved to the owners or tenants of units within any cluster development, multi-family development, subdivision, industry, or institution, with not more than 10 based aircraft; or an emergency heliport in conjunction with a hospital or public safety facility.

Aircraft manufacturing. See “Transportation product assembly.”

Airports. Any area which is used or is intended to be used for the taking off and landing of aircraft, including helicopters, and any appurtenant areas which are used or are intended to be used for airport structures or facilities, including open spaces, taxiways, and tie-down areas.

Airports, government restricted. A facility operated and owned exclusively by specific governmental agencies (US Forest Service, etc.) and used only by that/those agency(ies) to conduct assigned governmental functions.

Airport hazard. Any structure or tree or use of land that obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or is otherwise hazardous to the landing or taking off of aircraft.

Airports, public use. A large scale site, publicly or privately owned, where aircraft can take off and land, usually equipped with hard-surfaced landing strips, a control tower, hangars, aircraft maintenance and refueling facilities, and accommodations for passengers and cargo. Commercial operations are those which offer a service or commodity for sale, hire, or profit including but not limited to food sales and lodging, entertainment, real estate, petroleum products, parts and equipment.

Airports, small/private use. Facilities privately owned and used only by the owner and occasional invited guests as small-scale airports, heliports, and crop-dusting strips located predominately in rural agricultural areas.

Alcohol Sales (on-site). The retail sale of alcoholic beverages for on-site consumption.

Alley. Any dedicated way intended for vehicular service to the rear or side of property served by a street. Structures facing an alley shall not be construed as satisfying the requirements of this Zoning Ordinance related to frontage on a dedicated street.

Alquist-Priolo Earthquake Fault Zoning Act. Also, formerly known as the Alquist-Priolo Special Studies Zones Act of 1972 (Public Resources Code Section 2621 et seq.). The purpose of this Act is to provide for public safety in hazardous fault zones. The Act requires the delineation of potential damage areas along known active faults throughout California. It requires local governments to withhold approval of construction permits in those zones until geologic investigation has determined that the site

is not threatened by surface displacement from future faulting.

Altered. See “Structural alteration.”

Ambulance substations. Facilities providing emergency medical care or transportation, including incidental storage and maintenance of vehicles.

Ambulatory persons. Persons who are able to walk about unassisted or patients who are not bedridden.

Amendment. See “General Plan, Zone Map and Zoning text amendment.”

Amusement parks. Commercially operated facilities with various devices for entertainment and booths for the sale of food and drinks.

Animal, exotic. Any cold- or warm-blooded animal of the biological kingdom *Animalia* generally considered as dangerous, exotic, venomous, wild, or not normally domesticated. Includes genetically engineered animals.

Animal hospital. A place where animals or pets are given medical or surgical treatment and are cared for during the time of treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to hospital use.

Animal raising, specialty commercial. The maintaining, breeding, and raising of livestock of all kinds, including agricultural specialties (e.g., amphibians, birds, fish, fur-bearing animals, insects, wild or undomesticated animals, etc.) for off-site sale.

Animal uses. The maintaining, breeding, and raising of traditional farm animals for commercial, hobby, or school projects, either as a principal use or subordinate to a residential use, including common farm animals, small-animal specialties (e.g., rabbits and similar small fur-bearing animals), and personal pets, not requiring major structural support (e.g., dairies, hog farms, etc).

Antique sales. Commercial establishments selling antique works of art, curios, gifts, and souvenirs, pieces of furniture, or decorative objects made at least 50 years before the date of display in the store. A store that primarily sells books is included under “General Retail.” This use does not include stores selling other types of secondhand items (e.g., clothing), which are instead included in the definition of “Secondhand store.”

Apartment hotels. A structure or portion of a structure designed for or containing both individual guest rooms and/or suites of rooms and dwelling units. See “Multi-family dwellings.”

Apiary. A place where bees are kept; a collection of beehives subject to the standards specified in Section 834.4.070 (Apiary Standards).

Appliance stores. See “Furniture, furnishings, and equipment stores.”

Applicant. The property owner(s), or authorized agent of the owner(s) who is legally authorized to act for the owner(s) of record.

Aquaculture. Any premise upon which breeding, harvesting, hatching, raising, or fish rearing facilities are situated when the premises are required to have a license by the State Fish and Game Code, including ponds for commercial use. Shall also include the uses of water for aquacultural operations including, but not limited to, cultivation, harvesting, maintenance, and/or propagation of aquatic plants and animal organisms for human consumption or bait purposes.

Art, antiques, collectibles, and gift shops. Retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectible items including sports cards and comic books.

Assembly and meeting facilities. Indoor facilities for public assembly and/or group entertainment, other than sporting events, and includes facilities operated by religious organizations for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc., and religious schools; and accessory uses (e.g., convent, monastery, nursery, and parsonage) on the same site, including living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use permit required for the religious facility itself. Other establishments maintained by religious organizations, including full time educational institutions, hospitals, and other potentially related operations (e.g., a recreational camp) are classified according to their respective land use activities. See “Auditoriums and banquet/meeting halls.”

Auction houses. A facility devoted to the sale of property (e.g., merchandise, vehicles, etc.) to bidders under the supervision of an agent and entity within a fully enclosed structure.

Auditoriums. See “Auditoriums and banquet/meeting halls.”

Auditoriums and banquet/meeting halls. Indoor facilities for public assembly and/or group meeting/entertainment, other than sporting events, including banquet halls, exhibition and conference/convention halls; meeting halls for rent; public and quasi-public auditoriums; and similar public assembly uses.

Auto courts. The same as “Motel.”

Automated teller machines (ATM). A pedestrian-oriented machine used by bank and financial service patrons for conducting transactions including deposits, withdrawals, and fund transfers, without direct contact with financial institution personnel. The machines may be located at or within banks, or in other locations, and may be designed for drive-through or walk-up use.

Automobile and trailer sales lots. See “Motor vehicle sales.”

Automobile service stations. See “Motor vehicle service stations.”

Automobile wrecking yards. See “Motor vehicle dismantling/recycling yard.”

B

Bakeries, retail. Retail establishments primarily engaged in the retail sale of bakery products, including bread, cakes, and pies, and produce some or all of the products on the premises.

Banks and financial services. Financial institutions including: banks, credit unions, and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; flotation companies; and other investment companies; vehicle finance (equity) leasing agencies. See “Automated teller machines,” above.

Bars and alcoholic beverage drinking places. A structure or tenant space within a structure where alcoholic beverages are sold for on-site consumption that are not part of a larger restaurant. Includes bars, cocktail lounges, pubs, taverns, similar establishments where any food service is subordinate to the sale of alcoholic beverages. May include entertainment (e.g., live music and/or dancing), and beer brewing as part of a “brew pub.”

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

Bed and breakfast inn (B&B). A private residence that takes in guests, with breakfast included in the price of lodging, subject to the provisions of Section 834.4.090 (Bed and Breakfast Inn Standards).

Beekeeping (apiaries). The keeping of bees in hives and on-site extraction of honey and/or other beehive products or services.

Beverage production. Manufacturing facilities including bottling plants, breweries, coffee roasting, soft drink production, and wineries. Does not include milk processing, which is included under the definition of “Food products.” May include tasting and accessory retail sales of beverages produced on site. A tasting facility separate from the manufacturing facility is included under the definition of “Bars and alcoholic beverage drinking places” if alcoholic beverages are tasted, and under “Restaurant” if beverages are non-alcoholic.

Billiard parlors. Establishments providing indoor amusement and entertainment services for a fee or admission charge that contain billiard and/or pool tables and similar games of skill (e.g., dart boards, etc.). May also include limited associated commercial operations (e.g., billiard equipment sales, food and/or beverage service, etc.). See “Indoor amusement/entertainment centers.”

Blacksmith. Establishments that forge and shape iron with an anvil and hammer and/or that make, repair, and fit horseshoes. See “Machinery manufacturing.”

Block. All property fronting on one side of a street between intersecting and intercepting streets, or between a street and right-of-way, waterway, end of a cul-de-sac, or city-county boundary. Where the

city-county boundary intersects or intercepts a street in a block as described here, the block shall be considered to end at the city-county boundary.

Block frontage. All property fronting on one side of a street between a street and right-of-way, waterway, or between intersecting or intercepting streets, the end of a dead-end street, or city-county boundary measured along a street line. An intercepting street shall determine only the boundary of the frontage on the side of the street that it intercepts.

Boarding houses. See “Boarding or rooming houses.”

Boarding or rooming houses. A structure containing a single dwelling unit and provisions for five but not more than 15 guests, where lodging is provided with or without meals for compensation but does not include rest homes.

Bowling alleys. See “Indoor amusement/entertainment centers.”

Breezeway. A roofed passageway, open on at least two sides, where the roof is structurally integrated with the primary structure. A fence or wall not exceeding six feet in height may be allowed on one side of the breezeway.

Brewery. A facility where beer or malt liquor beverages are manufactured. May include the growing, harvesting milling and bottling of product associated with the brewing process. Related activities may include, but are not limited to, administrative office functions, barrel aging, blending, bottling, disposal of wastewater and waste materials, fermenting, retail sales, storage, tasting facilities, warehousing operations, wholesale sales, and related promotional events. The retail sales and tasting of beer and malt liquor products and retail sales of related promotional items may be allowed as part of the brewery operation where specified. Wholesale limited, micro and minor breweries have limited production. These uses shall be subject to the standards specific in Section 834.4.415 (Wineries, Distilleries and Breweries [wholesale limited, micro and minor] Standards).

Broadcasting and recording studios. Commercial and public communications uses including radio and television broadcasting and receiving stations and studios. Also includes commercial establishments engaged in the business of providing electronic recording services (e.g., duplicating, recording, re-recording, and/or repair of compact disc (CD), audio and video type, etc.) to the general public. All related facilities are located entirely within an enclosed structure.

Broadcasting studios. Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely located within structures, and only in conjunction with radio antenna and transmitters.

Buffer. A strip of land established to separate incompatible or different land uses. Normally a buffer area is landscaped and retained as open space. The term may be used more broadly to describe any area or use that separates two unlike land uses (e.g., the use of multi-family housing located between single-family housing and commercial uses).

Building. See “Structure.”

Building coverage. The alterations of a parcel by the creation of surface area upon which a structure(s) rests. It is the building footprint. The percentage of surface coverage does not include roadways, swimming pools, tennis courts, solar collection devices or related apparatus. See “Parcel coverage.”

Building envelope. The area delineated on development plans in which all clearing and land disturbance for structure(s) construction must be confined unless otherwise authorized by this Zoning Ordinance. If not delineated, it is the area of a parcel not included within a required front yard, rear yard, side yard or side street yard setback area, or any recorded easement, or offer of dedication.

Building material sales. Commercial establishments selling lumber and other large building materials and related supplies, primarily indoors with limited outdoor inventory and sales (e.g., nursery stock and equipment sales), and also including fixtures, glass, paint, tools, wallpaper, and lawn and garden supplies. Also includes all stores selling to the general public, even if contractor sales account for a larger proportion of total sales. May also include incidental retail ready mix concrete operations, except where prohibited in a specific zone district.

Building material stores. Retail establishments selling lumber and other large building materials, primarily indoors with limited outdoor displays and sales (e.g., bulky building materials [e.g., brick, sand, stone, tile, etc.], fountains, and storage sheds) and storage (e.g., nursery stock and equipment sales), and also including fixtures, glass, nursery stock, paint, wallpaper, lawn and garden supplies (which may also be sold in hardware stores, included under the definition of “Retail stores, general merchandise”). Includes all stores selling to the general public, even if contractor sales account for a larger proportion of total sales. May include incidental (limited in size to only serving small scale concrete hauling buggies, not full-scale concrete mixer trucks) retail ready-mix concrete operations, except where excluded by a specific zone district. Building materials sales businesses that store most of their product inventory outdoors are included under “Lumber and wood products manufacturing.”

Building material stores, all sales and storage indoors. Same as “Building material stores,” above, but all activities (e.g., displays, sales, and storage are conducted within a completely enclosed structure and no lumber is cut/trimmed on the premises.)

Building site. The ground area occupied or to be occupied by a structure(s), together with all open spaces as required by this Zoning Ordinance.

Buildings, temporary. The same as “Structures, temporary.”

Building unit groups. Two or more buildings/structures grouped on a parcel.

Bulk refuse. The same definition as used in County Ordinance Code Title 8, Chapter 8, Section 8.20.010.A.

Bungalow courts. A group of two or more detached structures used or intended to be used as one- or two-family (duplex) dwellings, located on a single parcel, together with all the open spaces required by this Zoning Ordinance, but not including tourist courts, motor courts, or motels, or any other commercial uses.

Business. The same as “Commerce” or “Commercial.”

Business support services. Establishments primarily within structures, providing other businesses with services, including maintenance, repair and service, testing, and rental. Illustrative examples include:

- Blueprinting
- Business equipment repair services (except vehicle repair, see “Motor vehicle repair and major maintenance”)
- Catering services
- Commercial art and design (production)
- Computer-related services (rental, repair)
- Copying, quick printing, and blueprinting services
- Equipment rental businesses within structures
- Equipment repair services where repair occurs on the client site
- Film processing laboratories
- Janitorial services
- Mail advertising services (reproduction and shipping)
- Photocopying
- Photo finishing
- Protective services (other than office related)
- Sign making shops (Indoors only)
- Soils and materials testing laboratories
- Window cleaning

By right. A use that is allowed without discretionary review or approval that would not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of a site shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A by right use may still be subject to design review, provided that the design review does not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. The by-right approval process may also be referred to as a ministerial approval process, where the review of a project is based upon fixed/mandatory standards and does not involve the use of personal judgment. (Amended by Ord. T-102-391 adopted 2025-08-19)

C

Cafeteria. Similar to a restaurant, but where the food (e.g., prepared dishes, sandwiches, desserts, and/or beverages) is selected while the patron proceeds in a line. After choosing and paying for the selected items, the patron proceeds with the food to an open table of choice.

California Environmental Quality Act (CEQA). A California statute passed in 1970 to institute a statewide policy of environmental protection. The specific goals of CEQA are for California's public agencies to 1) identify the significant environmental effects of their actions; and, either 2) avoid those significant environmental effects, where feasible; or 3) mitigate those significant environmental effects, where feasible.

Camping Trailer. A “Recreational Vehicle” which is to be towed and which is constructed with side

and top partially or wholly of flexible materials.

Camper. See “Truck camper.”

Camps or campgrounds. Any area or tract of land, publicly or privately owned and operated, used or designed to accommodate two or more camping parties with limited facilities providing designated tent areas, tables, fireplaces or grills, assigned parking spaces, and related structures for the overnight enjoyment of the public within an open space setting. Does not include trailer parks.

Camp, public. Any area or tract of land used or designed to accommodate two or more camping parties including tents or other camping outfits but not including trailer parks. The camp may be publicly or privately owned and operated.

Canning and kindred food products manufacturing. Facilities engaged in the canning, curing, and processing of raw agricultural and seafood products, and the conversion of raw agricultural and seafood products to finished food products whose production cause adverse impact to the surrounding environment. Includes: meat, poultry, and seafood canning, curing, byproduct processing; fish canning and curing, meat products, sauerkraut, vinegar, yeast, rendering or refining of fats and oils, and sugar processing; and miscellaneous food items prepared from raw products.

Caretaker/employee housing. A structure constructed to residential occupancy standards in compliance with the Uniform Building Code, or a mobile home, that is accessory to a nonresidential use and required for security, or 24-hour care or supervision. May include an office for the allowed nonresidential use.

Carpet and rug cleaning plants. Establishments that provide complete carpet and rug cleaning services on their site. Not a “Personal Service.”

Carport. A permanent roofed structure with not more than two enclosed sides used or intended to be used for motor vehicle shelter and storage.

Cemeteries. Establishments (e.g., private or public entity or religious institution) which subdivide property and offer burial plots and/or air space for sale. Includes animal cemeteries; cinerarium, columbarium, crematoriums, mausoleums, and mortuaries, but only when operated in conjunction with and within the boundaries of a cemetery.

Center line. See “Street center line.”

Chemical products manufacturing. Manufacturing establishments that produce or use basic chemicals and establishments creating products predominantly by chemical processes. Establishments classified in this major group manufacture three general classes of products: (1) basic chemicals including acids, alkalis, salts, and organic chemicals; (2) chemical products to be used in further manufacture, including dry colors, plastic materials, pigments, and synthetic fibers; and (3) finished chemical products to be used for ultimate consumption including cosmetics, drugs, and soaps; or to be used as materials or supplies in other industries, including paints and fertilizers.

Child day care facilities. Facilities that provide care and supervision of minor children for periods of less than 24 hours which are subject to the standards specified in Section 834.4.100 (Child Day Care

Facility Standards). These facilities include the following, all of which are required to be licensed by the California State Department of Social Services:

1. **Child day care centers.** A commercial or non-profit child day care facility not operated as a small or large family day care home. Includes infant centers, preschools, and extended day care facilities. These may be operated in conjunction with a business, school, or religious facility, or as an independent land use.
2. **Child day care homes, large.** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for seven to 14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility.
3. **Child day care homes, small.** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of 10 years who reside in the home count as children served by the day care facility.

Churches. See “Assembly and meeting facilities” and “Places of worship.”

Cleaning and dyeing shops. See “Personal services.”

Clear sight triangle. The provision for and maintenance of adequate and safe visibility for vehicular and pedestrian traffic at all intersections of streets, alleys, or private driveways.

Clinic. A place for group medical services not involving overnight housing of patients.

Clothing products manufacturing. Manufacturing establishments producing clothing, and fabricating products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics, and furs. Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store (“Retail stores, general merchandise”) are instead included under “Personal services.” See “Leather products manufacturing” and “Textile products manufacturing.”

Clubs and lodges. Permanent, headquarters-type and meeting facilities for organizations (whether or not incorporated) (whether or not nonprofit) operating on a membership basis for the promotion of the interests of the members. Illustrative examples include facilities for business associations, civic, fraternal, and social organizations, labor unions and similar organizations, political organizations, and professional membership organizations.

Coal. Carbonaceous mineral fuels which occur naturally in solid form including, but not limited to, anthracite, lignite, or bituminous coal, or from carbonaceous mineral fuels derived from coal, including, but not limited to, coke, coal gas, low-sulfur coal, or coal slurry. For purposes of this Zoning Ordinance, the definition of coal shall include petroleum coke.

Collection period. The period consisting of the 24-hour period before the day collection is regularly scheduled to occur for the property and the 24-hour period after the solid waste container for that property is emptied.

Colleges. See “Schools.”

College trade. See “Schools.”

Commercial dehydration operations. An establishment providing drying as a method for food preservation through the removal of water through evaporation (air drying, sun drying, smoking or wind drying), or freeze-drying, where food is first frozen and then water is removed by sublimation.

Commercial classifications. See the latest edition of the STANDARD INDUSTRIAL CLASSIFICATION MANUAL, Executive Office of the President, Bureau of the Budget, on file at the Department.

Commercial office. Any administrative or clerical office maintained as a business and any office established by a public service over which this Zoning Ordinance has jurisdiction.

Communication equipment structures/buildings. A structure(s)/building(s) housing electrical and mechanical equipment necessary for the conduct of a public communications business with or without necessary personnel. See “Wireless telecommunication facilities.”

Community Noise Equivalency Level (CNEL). The CNEL is a measure of the cumulative noise exposure level in the community. It results from a summation of average noise levels based on the average energy level of the sound over a 24-hour period, with an increased weighing factor applied to the evening and nighttime periods.

Compatible. When used in relation to a structure, indicates that the structure is built so that its appearance is similar to that of the principal structure to which the structure is accessory or to the general character of the neighborhood with regards to color, materials, construction, lighting, signs, or the emission of sounds, noises, and vibrations.

Composting. Processing waste in a controlled environment to produce a stable product by microbiologically degrading organic matter under aerobic conditions.

Composting operations. A facility where organic matter that is derived primarily from off-site is to be processed by composting and/or is processed for commercial purposes. Activities of a composting facility may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of compost.

Compressed gas. Any mixture or material having in the container either an absolute pressure exceeding 40 pounds per square inch at 70°F, or an absolute pressure exceeding 104 pounds per square inch at 130°F, or both; or any liquid flammable material having a vapor pressure as defined in Section 5415 in Title 8 (Industrial Relations) of the California Code of Regulations.

Concrete and cement products manufacturing. Manufacturing establishments producing bulk concrete, concrete building block, brick, and all types of precast and prefab concrete products. Also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, including plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under “Building material stores.”

Concrete, gypsum, and plaster product manufacturing. Manufacturing establishments producing bulk concrete, concrete building block, brick, and all types of precast and prefab concrete products. Also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, including plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under “Building material stores.”

Condominium. A form of ownership wherein individual buyers receive separate ownership of the airspace of a particular unit.

Condominium project. A common interest development consisting of condominiums.

Confectionary stores. See “Retail stores, general merchandise.”

Consistency. A review to ensure that all plans and actions conform to guidelines specified in the General Plan and any applicable or specific or community plans.

Contiguous. See "Abut."

Contractor’s storage yards, agricultural services. A facility operated by, or on behalf of a contractor licensed by the State of California for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; related to agricultural land use activities, storage of materials used for repair and maintenance of contractor's own equipment; and structures for uses including offices and repair facilities. Example services include commercial land leveling, crop planting, cultivating, soil preparation, and transportation of agricultural products, supplies, and equipment.

Convents and rectories. Residential facilities supporting convents and rectories, and only when connected with other allowed religious institutions (e.g., places of worship or schools).

Copy services. See “Business support services.”

Country clubs and golf courses. A private membership recreational facility that may include fitness facilities, golf facilities, swim and tennis facilities, a restaurant, and related facilities. The golf course and accessory facilities and uses typically include clubhouses with bar and restaurant, locker and shower facilities; driving ranges; “pro shops” for on-site sales of golfing equipment; and golf cart storage and sales facilities. Does not include driving ranges separate from golf courses, miniature golf courses, or other similar commercial enterprises, unless specifically allowed.

Court. An open, unoccupied space, other than a yard, on the same parcel with a structure(s) and bounded on two or more sides by structures.

Court apartments. A group of dwellings arranged about two or more sides of a court on a parcel which opens onto a dedicated street.

Court, enclosed. A court surrounded on all sides by exterior walls of a structure and parcel lines on which fences, hedges or walls are allowed.

Court, inner. A court enclosed on all sides by the exterior walls of a structure.

Court, outer. A court enclosed on all but one side by exterior walls of structures or parcel lines on which fences, hedges or walls are allowed.

Coverage. See “Parcel coverage.”

Crop production. The raising of agricultural crops, fruit trees, hay crops, nurseries for producing trees, vines and other horticultural stock, orchards, pasture crops, nut trees, row crops, vineyards, and other plant crops of all kinds, except mushroom growing.

Cul-de-sac parcel. See “Parcel, cul-de-sac.”

Curb cut. The lowering of a curb to permit access by vehicles, wheelchairs, carts and pedestrians.

Curve parcel. See “Parcel, curve.”

D

Dairy farms and feedlot facilities. Commercial establishments where milk is produced for sale or other distribution and where more than two cows or six goats are in lactation. Shall also include all barns, corrals, manure storage areas, pens, shade structures, and other areas used in conjunction with cattle dairy/feedlot facilities, and which are on the same site as the dairy/feedlot operation, and subject to the standards specified in Section 834.4.050 (Animal Keeping Standards).

Dairy drive-ins. A facility for selling dairy products only to the consumer while the consumer is occupying a motor vehicle. The special standards of existing Section 834.4.130 (Drive-In and Drive-Through Facility Standards) shall apply. See “Drive-in and drive-through uses/services.”

Dairy farms, retail. The incidental selling and distribution of only those products produced on a dairy farm. See “Dairy farms and feedlot facilities.”

Dairy products manufacturing. See “Food and beverage manufacturing.”

Day. A calendar day.

Day nursery or childcare nursery. See “Child day care facilities.”

Decibel (dBA). A measure of sound pressure on a logarithmic scale, with respect to a standard reference value.

Density bonus. A density increase over the otherwise maximum allowable residential density specified in the General Plan and this Zoning Ordinance. See Government Code Section 65915.

Department. The County of Fresno Department of Public Works and Planning.

Department stores. See “Retail stores, general merchandise.”

Developer. Any person, association, firm, corporation, partnership and other business entity or public

agency installing or constructing a development. This includes any person, business entity or public agency seeking to perform earthwork grading on any project or development for which the conditions of approval require any specific or general features to be incorporated in the earthwork or which restrict or limit the earthwork grading in any way, other than in compliance with the grading provisions as prescribed in the California Building Code.

Development. The approved use to which land shall be put, the structure(s) to be constructed on it, and all alterations of the land and construction incidental to the approved project.

Director. The Director of the County of Fresno Department Public Works and Planning or the Director's authorized designee.

Discretionary. A use or project that is not classified as by right/ministerial and constitutes a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code (CEQA). These projects are subject to review based on abest practices and expert judgment rather than fixed/mandatory requirements. Discretionary review typically includes evaluation based on required findings, public notice, public hearing, inclusion of conditions of approval (and or Mitigation Measures), decision by an appointed and/or elected body and the opportunity to appeal. (Amended by Ord. T-102-391 adopted 2025-08-19)

District. See "Zone."

Dog grooming. Commercial establishments providing for the hygienic care, cleaning, and trimming of a dog, as well as a process by which a dog's physical appearance is enhanced for showing or other types of competition.

Dormitories. A structure intended or used principally for sleeping accommodations, where the structure is related to an educational or public institution, including religious institutions and fraternities and sororities.

Drainage channel. Any existing or proposed open ditch, open culvert or open channel, naturally created or designed to transmit water for flood control or irrigation purposes.

Drive-in and drive-up uses/services. Facilities where sales and services may be obtained by motorists without leaving their vehicles. These include drive-in and drive-up facilities providing food service at restaurants.

Drive-in movies. See "Theaters, drive-in" and "Outdoor recreation, commercial."

Drive-in restaurants. See "Drive-in and drive-through uses/services."

Drive-through kiosks. Retail facilities where sales of products such as food and beverages may be obtained by motorists without leaving their vehicles. Such facilities shall be limited to a maximum of 350 square feet of building area.

Drive-through uses/services. Facilities (including both retail and/or service) where sales and services may be obtained by motorists without leaving their vehicles. These facilities include drive-up teller

windows and ATMs at banks, and drop-off/pick-up at dry cleaners, pharmacies, and photo shops. Does not include service stations, which are separately defined, or motor vehicle washes.

Driveway. Vehicular access to an off-street parking or loading space/facility.

Drug and Alcohol Treatment Facilities. As defined in Section 11834.23 of the California Health and Safety Code, which permits by right any state-licensed alcohol or other drug recovery or treatment facilities, as that term is defined in Section 11834.02, serving six or fewer residents, in any zone district in which single-family uses are permitted, including in agricultural, rural residential, and single-family residential zones. Such facilities are permitted to furnish incidental medical services to residents under the supervision of a physician, including without limitation testing residents' drug and alcohol levels, monitoring residents' health and vitals, and the prescription, storage, and dispensation of controlled substances used to treat withdrawals for self-administration by residents. An increase above the six-resident threshold would be considered institutional and require a conditional use permit.

Drug stores. See "Pharmacies or prescription pharmacies."

Drug stores, super. See "Superdrug stores."

Duplexes. See "Multi-family dwellings."

Dwellings. A structure or portion of a structure designed and used exclusively for residential occupancy and allowed home occupations, including single-, two-, and multi-family dwellings, but not including boarding or lodging houses, hotels, motels, or trailers (with or without wheels) except in the "T-P" zone district. See "Multi-family dwellings" and "Single-family dwellings."

Dwellings, multiple. See "Multi-family dwellings."

Dwellings, one family. See "Single-family dwellings."

Dwelling groups. See "Multi-family dwellings."

E

Easement. A space on a parcel of land reserved for or used for public or private uses. Private or public easements for road or access purposes that are recorded on a parcel or subdivision map shall be used in determining structure setback lines.

Educational institutions. See "Schools."

Electric distribution substations. See "Public utility facilities."

Electric supply houses. See "Retail stores, general merchandise."

Electric transmission substations. See "Public utility facilities."

Emergency shelter. Housing with minimal supportive services for homeless persons that is limited to

occupancy of six months or less by a homeless person. As required per California Health and Safety Code Section 50801(e), no individual or households may be denied emergency shelter because of an inability to pay. Emergency Shelters are permitted in the C-4 and C-M districts. The Special Standards of 834.4.140 shall apply.

Employee housing. Housing meeting the definition provided by California Health and Safety Code Section 17008, and as may be amended. Employee Housing providing accommodations for six or fewer employees shall be deemed a single-family structure and a residential use of the property by a single household per the requirements of Section 17021.5 of the California Health and Safety Code.

Equipment rentals/sales. Service establishments with outdoor storage yards, which may offer a wide variety of materials and equipment for rent/sales, including construction equipment, but not including heavy construction equipment.

Essential service. The erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supplying, or disposal systems including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, sheriff call boxes, traffic signal, hydrants, and other similar associated equipment and accessories, but not including structures reasonably necessary for the furnishing of adequate service by public utilities or municipal departments or commissions, or for the public health, safety, or general welfare.

Explosives, fireworks, and ordnance manufacturing. The commercial manufacturing and storage of all types of explosives, including blasting powder and blasting caps, dynamite, fireworks, gunpowder, high explosives, and the manufacture of conventional explosives for weapons use (including ammunition, bombs, missile warheads, etc.). Does not include sighting and fire control equipment.

F

Fabric product manufacturing. Manufacturing establishments fabricating clothing, draperies, and other products by cutting and sewing purchased textile fabrics, and related materials (e.g., furs, leather, plastics, and rubberized fabrics.) Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store (“Retail stores, general merchandise”) are instead included under “Personal services.” See “Leather products manufacturing” and “Textile products manufacturing.”

Family. One person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit.

Farm equipment and machinery maintenance, rental, sales, and storage. Commercial establishments assembling, maintaining, renting, repairing, selling, and/or storing agricultural equipment, machinery, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching.

Farm equipment and supplies sales. Retail establishments selling, renting, or repairing agricultural machinery, equipment, and farm and feed supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching.

Farm labor contractor services. An establishment, other than an agricultural employer (farmer, packer, or processor) that contains the appropriate equipment, facilities, and materials supporting an operation that employs, furnishes, hires, recruits, solicits, or transports, migrant or seasonal agricultural workers in support of local agricultural production.

Farmer's Market. A facility or area located on a developed commercial site where several farmers or growers gather on a regular, recurring basis to sell fresh fruits and vegetables and other locally-grown agricultural products directly to consumers.

Farmworker. A person who derives more than half of their total income as an employee in the service of an active agricultural operation.

Farmworker housing, temporary. Temporary residential accommodations (e.g., licensed travel trailers or recreational vehicles, etc.) provided for the shelter needs of individuals and families hired to meet the short-term needs (not to exceed 90 consecutive days) of an on-site bona fide commercial agricultural/farming operation (or off-site operations owned or managed by the same agricultural operation), provided for five or more temporary farm employees. Temporary Farm Labor Housing is permitted in the A-E and A-L districts. The Special Standards of Section 834.4.150 shall apply.

Farmworker housing complex. Any employee housing that: 1) contains a maximum of 36 beds if the housing consists of group living quarters and is occupied by employees and their households; or 2) contains a maximum of 12 residential units occupied by employees and their and their households. A Farmworker Housing Complex is considered an agricultural land use. A Farmworker Housing Complex is permitted in any zone district which permits agricultural land uses. The Special Standards of Section 834.4.160 shall apply including a listing of applicable agricultural zone districts.

Fee schedule. See "Master Schedule of Fees."

Feed lots or feed yards. See "Stock yards and feed lots" and "Hog/swine, sheep, or goat feed lots."

Feed and farm supplies sales. Commercial establishments selling feed and farm supplies for use in soil preparation and maintenance, the planting and harvesting of crops, the raising of livestock, and other operations and processes pertaining to farming and ranching, not including renting or repairing agricultural equipment or machinery.

Fence. Any structural device forming a physical barrier which is so constructed that not less than 50 percent of the vertical surface is open to permit the transmission of light, air and vision through the surface in a horizontal plane. (For board or other solid barriers, see "Wall").

Filling stations. See "Motor vehicle service stations."

Fisheries. Any premise upon which breeding, hatching, or fish rearing facilities are situated when the premises are required to have a license by the State Fish and Game Code, including ponds for commercial use. See "Aquaculture."

Fish farms, commercial. See "Aquaculture."

Flea markets, outdoor auction sales, and swap meet activities. A type of bazaar where inexpensive

or secondhand goods are sold or bartered. The activities may be conducted indoors (e.g., in a warehouse or school gymnasium) or they may be conducted outdoors (e.g., in a field or under a tent). The vendors may range from a family that is renting a table for the first time to sell a few unwanted household items to a commercial operation including a large variety of used merchandise, scouts who rove the region buying items for sale from garage sales and other flea markets, and several staff watching the stalls.

Flood control channel. See “Drainage channel.”

Floor area. Whenever the term “floor area” is used in this Zoning Ordinance as a basis for requiring off-street parking for any structure, it shall be presumed that, unless otherwise stated, the floor area applies not only to the ground floor area but also to any additional stories or basement of the structure. All horizontal dimensions shall be taken from the exterior faces of walls including enclosed porches.

Floor space index. The ratio of gross structure floor area to total parcel area expressed as a ratio. Example: Two square feet of gross floor area for each three-square feet of total parcel area result in a “Floor Space Index” of 2:3.

Florist stores. See “Retail stores, general merchandise.”

Food and beverage manufacturing. Manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products. Illustrative examples include:

- Bakery products, sugar, and confectionery products (except facilities that produce goods only for on-site sales with no wider distribution are included under “Retail stores, general merchandise”);
- Bottling plants;
- Breweries;
- Candy, sugar, and confectionery products manufacturing;
- Catering services separate from stores or restaurants;
- Coffee roasting;
- Dairy products processing/manufacturing;
- Fats and oil product manufacturing (not including rendering plants);
- Food products (excluding fish and meat products, sauerkraut, vinegar, wine, yeast and the rendering of fats and oils) if connected with an adequate sewer system;
- Fruit and vegetable canning, preserving, related processing;
- Grain mill products and by products;
- Meat, poultry, and seafood canning, curing, and byproduct processing (not including facilities that also slaughter animals);
- Miscellaneous food preparation from raw products, including catering services that are independent from food stores or restaurants; and
- Soft drink production

May include tasting and accessory retail sales of beverages produced on site. A tasting facility separate from the manufacturing facility is included under the definition of “Bars and alcoholic beverage drinking places” if alcoholic beverages are tasted, and under “Restaurants” if beverages are non-alcoholic.

Does not include: bakeries which sell all products on-site (listed in Article 2 [Zones] as “Bakeries;” or beer brewing as part of a brew pub, bar, or restaurant (see “Bars and alcoholic beverage drinking places”).

Footcandle. A unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot.

Fraternalities. See “Fraternalities and sororities.”

Fraternalities and sororities. Residential lodging (bath, eat, sleep, etc.) houses operated by educational and private institutions and/or membership organizations for their members and not open to the general public.

Freeway or expressway. A highway for through traffic with full or partial control of access and generally with grade separations at intersections.

Freeway, landscaped. A freeway which is landscaped and maintained by a public authority.

Frontage. A portion of a parcel of property which abuts a dedicated public street or highway.

Frontage street, service road, or outer highway. Roads which parallel freeways, expressways or important highways, providing for access to abutting property or for circulation, and being separated from the highway by a dividing strip.

Front wall. The wall of a structure located nearest the street which the structure fronts, but excluding certain architectural features (e.g., cornices, canopies, eaves, or other similar embellishments).

Frozen food lockers. Service establishments which offer large scale reach-in/walk-in freezers and cold storage boxes/rooms and other similar types of secured accommodations capable of storing beverage, ice, food, and other perishable materials for the food service industry as well as retail and wholesale outlets.

Fruit and vegetable stores. See “Retail stores, general merchandise.”

Furniture/fixtures manufacturing, cabinet shops. Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops, but not sawmills or planing mills, which are instead included under “Lumber and wood products manufacturing.”

Furniture, furnishings, and equipment stores, large. Retail establishments primarily selling: home furnishings including draperies, floor coverings, furniture, glass and chinaware, refrigerators, stoves, other household electrical and gas appliances including televisions and home sound systems and outdoor furniture including lawn furniture, spas, and hot tubs, and containing 15,001 square feet or more of floor area. Also includes the retail sale of office furniture and pianos.

Furniture, furnishings, and equipment stores, small. Same as above, but containing a maximum of 15,000 square feet of floor area.

Furniture upholstery shops. See “Repair and maintenance – consumer products.”

G

Garages, private. A detached accessory structure or a portion of a main structure on the same parcel as a dwelling for the housing of motor vehicles of the occupants of the dwelling, including carports. All parking spaces contained within the garage shall be a minimum of eight and one-half (8 1/2) feet wide by twenty (20) feet long. See “Accessory uses and structures (residential).”

Garages, public. Any garage other than a private garage. See “Parking lots/garages.”

Garages, repair. See “Motor vehicle repair and major maintenance.”

Garages, storage. Any premises used exclusively for the storage of motor vehicles. See “Parking lots/garages.”

Garbage. Any waste food material of an animal or vegetable nature, including that which may be used for the fattening of livestock.

Garden supply stores. See “Retail stores, general merchandise.”

General Plan. The Fresno County General Plan, including all elements, adopted in compliance with Government Code, Title 7, Division 1, Chapter 3.

Glass products manufacturing. Manufacturing establishments producing flat glass and other glass products which are blown, pressed, or shaped from glass produced in the same establishment. Includes large-scale artisan and craftsman type operations producing primarily for the wholesale market.

Golf courses. A commercial or members-only facility for playing golf, with three to 18 holes, and accessory facilities and uses which may include: a clubhouse with bar and/or restaurant, locker and shower facilities; driving ranges; “pro shops” for on-site sales of golfing equipment; and golf cart repair, sales, and storage facilities. Does not include driving ranges separate from golf courses, miniature golf courses, or other similar commercial enterprises, unless specifically allowed.

Golf courses, country clubs. Public and private golf courses and country clubs, and accessory facilities and uses including: clubhouses with bar and restaurant, locker and shower facilities; driving ranges (driving ranges separate from golf courses are instead classified under “Outdoor recreation, commercial” (in specified commercial districts); “pro-shops” for on-site sales of golfing equipment; and golf cart storage and sales facilities.

Golf courses, miniature. See “Outdoor recreation, commercial.”

Golf driving ranges. An area designated for hitting golf balls for practice drives. This activity is included under the definition of “Golf courses” if part of a golf course. As a stand-alone use, driving ranges may include those accessory facilities (clubhouse, restaurant, locker or shower) also associated with golf courses.

Government Code. The State of California Government Code.

Governmental facilities. Administration, clerical, maintenance, protection, or public contact and/or service facilities and offices of a local, State, or Federal government agency. Also, includes post offices, but not bulk mailing distribution centers, which are under “Truck terminals.”

Grade. The gradient, the rate of incline or decline expressed as a percent (e.g., a rise of 25 feet in a horizontal distance of 100 feet would be expressed as a grade of 25 percent). See “Slope”.

Grain elevators, commercial. A structure equipped with mechanical lifting devices and used for collecting, storing, and discharging grain. See “Warehousing.”

Greenhouses. See “Horticulture/greenhouses.”

Group home. A dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency that provides 24-hour 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.

Guest (overnight). Any transient person who occupies a room(s) for sleeping purposes.

Guest housing. A dedicated living area within an accessory structure to a main residence on the same site, for use by temporary guests of the occupant of the premises, which contains no kitchen facilities, and is not rented or otherwise used as a separate dwelling unit. See “Accessory living quarters.”

Guest ranches. A structure or group of structures with open space, for use of transient guests only, with or without a campground or recreational vehicle park, providing housing and meals and having recreational activities of one or more types, for compensation.

Guest rooms. A room which is designed to be occupied by one or more guests for sleeping purposes, having no kitchen facilities. Does not include dormitories.

H

Half-story. A story under a gable, hip or gambrel roof, plates of which are not more than three feet above the floor of the story.

Ham radio towers. A mast, pole, monopole, guyed tower, lattice tower, freestanding tower, or other structure designed and primarily used to support amateur radio communications equipment, which customarily exceed the maximum structure height limits allowed in the subject zone districts, and which may include non-commercial antennas operated by a Federally licensed amateur radio operator.

Handcraft industries, small-scale manufacturing. Manufacturing establishments not classified in another major manufacturing group, including buttons, costume novelties; brooms and brushes; jewelry; musical instruments; pens, pencils, and other office and artists’ materials; sporting and athletic goods; toys; and other miscellaneous manufacturing industries.

Hardware stores. See “Retail stores, general merchandise.”

Hazardous material. A material or waste or combination of materials and wastes, that because of its quantity, concentration, or physical, chemical, or infectious characteristics may either:

1. Cause, or significantly contribute to, an increase in mortality, serious irreversible illness or incapacitating reversible illness; or
2. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Hazardous waste. Means either of the following:

1. A waste, or combination of wastes, that because of its quantity, concentration, or physical, chemical, or infectious characteristics may either:
 - a. Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible, illness; or
 - b. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or disposed of, or otherwise managed.
2. A waste that meets any of the criteria for the identification of a hazardous waste adopted by the State Department of Health Services in compliance with Health and Safety Code Section 25141.
3. Includes, but is not limited to, RCRA (Resource Conservation and Recovery Act) hazardous waste.
4. Unless expressly provided otherwise, the term “hazardous waste” shall be understood to also include extremely hazardous waste and acutely hazardous waste.

Health/fitness facilities. Physical fitness centers, gymnasiums, health and athletic clubs including indoor sauna, and spa or hot tub facilities; indoor steam baths; indoor handball, racquetball, tennis, and other indoor sports activities.

Health and beauty product manufacturing. Establishments engaged in manufacturing health and beauty products. Does not include over-the-counter medicines or prescription drugs. Illustrative examples include:

- Cosmetics
- Creams
- Dental care products
- Deodorants
- Feminine hygiene products
- Hair care products (e.g., brushes and combs, dyes, rinses, shampoos, sprays)
- Lotions
- Minerals

Nail care products (e.g., adhesives, polish, remover)
 Oils
 Powders
 Soaps
 Vitamins

Health food stores. See “Retail stores, general merchandise.”

Health spas. Commercial establishments offering fitness centers, gymnasiums, health and athletic clubs, including indoor sauna, spa, or hot tub facilities. May include accessory retail sales of food and equipment. Does not include sports activities (e.g., archery and shooting ranges, handball, racquetball, tennis, and other sports activities) which shall meet the requirements for the specific activity; and other outdoor commercial recreation facilities.

Hedge. A plant or series of plants, shrubs or other landscape material, so arranged as to form a physical barrier screen or enclosure.

Height of structure. See “Structure, height of.”

Highway setback line. The future right-of-way or plan lines of any highway as shown on the Official Plan of Streets and Highways for highway use. A setback abutting a highway shall be measured from this future right-of-way line.

Historic and monument sites. Memorials, monuments, parks, structures, and other sites of an historic value which are preserved and available for the visitation and enjoyment of the general public.

Hobby shops. See “Retail stores, general merchandise.”

Hog/swine ranches. Swine raising where the parcel area is five acres or greater and where five or more weaned hogs are maintained. The unweaned offspring of the weaned swine are allowed without limitation of number. See “Hog/swine, sheep, or goat feed lots.”

Hog/swine, sheep, or goat feed lots. Land used for the enclosing and fattening of livestock for market, and not operated in connection with a bonafide agricultural operation.

Home furnishings. See “Furniture, furnishings, and equipment stores.”

Home occupations. An accessory commercial activity or business service conducted on the site of a residential dwelling unit, in a manner clearly incidental and secondary to the residential character of the dwelling and surrounding residential neighborhood, and in compliance with the provisions of Section 834.4.190 (Home Occupation Standards). Home occupations do not include business-type activities conducted solely by residents of a unit that are limited to the use of a desk, telephone, and/or personal computer, including telecommuting, which are allowed in all residential zones.

1. Home occupations, Class I. As defined in Section 834.4.190 (Home Occupation Standards).

2. Home occupations, Class II. As defined in Section 834.4.190 (Home Occupation Standards).

Homeless shelter. See “Emergency shelter”

Horticultural services. Commercial establishments that provide horticultural and landscaping services as a primary use.

Horticultural services, accessory. Commercial establishments that provide horticultural and landscaping services, when operated in conjunction with horticultural nurseries.

Horticulture/greenhouses. The cultivation of garden, nursery, or orchard plants, especially flowers, fruits, ornamental plants, or vegetables. A greenhouse is a structure constructed chiefly of glass, glass-like translucent material, cloth, or lath, which is devoted to the protection or cultivation of these typically tender plants.

Horticulture/greenhouses, private. See “Horticulture/greenhouses.” The cultivation of garden, nursery, or orchard plants, especially flowers, fruits, ornamental plants, or vegetables limited to the sale of agricultural products produced on the property. A greenhouse is a structure constructed chiefly of glass, glass-like translucent material, cloth, or lath, which is devoted to the protection or cultivation of these typically tender plants.

Hospital, animal. See “Veterinary clinics and animal hospitals.”

Hospitals. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care, which may include emergency rooms and intensive care units, trauma centers, etc. This use may include nonresidential treatment facilities for alcohol and drug addiction, as well as mental illness treatment institutions. This use may also include on-site accessory clinics and laboratories, accessory retail uses including restaurants, news/flower stands, gift shops, and on-site ambulance dispatch facilities.

Hospitals and sanitariums. Institutions/structures, typically designed within an integrated campus setting, for the diagnosis, care, and treatment of human illness, including surgery and primary treatment and associated recovery, and institutions for the cure of chronic drug addicts and mental patients.

Hotels. See “Hotels/motels.”

Hotels/motels. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the public for transient lodging for up to 30 days. Hotels generally provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging, for example, meeting facilities, personal services, restaurants, etc. Motels generally provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities (e.g., accessory retail uses, indoor athletic facilities, swimming pools, tennis courts, etc.)

House courts. The same as “Bungalow courts.”

House trailer. See “Mobilehome.”

Household pets. Domestic animals ordinarily allowed at a place of residence, kept for company and pleasure, including cats, dogs, domestic birds, guinea pigs, mice, rabbits, and other similar animals generally considered by the public to be kept as pets, excluding fowl. The keeping of household pets shall be in compliance with Section 834.4.050 (Animal Keeping Standards).

I

Ice cream sales. See “Retail stores, general merchandise.”

Ice storage. Establishments that store ice and ice-related products for personal, commercial, and/or industrial purposes.

Indoor amusement/entertainment centers. Primarily indoor establishments providing amusement/entertainment services for a fee or admission charge, including: arcades emphasizing coin operated amusements and/or electronic games; bowling alleys; cyber/internet cafes, dance halls, clubs and ballrooms, and pool and billiard parlors that are principal uses rather than being subordinate to a bar or restaurant; ice and roller skating rinks and swimming. Does not include “Adult businesses,” which are separately defined.

Industrial classifications. When a use is listed as allowed, allowed subject to conditions, or is expressly prohibited, the use shall be as defined in the latest edition of the STANDARD INDUSTRIAL CLASSIFICATION MANUAL, Executive Office of the President, Bureau of the Budget, on file at the Department.

Industry. Any treatment to change the form, character, or appearance of any article, substance or commodity (e.g., manufacture, fabrication, processing reduction or destruction), and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.

Inoperable vehicle. A motor vehicle incapable of movement under its own power.

Institutional child day care center. A child day care center operated in conjunction with and on the same site as a public or private school, place of assembly, or other institutional use.

Intent and purpose. The Commission and Board, by the adoption of this Zoning Ordinance, have made a finding that the health, safety and welfare of the community will be served by the creation of a zone and by the regulations specified within the zone.

Interstate freeway interchange commercial development. Commercial establishments providing for commercial services catering primarily to the needs of long-distance freeway travelers, including a full range of food, fuel, and lodging services designed as an integrated unit in a manner which provides the greatest convenience to the motoring public, and when constructed and maintained in compliance with Section 834.4.200 (Interstate Freeway Interchange Commercial Development).

J

Jewelry stores. See “Retail stores, general merchandise.”

Junk. Any worn out, cast off, or discarded article of material which is ready for destruction or has been collected or stored for salvage or conversion to some other use. Any article or material which, unaltered or unchanged and without further reconditioning, can be used for its original purpose as readily as when new, shall not be considered junk.

Junk yards. Any parcel used, or the use of any portion of a parcel, for the dismantling of machinery (not including motor vehicles) or for the storage or keeping for sale of parts and equipment resulting from dismantling or wrecking, or for the storage or keeping of junk, including scrap metals, or other scrap materials, with no burning allowed.

K

Kennels. Facilities where four or more dogs, cats, or other small animals over the age of four months are kept, whether for breeding, exhibiting, pleasure, or profit including places where the animals are boarded, kept for sale, or hire.

Kennels, boarding and training. See “Kennels, commercial” and “Kennels, private.”

Kennels, breeding. See “Kennels, commercial” and “Kennels, private.”

Kennels, commercial. Commercial establishments where four or more dogs, cats, or other small animals over the age of four months are kept, whether for commercial breeding, exhibiting, or profit including places where the animals are boarded, kept for sale, or hire.

Kennels, personal. See “Kennels, private.”

Kennels, private. Privately owned facilities where four or more dogs, cats, or other small animals over the age of four months are kept, whether for incidental breeding, exhibiting, pleasure, or profit subject to the population density and development standards of 834.4.210.

Kitchen. Any room or space within a structure, all or part of which is designed or used for cooking, preparation, refrigeration and storage of food and which includes any of the following equipment: stove, oven, range top, dishwasher, kitchen sink, microwave oven, and refrigerator/freezer.

L

Laboratories. Establishments providing biological, dental, medical, or optometrical laboratory services, or an establishment providing analytical, photographic, or testing services.

Local Agency Formation Commission (LAFCO). A commission created in compliance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.) to oversee proposals for organization and boundary changes, including the incorporation and disincorporation of cities, the formation and dissolution of special districts, and the consolidation, merger, annexation, and reorganization of cities and special districts.

Landscaping. The original planting and continued maintenance of suitable vegetation in conformity with the requirements of this Zoning Ordinance.

Large child day care homes. See “Child day care facilities.”

Laundromats and dry cleaning. Retail establishments engaged in the business of providing cleaning services (e.g., clothing, drapes, curtains, garments, table clothes, etc.) for the general public. These establishments are for “drop off/pick up” purposes only. Commercial laundries, dry cleaning plants, and other similar heavy commercial/industrial type of land uses are not included in this category.

Leather goods and luggage stores. See “Retail stores, general merchandise.”

Leather products manufacturing. The assembly of finished products made primarily from purchased leather goods including: clothing, furniture, luggage, saddles, shoes/boots, and similar items. Does not include dying, tanning, or other processing of leather hides.

Liquefied petroleum gas distribution and storage, retail. Commercial establishments providing for the on-site storage, distribution, and retail sales of liquefied petroleum gas (LPG), bottled or in bulk, to consumers.

Liquor stores, off-site consumption. Retail establishments that primarily sell packaged liquor products, including beer, wine, and other alcoholic beverages. This definition shall include establishments in which an ancillary selection of non-alcoholic items or food items are sold.

Live work residential unit. A structure or part of a structure designed and used for joint residential occupancy and commercial uses, including retail and office uses, but not including hotels, motels, boarding or lodging houses, or trailers.

Livestock. Domestic animals (e.g., cattle, hogs, horses, goats, or sheep) raised for home use or for profit. Does not include swine – See “Hog/swine ranches” or “Hog/swine, sheep, or goat feed lots.”

Loading. The removal or placement of any commodity in, on, or from a vehicle of any type.

Loading space. An off-street space or berth on the same parcel with a primary structure, or contiguous to a group of structures, for the temporary parking of commercial vehicles while loading or unloading, and which abuts a street, alley, or other appropriate means of ingress and egress.

Local street or local highway. A street or road primarily for service to abutting property.

Lodging houses. See “Boarding or rooming houses.”

Logging camps. Any automobile trailer, boarding house, bunkhouse, dwelling, living quarter, tent, or other housing accommodation, maintained in connection with any forestry or logging operation.

Lot. See “Parcel.”

Low Barrier Navigation Center. As defined by the State of California, is a Housing First, low barrier, temporary, service enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy.

Lumber and wood products manufacturing. Manufacturing, processing, and sales uses involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. Includes the following processes and products:

- Containers, pallets, and skids;
- Milling operations (incidental);
- Trusses and structural beams;
- Turning and shaping of wood products;
- Wholesaling of basic wood products; and
- Wood product assembly.

Craft type shops are included in “Handcraft industries and small-scale manufacturing.” Other wood and cabinet shops are included under “Furniture/fixtures manufacturing, cabinet shops.” The indoor retail sale of building materials, construction tools, and equipment is included under “Building material stores.” Does not include sawmills.

Lumber sales (inside only). See “Building material stores.”

Lumber storage. See “Building material stores.”

Lunchrooms. See “Restaurants.”

M

Machinery manufacturing. The manufacturing of machinery and equipment for purposes and products including the following:

- Construction
- Conveyors
- Die casting
- Dies
- Dredging
- Engines and turbines
- Farm and garden
- Food products manufacturing
- Gear cutting
- Heating, ventilation, air conditioning
- Industrial molds
- Laundry and dry cleaning
- Materials handling
- Mining

Paper manufacturing
Passenger and freight elevators
Pistons
Printing
Pumps
Refrigeration equipment
Textile manufacturing

Machinery manufacturing, general. No punch presses and/or drop hammers over 20 tons.

Machinery manufacturing, heavy. With punch presses and/or drop hammers over 20 tons.

Machinery sales and rental. Retail establishments selling and/or renting new and/or used non-motor vehicle machinery, except for heavy construction machinery.

Major street or major highway. A highway with intersections at grade and on which partial control of access and geometric design and traffic control measures are used to expedite the safe movement of through traffic. Major streets or major highways shall be designated in the Circulation Element of the General Plan.

Manufactured/factory built housing. A housing unit with a permanent foundation or connected to an approved foundation system that is either wholly or partially constructed or assembled off the site in compliance with California Health and Safety Code Section 18551, and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 et seq.) and U.B.C. (Uniform Building Code) and subject to the provisions of Section 834.4.330 (Single Mobile Home Occupancy Standards). Manufactured/factory-built housing does not include a mobile home, as defined in Section 18008, a recreational vehicle, as defined in Section 18010.5, or a commercial modular, as defined in Section 18012.5 of the California Health and Safety Code (CHSC).

Marquee. A permanent roofed structure attached to and supported by the structure and projecting over public property.

Massage establishments. An establishment where, for consideration, alcohol rubs, massage, therapeutic (non-sexual) rubbing or kneading of parts of non-specified anatomical areas of the human body is provided by a licensed professional to aid circulation or to relax muscles.

Master Schedule of Fees. A schedule of fees established by the Board of Supervisors.

Mattress shops. See “Furniture, furnishings, and equipment stores.”

Meat markets. See “Retail stores, general merchandise.”

Meat packing and processing. See “Food and beverage manufacturing.”

Meat processing, commercial. Commercial establishments that include all phases of meat processing including canning, hide curing, meatpacking, rendering, slaughtering, smoking, and stuffing, subject to the standards specified in Section 834.4.230 (Meat Packing and Processing Standards).

Medical marijuana cultivation facilities. The prohibition and/or limitations on the cultivation or dispensing of medical marijuana as defined and addressed in County Ordinance Code Title 10, Chapter 10.60, under the title “Medical Marijuana.

Medical offices. See “Offices - professional offices.”

Medical or dental clinics. See “Offices - professional offices.”

Membership organization facilities. 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 and social organizations; clubs, labor unions and similar fraternal organizations; lodges; political organizations; and professional membership organizations. Does not include country clubs, which are included in the definition of “Golf courses, country clubs.”

Metal industries. The assembly of metal parts, including blacksmith and welding shops, boiler shops, machine shops, and sheet metal shops that produce cabinets and enclosures, metal doors and gates, metal duct work, tanks, towers, and similar products.

Metal Products Fabrication. Establishments engaged primarily in the assembly of metal parts, including the following uses that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, wrought-iron fences and decorative elements, and similar products:

- blacksmith and welding shops
- sheet metal shops
- machine shops and boiler shops

Mini-storage facilities. A space, area, or related group of structures designed and used for the purpose of renting and leasing individual spaces for storing personal property, stock in trade, automobiles, boats, and recreational vehicles, equipment and materials, the retail sale of items appurtenant to the on-site rental of those storage spaces, and for the conducting of lien sales of goods stored in those spaces, in compliance with the California Business and Professions Code. Also, includes personal storage and self-storage facilities. See Storage, personal/RV.”

Ministerial. See “By right.” (Amended by Ord. T-102-391 adopted 2025-08-19)

Mixed-use. A development consisting of one or more parcels developed as a cohesive development project and designed with a blend of various compatible uses (e.g., commercial retail, retail service, office, residential, civic, and institutional). The uses may be located vertically in the same structure or horizontally in separate structures.

Mobile food facility. Any vehicle used in conjunction with a commissary or other permanent food facility from which food is sold or distributed on a retail basis. A "mobile food facility" excludes a

"transporter" used to transport packaged food from a food facility, or another approved source to the consumer. See "Mobile support unit."

Mobile home. A "trailer" in excess of eight feet wide or 40 feet long designed to be used with or without a permanent foundation, and equipped to contain one "dwelling unit."

Mobile home parks. Any site that is planned, improved, and operated in compliance with Title 25, California Administrative Code, to accommodate two or more mobile homes or manufactured homes used for residential (human habitation) purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

Mobile home park services. All typical commercial services available within the mobile home park, but only to residents, their guests, and park employees. The special standards of Section 834.4.240 (Mobilehome Park Services) shall apply.

Mobile home planned residential developments. See "Planned residential developments," but accommodating strictly mobile homes and/or manufactured/factory built housing.

Mobile home sales. See "Motor vehicle sales." Includes both rentals and sales and the use of a mobile home as a sales office in conjunction with mobile home sales yards.

Mobile homes, temporary. A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle or commercial coach. Temporary mobile home occupancy as a second residence for exclusive use by family members related to the owner by adoption, blood, or marriage within the third degree of consanguinity where a determination is made by the Director that the family member(s) are either physically or financially dependent upon the property owner, or are providing physical or financial support to the property owner.

Mobile support unit. A vehicle used in conjunction with a commissary or other permanent food facility that travels to and services mobile food facilities approved for limited food preparation. Mobile support units may travel, as needed, to replenish supplies, including food and potable water, clean the interior of the unit, or dispose of liquid or solid wastes. See "Mobile food facility."

Model Water Efficient Landscape Ordinance (MWELo). A state regulation designed to prevent water from being wasted on irrigated landscapes. The regulation was adopted per the California Code of Regulations Title 23, Division 2, Chapter 2.7 and a state-wide revised ordinance was approved by the California Water Commission on July 15, 2015. New development and retrofitted landscape water efficiency standards are governed by MWELo. New residential, commercial, industrial and institutional development that includes landscape areas of 500 square feet or more are subject to the Ordinance

Monument and tombstone works. See "Stone and cut stone products."

Mortuaries and funeral parlors. Establishment where deceased are prepared for burial or cremation, and funeral services may be conducted. Includes funeral homes, funeral parlors, and crematoriums.

Motels. See “Hotels/motels.”

Motor vehicle dismantling/recycling yards. Any parcel, or the use of any portion of a parcel, for the dismantling or wrecking of motor vehicles, or for the storage or keeping for sale of parts and equipment resulting from dismantling or wrecking.

Motor vehicle manufacturing. The manufacturing and assembly of motor vehicles (e.g., automobiles, boats, campers, golf carts, mobile homes, motorcycles, motorized farm equipment, recreational and utility trailers, trucks, snowmobile, jet skis, and vans) and parts and components directly related to the manufacturing and assembly of motor vehicles. See “Transportation product assembly.”

Motor vehicle parts sales. Stores selling new automobile parts, tires, and accessories. Does not include motor vehicle repair and major maintenance, motor vehicle service, or tire recapping establishments, which are separately defined.

Motor vehicle rentals. Establishments leasing and/or renting new and/or used automobiles, trucks, and vans.

Motor vehicle repair and major maintenance. This use includes major and minor categories. Generally, the use includes the alteration, cleaning (including self-service and attended car washes), finishing of automobiles, boats, motorcycles, recreational vehicles, trucks, and other vehicles as a principal use, painting, repair, restoration, or towing, including the incidental wholesale and retail sale of vehicle parts as an accessory use. Also includes truck repairing and overhauling for trucks weighing up to 2½ tons.

Motor vehicle sales. Retail establishments selling, leasing, and/or renting new and/or used automobiles, boats, campers, golf carts, mobile homes, motorcycles, motorized farm equipment, recreational and utility trailers, trucks, snowmobile, jet skis, and vans (except bicycles and mopeds, which are included under "Retail stores, general merchandise"). Includes parts sales or repair shops only when part of a dealership selling new vehicles on the same site. Does not include “Motor Vehicle Service stations,” which are separately defined.

Motor vehicle service stations. Retail establishments selling gasoline and/or other motor vehicle fuels, and related products. Where allowed by Article 2 (Zones, Allowable Land Uses, and Zone-Specific Standards), a service station may also include a “Convenience stores,” “Motor vehicle services,” and/or trailer rental, which are separately defined. See “Motor vehicle services.”

Motor vehicle service stations, heavy trucks. Retail establishments that provide convenience services primarily for heavy duty trucks (generally weighing over 2½ tons). Convenience services include, but are not limited to, beverages, food, fuel, and retail services. Also, referred to as “Truck stops.”

Motor vehicle services. Minor facilities specializing in limited aspects of service and maintenance (e.g., muffler and radiator shops, quick-lube, etc.) of motor vehicles (e.g., automobiles, boats, campers, golf

carts, mobile homes, motorcycles, recreational and utility trailers, snowmobiles, jet skis, quad runners, and vans) other than motorized farm equipment and large trucks and recreational vehicles. Does not include motor vehicle repair and major maintenance or tire recapping establishments, which are separately defined.

Motor vehicle washes. Permanent, self-service and/or attended motor vehicle washing establishments, including fully mechanized facilities. May include detailing services.

Motorcycle shops. See “Motor vehicle sales.”

Motorhome. A “recreational vehicle” in which the portions providing motive power and habitable space are constructed as a single unit.

Multi-family dwellings. Includes one or more structures or a portion of a structure used and/or designed as residences for two or more families living independently of each other. Includes: duplexes, triplexes, and fourplexes (individual structures containing three, and four housing units, respectively) apartments (five or more units under one ownership in a single structure); apartment hotels (second floor or above a commercial mixed use structure); townhouse development (three or more attached single-family dwellings where no unit is located over another unit); senior citizen multi-family housing; single-and common ownership, attached unit projects (e.g., condominiums).

Mushroom growing. Commercial establishments containing facilities to complete, all or part of, the production cycle of mushrooms, from the start of composting to the final steaming off after harvesting has ended.

Mushroom growing, incidental. Minor production of mushrooms. See “Crop production”.

Music stores. See “Retail store, general merchandise.”

N

Natural resource development. Development of natural resources (e.g., gas, gypsum, oil, ore, etc.) along with necessary structures, apparatus, or appurtenances directly related to the use.

Neighborhood food markets. Retail establishments selling beverages, food (fresh and/or packaged), and household goods within a structure not exceeding 5,000 square feet in size.

Nonconforming parcel. A parcel having less area or dimension than that required in the subject zone in which it is located and which was lawfully created before the zoning whereby the larger area or dimension requirements were established, or any parcel, other than one shown on a plat recorded in the office of the County Recorder, which does not abut a public road or public road right-of-way or approved private road right-of-way and which was lawfully created before the effective date of this Zoning Ordinance.

Nonconforming storage of agricultural equipment, products, and supplies. Existing facilities intended for the commercial storage of agricultural equipment, products, and supplies where the activity

is not conducted as a secondary occupation in conjunction with, or part off, a bonafide agricultural operation; provided, that the facilities were legally established with Building Permits before the adoption of this ordinance section.

Nonconforming structure. A structure or portion of a structure which was lawful when established but which does not conform to subsequently established zoning or zoning regulations. (See Chapter 870.6 [Nonconforming Uses, Structures, and Parcels] for regulations.)

Nonconforming use. A use which was lawful when established but which does not conform to subsequently established zoning or zoning regulations. (See Chapter 870.6 [Nonconforming Uses, Structures, and Parcels] for regulations.)

Nursery schools. See “Child day care facilities.”

O

Observatory. Any structure containing equipment used for the observation of astronomical, meteorological, or other natural phenomena.

Off road vehicles. A vehicle, predominately all-terrain vehicles, (e.g., ATVs, 4x4 vehicles, motorcycles, pickup trucks, trail bikes) designed to be used on hill climb areas, racecourses, or motor-cross/auto-cross, not located on productive or potentially productive agricultural land as defined in the General Plan.

Offices. Service establishments including the following:

1. **Business offices.** Establishments providing direct services to consumers, including answering services, cell phones, insurance agencies, pagers, post offices (not including bulk mailing distribution centers), and real estate offices;
2. **Corporate offices.** Office facilities providing management and business support services (e.g., human resources, personal, sales, etc.);
3. **Medical offices.** Office facilities for medical care providers (e.g., dental, medical, etc.); and
4. **Professional offices.** Illustrative examples include:

- Accounting and auditing services
- Advertising agencies
- Architectural, engineering, planning, and surveying services
- Attorneys
- Bookkeeping services
- Counseling services
- Court reporting services
- Data processing and computer services
- Detective agencies and similar services

Educational, scientific and research organizations
 Employment, stenographic, secretarial and word processing services
 Government offices including agency and administrative office facilities
 Management, public relations and consulting services
 Medical services (e.g., chiropractic, optometric, and psychiatric)
 Optometrist services
 Photography and commercial art studios
 Writers and artists offices outside the home

Incidental offices that are clearly secondary and incidental to another use are allowed as part of an approved principal or main use.

Offices, ground floor only. Service establishments including those listed under “Offices,” located and allowed only on the ground floor of a multi-floor structure, with no retail sales, storage of stock in trade, and/or storage of equipment not used exclusively in the offices allowed.

Official plan lines. See “Setback line, highway.”

Oil and gas development uses. Oil and gas (e.g., gas and other hydrocarbon substances) development uses (e.g., drilling, exploration, production [e.g., extraction, separation, dehydration, and transportation]) subject to the standards specified in Section 834.4.250 (Oil Drilling/Extraction Standards).

Oil refineries, small. Small oil refineries (e.g., a facility designed to produce one or more petroleum products by physically and/or chemically altering crude oil) limited to removal of entrained crude oil from natural gas; separation of crude oil into naphtha, kerosene, fuel oil, and diesel oil; blending of naphtha and kerosene to produce jet fuel and gasoline; and reforming of heavy naphtha in the presence of a catalyst to produce unleaded gasoline.

Outdoor recreation, commercial. Facilities for various outdoor participant sports and types of recreation where a fee is charged for admission and/or use, including: amusement and theme parks; golf driving ranges; health and athletic clubs with predominately outdoor facilities; miniature golf courses (golf courses are included under the definition of “Golf courses, country clubs”); recreation equipment rental (e.g., bicycles, roller skates); skateboard parks, skating rinks, and water slides; tennis and other courts, swimming and tennis clubs; and zoos. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, (e.g., bars and restaurants [both table service and counter service], and video game arcades.)

Outlot. A parcel of land, other than a lot, so designated on a plat or certified survey map, does not meet the requirements of a lot as specified by this Zoning Ordinance, and which is not intended for structure development on the proposed land.

P

Paint manufacturing. See “Chemical products manufacturing.”

Parcel.

1. A parcel of real property with a separate and distinct number or other designation shown on a plat recorded in the office of the County Recorder;
2. A parcel of real property delineated on an approved record of survey, parcel-split or sub-parceling map as filed in the office of the County Recorder or in the office of the Department and abutting at least one public street or right-of-way or approved private road right-of-way; or
3. A parcel of real property containing not less area than that required by the subject zone in which it is located, abutting at least one public street or right-of-way or approved private road right-of-way and held under separate ownership from abutting property.

Parcel, corner. A parcel located at the intersection or interception of two or more streets at an angle of not more than 120 degrees. If the angle is greater than 120 degrees, the parcel shall be considered an “interior parcel.”

Parcel, reversed corner. A corner parcel, the side line of which is substantially a continuation of the front parcel lines of the parcels to its rear, whether across an alley or not.

Parcel, cul-de-sac. A parcel fronting on, or with more than half of its parcel width fronting on, the turn-around-end of a cul-de-sac street.

Parcel, curve. A parcel fronting on the outside curve of the right-of-way of a curve street, which street has a centerline radius of 250 feet or less.

Parcel, interior. A parcel other than a corner parcel.

Parcel, nonconforming. See “Nonconforming parcel.”

Parcel, through. A parcel having frontage on two dedicated streets, not including a corner or reversed corner parcel.

Parcel area. The total of the area, measured in a horizontal plane, within the parcel lines of a parcel.

Parcel coverage. A portion of a parcel or structure site which is covered by a structure(s) excepting structure overhangs, paved areas, walks, and swimming pools, regardless of whether or not the structure(s) is intended for human occupancy.

Parcel depth. The horizontal distance between the front and the rear parcel lines measured in the mean direction of the side parcel lines.

Parcel line. Any line bounding a parcel as defined in this Article.

Parcel line, front. A property line abutting a street.

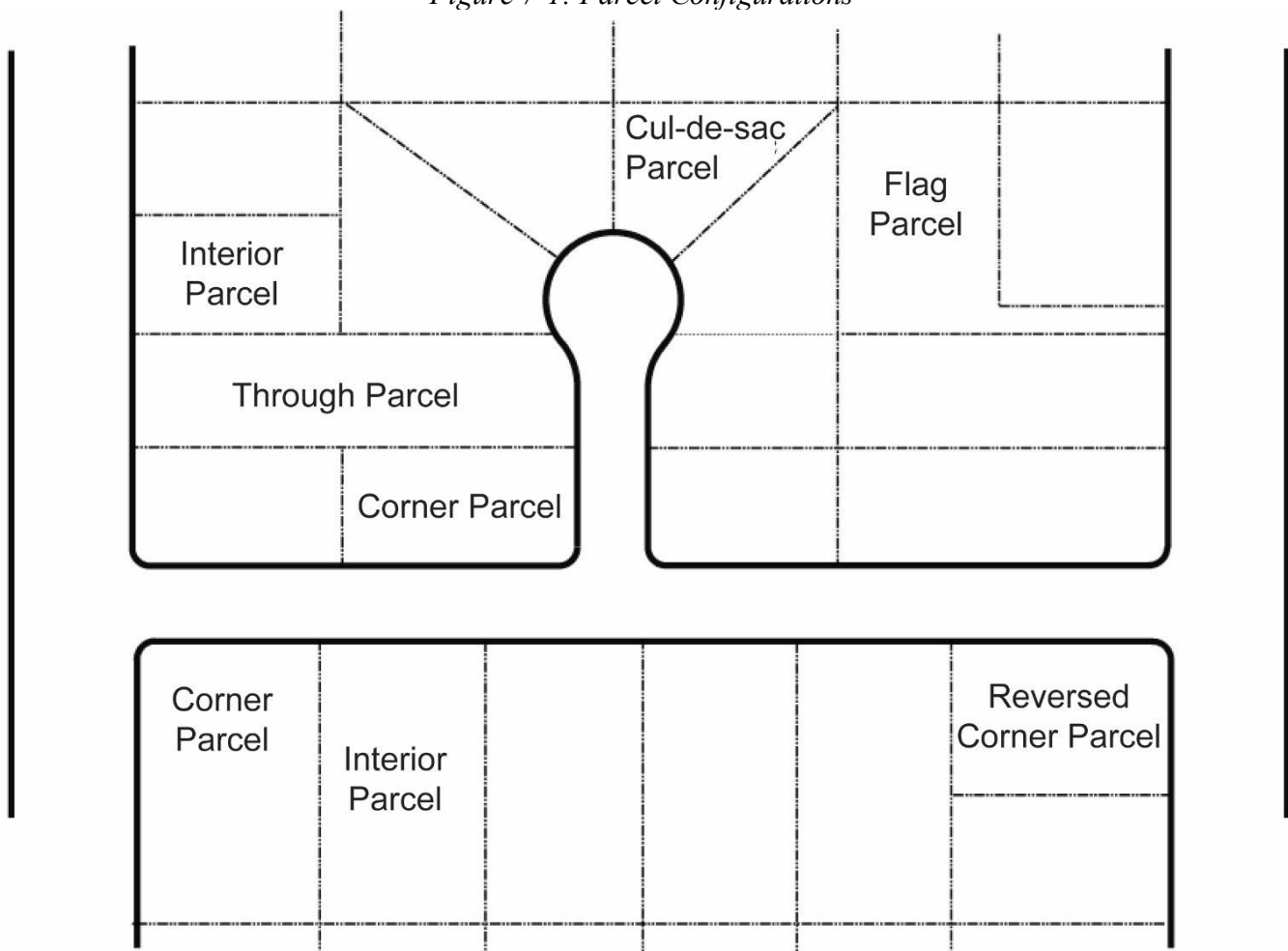
Parcel line, rear. A parcel line not abutting a street which is opposite and most distant from the front parcel line.

Parcel line, side. Any parcel line that is not a front parcel line or rear parcel line.

Parcel of record. A parcel held in separate ownership as shown on the records of the County Recorder at the time of the passage of an ordinance or regulation establishing the zone in which the parcel is located.

Parcel width. The average horizontal distance between the side parcel lines, measured at right angles to the parcel depth at a point midway between the front and rear parcel lines.

Figure 7-1: Parcel Configurations



Park strip. The portion of a street right-of-way which lies between the property line and the outside edge of a gutter or gutter lip, including a driveway approach. Where no curb exists, park strip shall mean the area of property from the property line to the edge of the pavement.

Parking areas, private. An area, other than a street, used for the parking of motor vehicles capable of moving under their own power and restricted from general public use, but shall not include parking provided for residential uses unless the parking provides spaces for more than four vehicles.

Parking areas, public. An area, other than a private parking area or street, used for the parking of motor vehicles capable of moving under their own power, either free or for remuneration.

Parking areas, residential. An area, other than a street, located on the subject parcel for the parking of vehicles owned by the residents of the parcel. See “Accessory uses and structures (residential).”

Parking lots/garages. Service establishments engaged in the business of short- and long-term storage of currently licensed and operative buses, cars, recreational vehicles, trucks, and other motor vehicles for clients. Includes day use public and commercial garages, parking lots, and parking structures, except when accessory to a principal use. Includes sites where vehicles are stored for rental or leasing.

Parking lots/garages – short term. Service establishments engaged in the business of short-term (less than 24 hours) storage of currently licensed and operative automobiles, recreational vehicles, light-duty (generally weighing less than 2½ tons) buses and trucks, and other motor vehicles for clients. Includes day use public and commercial garages, parking lots, and parking structures, except when accessory to a principal use. Excludes sites where vehicles are stored for rental or leasing.

Parking space, vehicle. An area, other than a street or alley, reserved for the parking of a motor vehicle, plus the additional area as is necessary to afford adequate ingress and egress.

Parking zone. See the "P" zone, Division 816.2 (Special Purpose Zones), for purposes of this Zoning Ordinance. It shall not mean a Government parking zone maintained by the Federal, State, County or City governments.

Parks and playgrounds. An outdoor recreation facility, with defined limits, which is maintained for conservation, ornamentation, and recreational purposes. Parks may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities. Parks may either be private (only for specified persons or groups) or public (for the use of anyone whether or not by fee) subject to the standards specified in Section 834.4.260 (Park Standards).

Parkway. An arterial highway with full or partial control of access, and located within a park or ribbon of park-like development.

Paseo. A public or private open space area between structures, designed with a pedestrian walkway.

Pasture, dry. Land carrying a growth of non-irrigated grasses and other consumable vegetation suitable as food for grazing animals, and which does not otherwise satisfy the meaning of irrigated pasture as defined in this Article.

Pasture, irrigated. Land carrying a growth of grasses and other consumable vegetation suitable as food for grazing animals, which is maintained in an ongoing living condition, supported by irrigation

facilities. Seasonal vegetation subject to cyclical periods of emergence and complete dormancy shall not be acceptable within the meaning of a living condition. Upon failure to maintain the required conditions, the pasture shall immediately cease to qualify as an irrigated pasture for the purposes of this definition.

Patio, covered. See “Structure.”

Paving and roofing materials manufacturing. The manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood, and various compositions of asphalt and tar. Does not include the manufacture of wood roofing materials (shingles, shakes, etc.) See “Lumber and wood product manufacturing.”

Pawn shops. See “Personal Services - Restricted.”

Person. An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, city, county, special district, or any other group or combination acting as an entity, except that it shall not include the County.

Personal services. Establishments providing non-medical services to individuals as a primary use. Illustrative examples include:

- barber and beauty shops (without massage)
- clothing rental shops
- diaper service
- healing arts (acupuncture, acupressure, aromatherapy)
- home electronics and small appliance repair laundromats (self service laundries)
- laundry/dry cleaning, drop-off/pick up only stores with limited equipment
- locksmiths
- nail salons
- reducing and tanning salons
- shoe repair shops
- tailors and seamstresses

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 that may need to be dispersed to minimize their adverse impacts. Illustrative examples include:

- check cashing stores
- fortune tellers
- palm and card readers
- pawnshops
- psychics
- spas and hot tubs for hourly rental

tattoo and body piercing services

Does not include massage (See “Massage establishments”).

Personal/RV Storage. Facilities that permit on-site personal storage, mini-storage and recreation vehicle storage, and may include a caretaker’s residence.

Pet stores. See “Retail store, general merchandise.”

Petroleum bulk plants. A wholesale fuels distribution facility designed to serve the needs of the immediate community. See “Petroleum refining and related industries.”

Petroleum refining and related industries. Industrial plants for purifying petroleum, and the compounding of lubricating oils and greases from purchased materials. Also includes oil or gas processing facilities, liquefied natural gas (LNG) facilities, the manufacture of petroleum coke and fuel briquettes, tank farms, and terminal facilities for pipelines. Does not include petroleum pipeline surge tanks and pump stations (“Public utility facilities”), or petroleum product distributors (“Petroleum storage and distribution”).

Pharmaceutical products manufacturing. Establishments engaged in the legal production of drugs and related therapeutical products for distribution to clinics, hospitals, and medical-related facilities.

Pharmacies or prescription pharmacies. Retail establishments engaged in, and limited to, the sale of prescription drugs, patent medicines, and surgical supplies. The sale of books, hardware, household appliances, magazines, newspapers, tobacco products, other sundry goods, or other general merchandise (e.g., drinks or food) shall not be allowed. Liquor and cosmetics shall not be sold except by prescription. Prescription pharmacies employ not more than three registered pharmacists and occupy a floor area no more than 1,000 square feet. Does not include larger pharmacies or Superdrug stores (See “Superdrug stores”).

Philanthropic/charitable, agricultural institutions. Philanthropic and eleemosynary charitable institutions where agriculture is carried on to a substantial degree. Food and/or shelter shall not be provided.

Philanthropic/charitable institutions. Philanthropic and eleemosynary charitable institutions with a defined program committed to providing goodwill or improvement to societal or environmental needs. Food and/or shelter shall not be provided.

Photographic and commercial art studios. See “Offices.”

Place. An open, unoccupied space other than a street or alley, permanently reserved as the principal means of access to abutting property.

Places of worship. Facilities operated by religious organizations for worship, or the promotion of religious activities and instructions; and accessory uses (e.g., convent, monastery, nursery, and parsonage) on the same site, including living quarters for ministers and staff, child care facilities where

authorized by the same type of land use permit required for the religious facility itself. Other establishments maintained by religious organizations, including full time educational institutions, hospitals, and other potentially related operations (e.g., a recreational camp) are classified according to their respective land use activities. See “Assembly and meeting facilities.”

Planned residential developments. A residential development in compliance with a plan approved by the Commission or Board under Chapter 842.5 (Conditional Use Permits) procedures, as allowed in specific zone districts, and subject to the special standards specified in Section 834.4.280 (Planned Development Standards). Further defined by Civil Code Section 1351(k), as a residential development (other than a community apartment project, condominium, or stock cooperative) having either or both of the following features:

1. The common area is owned either by an association or in common by the owners of the separate interests who possess appurtenant rights to the beneficial use and enjoyment of the common area; and/or
2. A power exists in the association to enforce an obligation of an owner of a separate interest with respect to the beneficial use and enjoyment of the common area by means of an assessment which may become a lien upon the separately owned parcel, or area in compliance with Civil Code Section 1367.

Plant nurseries. Commercial establishments engaged in the production and/or sale of ornamental plants and other nursery products, grown under cover or outdoors. Includes stores selling these commercial products; the sale of house plants or other nursery products entirely within a structure. Does not include horticulture/ greenhouses which are accessory residential structures.

Plant nurseries, private. Commercial establishments engaged in the production and sale of ornamental plants and other nursery products, grown under cover or outdoors. Private plant nurseries are limited to the sale of agricultural products produced on the property.

Plastics, other synthetics, and rubber products manufacturing. The manufacture of rubber products including: tires, rubber footwear, mechanical rubber goods, heels and soles, flooring, and other rubber products from natural, synthetic, or reclaimed rubber. Also includes establishments engaged primarily in manufacturing tires; products from recycled or reclaimed plastics or styrofoam; molding primary plastics for other manufacturers, manufacturing miscellaneous finished plastics products, fiberglass manufacturing, and fiberglass application services. Does not include establishments engaged primarily in tire recapping, retreading, and rebuilding.

Plumbing supplies. See “Building materials stores.”

Post offices. See “Public facilities.”

Pottery sales. See “Retail stores, general merchandise.”

Poultry/rabbit processing. Commercial establishments dedicated to the commercial slaughtering of poultry or rabbits not raised upon the premises.

Poultry raising, large (aka commercial). An establishment dedicated to the raising of birds commercially for meat, eggs, and feathers, including chickens, ducks, geese, and turkeys. Facilities may include, but not limited to, coops, barns, pens, manure storage areas, and dead bird disposal areas used in conjunction with the poultry operation, subject to the standards specified in Section 834.4.290 (Poultry Facility Standards).

Poultry raising, small (aka private or noncommercial). The maintaining, breeding, and raising of poultry for domestic use not to exceed a specified number of birds based on the size of the subject parcel and/or zone district including the maintaining, breeding, and raising of poultry for FFA, 4-H, and similar organizations, subject to the standards specified in Section 834.4.290 (Poultry Facility Standards). In all instances, the raising/keeping of roosters for fighting purposes is prohibited.

Precise plan. A plan prepared by the Commission for a development. A precise plan may be recommended by the Commission to the Board for adoption in compliance with the provisions of the County Charter.

Printing and publishing. Establishments engaged in printing by gravure, letterpress, lithography, offset, screen, or other common process, including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade including bookbinding, electrotyping, engraving, photoengraving, silk screening, and typesetting. This use also includes establishments that publish books, newspapers, and periodicals; and establishments manufacturing business forms and binding devices.

Private clubs and lodges. 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	professional membership organizations
civic, social, and fraternal organizations	yacht clubs
labor unions and similar organizations	other membership organizations
political organizations	

Professional offices. See "Offices."

Product assembly and distribution. A facility for the assembly of small products and electronic equipment from parts manufactured elsewhere. Includes computers, telephones, and automobiles; office and store machines and devices; service industry and household machines. Does not include the manufacturing and assembly of products. ("Electronics, equipment and appliance manufacturing") or ("Machinery manufacturing"). See "Transportation product assembly."

Property. Any parcel, including the abutting half of any street or alley, between the sidelines as extended, any sidewalk, park strip or unimproved public easement; provided that an "unimproved public easement" shall not include an exposed irrigation canal.

Property line. See “Parcel line.”

Property owner. The person to whom property is assessed as shown on the last equalized assessment roll of the County. In the event a change of ownership has occurred since the last equalized assessment roll, it is incumbent on any buyer to ensure that a change of ownership statement has been properly recorded with the County Recorder. The person whose name appears on the last equalized assessment roll or any successor-in-interest may provide proof of change of ownership to the Director in the event of enforcement of the provisions of this Zoning Ordinance against a property owner.

Provision. All regulations, requirements, and standards specified to in the text.

Public facilities. Facilities operated by public agencies, including city and county administration buildings; fire stations and other fire prevention and firefighting facilities; police and sheriff substations and headquarters, including interim incarceration facilities; and libraries, museums, and post offices. Does not include facilities specifically identified under another land use category, including schools. See “Schools.”

Public utility facilities. Fixed base structures and facilities for the collection, distribution, maintenance, provision, transmission, or disposal of gas, information, oil, power, storm and sanitary sewage, telecommunication, telephone cable services, and water by public utilities, and includes facilities for the generation or storage of electricity. Does not include “Wireless telecommunication facilities.” Notwithstanding the foregoing, “public utility facility” shall include, without limitation, facilities for the storage or transmission of electrical energy, owned or operated by a “local agency,” as defined in section 53090 of the Government Code, including such facilities for the storage or transmission of electrical energy which are proposed in connection to a project otherwise permitted under section 53091, subdivision (e) of the Government Code. (Amended by Ord. T-100-389 adopted 2024-12-17).

Public utility facilities, major. 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 distribution and transmission substations and switching stations. Natural gas regulating and distribution facilities.

Public water system treatment plants storage facilities. Wastewater treatment plants, settling ponds and disposal fields.

Public utility facilities, minor. 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:

Electrical poles, supports, and wires

Public water system wells and water pumping stations. Telephone booths, permanent or temporary.

Telephone switching facilities.

Pulp and pulp product industries. Establishments primarily engaged in manufacturing pulp, paper, or paperboard. Includes pulp, paper, and paperboard mills. Does not include establishments primarily engaged in converting paper or paperboard without manufacturing the paper or paperboard, including envelope manufacturing, converted paper products, paper coating and glazing, paper bags, assembly of paperboard boxes, wallpaper.

Q

Quasi-public organizations. Any nongovernment organization that is devoted to public service and welfare.

R

Racetracks. Tracks that are designed to accommodate competitive racing for non-motorized and motorized vehicles including bicycles, motorcycles, automobiles, and similar vehicles when conducted on land which is not productive or potentially productive agricultural land as defined in the General Plan. Does not include off-road vehicles or parks for this type of vehicle. See “Off road vehicles.”

Radio or television antennas and transmitters (commercial). Commercial and/or public communications antennas and transmitters for radio and television broadcasting and receiving stations and studios.

Radio and television sales and service. See “Furniture, furnishings, and equipment stores.”

Ramada. An arbor or pergola-like structure.

Reading rooms. A designated enclosed space devoted to the review of various publications, normally associated with a place of public assembly or worship, including a library. Does not include an adult book store or other adult business.

Reasonable accommodations. A procedure to request Reasonable Accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act (ADA) (also known as the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. A Reasonable Accommodation is typically an adjustment to physical design standards (e.g., setbacks) of building or zoning regulations to accommodate the placement of wheelchair ramps or other exterior modifications to a dwelling in response to the needs of a disabled resident. The procedures for considering a Reasonable Accommodations Request in Section 852.5.010 shall apply.

Recreational boats. See “Motor vehicle sales.”

Recreational vehicles. A camping trailer, motor home, travel trailer, or truck camper, with or without self-propelled motive power, designed for human habitation for recreational or emergency occupation, and that may be moved upon a public highway without a special permit or chauffeur's license or both

without violating any provision of the California Vehicle Code. A “Self-contained recreational vehicle” shall be a recreational vehicle with a kitchen sink, cooking appliance, refrigeration facilities, and a separate bathroom containing a water closet with a flush toilet, lavatory and bathtub or shower.

Recreational vehicle parks. An area or tract of land, within an area where the zone district allows recreational uses, operated in compliance with Title 25, California Administrative Code, where one or more spaces are rented or leased or held out for rent, or lease to owners or users of recreational vehicles for temporary occupancy; however, spaces may be used for tent camping.

Recreational vehicle storage. Service establishments that rent indoor or outdoor space for the storage of recreational vehicles, boats, etc.

Recyclable materials collection and/or processing center. A facility for the collection and/or processing of recyclable materials that is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986.

Regular curbside collection. Collection of solid waste/recyclable materials at a property in compliance with the regularly scheduled weekly, semi-weekly, or other collection by municipal or contract solid waste haulers.

Repair and maintenance - consumer products. Service establishments where repair of consumer products is the principal business activity, including: electrical repair shops; re upholstery and furniture repair; shoe repair; television and radio and other appliance repair; and watch, clock, and jewelry repair. Does not include heavy equipment repair businesses, which are included under “Business support services” or motor vehicle repair and service facilities which are defined separately.

Residence. See “Dwelling unit.”

Residential care homes. State-licensed facilities providing residential, social, and personal care for children, the elderly, or people with some limits on their ability for self-care, but where medical care is not a major element.

1. **Assisted living.** A facility that provides a combination of housing, meals, supportive services, personalized assistance, and health care that responds to the individual requirements of those who need assistance with the activities of daily living but do not need 24-hour skilled medical care. They may provide other services, including recreational activities, financial services, and transportation. Does not include child care facilities (“Child Care Facilities”).
2. **Care homes, six or fewer clients.** Any facility, place, or structure which is maintained and operated to provide non-medical residential care, day treatment, or adult day care for six or fewer children, adults, children and adults, or seniors, including the physically handicapped, mentally impaired, incompetent persons, abused or neglected children. These facilities are licensed by the State of California and are only subject to State regulations. Includes adult residential facilities, adult day care facilities, day treatment facilities, foster family homes, group homes, residential care facilities for the chronically ill, residential care facilities, small family homes, social care facilities, social rehabilitation facilities, community treatment facilities, wards of the Court, and residential care facilities for AIDS patients (Department of Social Services); intermediate care facilities

(Department of Health Services); and convalescent homes and nursing homes (Department of Public Health); pediatric day health and respite care facilities; intermediate care facilities for the developmentally disabled and congregate living health facilities; guest homes and rest homes. Does not include child care facilities (“Child Care Facilities”). See “Drug and Alcohol Treatment Facilities” as a separate listed use.

3. **Family care homes.** Any facility, place, or structure which is maintained and operated to provide non-medical residential care for children, adults, or children and adults, including the physically handicapped, mentally impaired, incompetent persons, or abused or neglected children. Includes adult residential facilities, adult day care facilities, day treatment facilities, group homes, residential care facilities for the chronically ill, facilities for wards of the Court, and residential care facilities for AIDS patients (Department of Social Services); intermediate care facilities (Department of Health Services); convalescent homes and nursing homes (Department of Public Health); intermediate care facilities for the developmentally disabled and congregate living health facilities. Does not include “Child day care facilities.”
4. **Senior care facilities.** Residential facilities that provide social and personal care with little or no medical care for persons who are at least 62 years of age, or are at least 55 years of age who meet the qualifications found in Section 51.3 of the California Civil Code. Also, includes residential care facilities for the elderly (Department of Social Services); guest homes and rest homes.

Residential care facilities. Any family home or similar facility, serving seven or more individuals, including foster homes, and mental hygiene homes, for the 24-hour non-medical care including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or protection of the individual. A residential care facility serving six or fewer individuals shall meet the Zoning Ordinance requirements of a single-family dwelling in the same zone district.

Rest homes. Any facility, place, or structure, serving seven or more individuals, which is maintained and operated to provide nonmedical residential care, day treatment, or adult day care for children, adults, children and adults, or seniors, including the physically handicapped, mentally impaired, incompetent persons, abused or neglected children. These facilities are licensed by the State of California and only subject to State regulations. Includes adult residential facilities, adult day care facilities, day treatment facilities, foster family homes, group homes, residential care facilities for the chronically ill, residential care facilities, small family homes, social care facilities, social rehabilitation facilities, community treatment facilities, wards of the Court, and residential care facilities for AIDS patients (Department of Social Services); intermediate care facilities (Department of Health Services); alcoholism or drug abuse recovery or treatment facilities (Department of Drug & Alcohol); and convalescent homes and nursing homes (Dept of Public Health); pediatric day health and respite care facilities; intermediate care facilities for the developmentally disabled and congregate living health facilities; guest homes and rest homes. Does not include child care facilities (“Child care facilities”).

Residential Facility. Any family dwelling unit, or similar facility including foster homes, and mental hygiene homes, for the 24-hour nonmedical care including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or protection of the individual. A

residential facility serving six or fewer persons shall meet the Zoning Ordinance requirements of a single-family dwelling unit in the same zone district.

Residentially-zoned property. Property which has an underlying residential zoning. Unless a provision of the Overlay Zone regulations specifies otherwise, the term “residentially-zoned property” shall not include R-A and R-R zoned property.

Restaurants. Retail establishments (aka cafes, coffee houses/shops, delicatessens, dinners, food services, etc.) engaged in the business of selling food and beverages generally prepared on-site for on-premise consumption. Restaurants generally have the following characteristics: all food and beverages are served to the customer at a fixed location (e.g., booth, counter, or table); the food and beverages are ordered from individual menus; and the food and beverages are paid for by the customer after service and consumption. These restaurants may also provide food and beverages on a take-out basis, where the take-out is clearly secondary to the on-premise service.

Retail stores. See “Retail stores, general merchandise.”

Retail stores, general merchandise. Retail establishments selling many lines of merchandise, including food products. Illustrative examples include:

Artists' supplies (includes picture framing services and supplies)	Jewelry stores
Bicycles	Leather goods and luggage stores
Books (except adult book stores)	Meat markets
Cameras and photographic supplies	Millinery stores
Clothing and accessories	Musical instruments, parts and accessories
Coffee service	Neighborhood Food Markets
Confectionary stores	Newsstands/news racks
Dairy products	Notion stores
Department stores	Pet stores
Drug stores	Pottery sales
Dry goods	Religious goods
Electric supply houses.	Shoe stores
Feed and fuel stores	Soft drink fountains
Fish markets	Specialty shops
Florists and houseplant stores (indoor sales only outdoor sales are "Plant Nurseries")	Sporting goods stores
Fruit and vegetable stores	Stamp and coin brokers
Garden supply stores	Stationery stores
Gifts, novelties and souvenirs	Swimming pool supplies and sales (includes hot tubs, spas, whirlpool baths, and accessory items)
Glass and chinaware stores	Tobacco shops
Handcrafted items (stores may include crafting operations subordinate to sales)	Toys and games
Hardware stores	Tropical (and other) fish raising and sales
Health food stores	Variety stores

Rezoning. See “Zone Map amendment,” Chapter 872.6 (Amendments [General Plan, Zone Map, and Zoning Ordinance]).

Road. See “Street.”

Roadside agricultural stands. A permanent commercial establishment used for the sale of agricultural products, including limited sale of beer and wine for off-site consumption.

Roadside agricultural stands, temporary. A temporary commercial facility used for the sale of agricultural products produced on the premises and subject to the standards specified in Section 834.4.370 (Temporary Agricultural Produce Stands).

Room. An un-subdivided portion of the interior of a dwelling unit, excluding bathroom, kitchen, closets, hallways and service porches.

Rooming houses. See “Boarding or rooming houses.”

Rural Commercial Centers. Commercial establishments intended to provide rural residential communities with necessary food and services within clearly defined commercial areas, which may consist of a single or multiple uses. Allowable uses may also include medical offices and variety stores.

S

Sale of food products. Commercial establishments selling food products produced off the premises; provided, that the sale of the products is incidental and secondary to the sale of agricultural products produced upon the premises.

Satellite dish antenna. An antenna for the reception of data, television, and other telecommunications broadcast from orbiting satellites which is greater than one meter (39.37 inches) in diameter and subject to the standards specified in Section 834.4.420 (Wireless Telecommunication Facility Standards).

Schools. Public and private elementary, middle, junior high, and high schools serving kindergarten through 12th grade students, offering general academic instruction equivalent to the standards prescribed by the State Board of Education, and including denominational and sectarian, boarding schools, and military academies. Also includes community colleges, public or private colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.

Schools, automobile driver’s training. A facility providing driver education, which includes, but is not limited to, classroom and on-road instruction to meet the requirements for obtaining a Class “C” driving license. Remedial driver education classes for traffic violators shall be included in this definition. See “Schools specialized education and training.”

Schools, motorcycle safety and training. Schools providing supervised riding and track activities associated with POST (Police Officers Standardized Training) curriculum or curriculum utilizing similar

criteria as approved by the Director.

Schools, private. See “Schools.”

Schools, public. See “Schools.”

Schools, specialized education and training. Business, secretarial schools, and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree granting schools offering subjects including: art, ballet and other dance, drama, driver education, language, and music. Also includes seminaries and other facilities exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail. Facilities, institutions, and conference centers are included that offer specialized programs in personal growth and development (e.g., arts, communications, fitness, environmental awareness, and management).

Schools, trade. See “Schools, specialized education and training.”

Schools, truck driver’s training. A facility providing driver education, including, but not limited to, classroom and on-road instruction to meet the requirements for obtaining a Class “A” or “B” driving license.

Second dwelling unit. A separate dwelling that generally exceeds the maximum size limitations of an ADU or JADU but will not exceed 1,500 to 2,000 square feet depending on location and circumstance located on the same parcel as the primary dwelling unit and subject to the requirements of Section 834.4.030 (Additional On-Site Dwellings).

Secondhand stores. Retail establishments that sell used merchandise.

Senior citizen development. A residential development for persons 55 years of age or older. For the purpose of the density bonus (Chapter 824.3 [Affordable Housing Incentives – Density Bonus]), the development shall have at least 35 dwelling units and comply with the requirements specified in Civil Code Section 51.3.

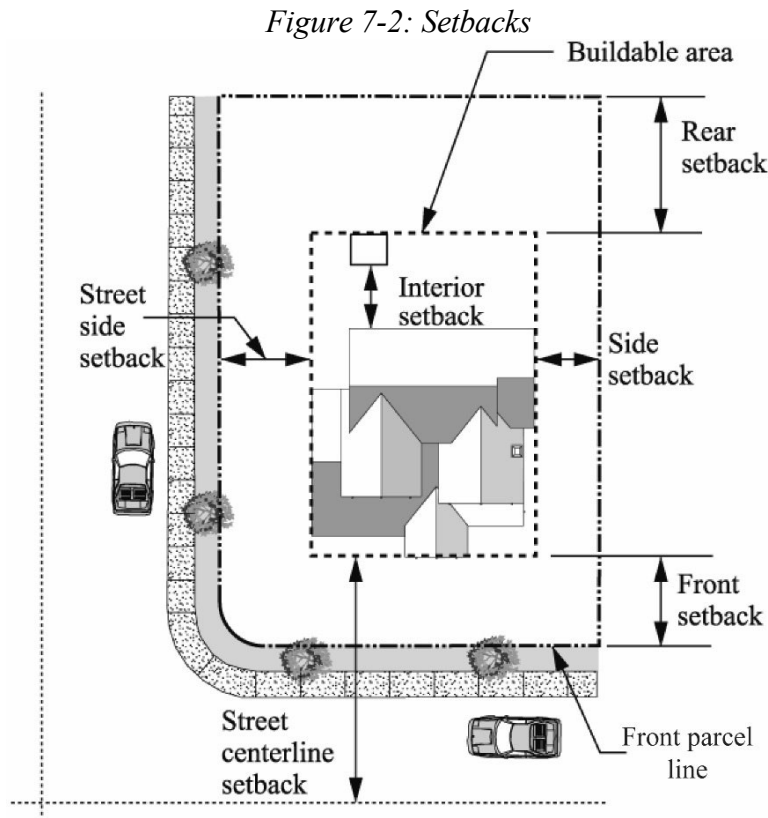
Separate ownership. Ownership of a parcel of land by a person who does not own any of the land abutting the parcel.

Sensitive receptor. Any residence including private homes, condominiums, apartments, and living quarters schools, preschools, daycare centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, parks (excluding trails), prisons, and dormitories, or a disadvantaged community or disadvantaged unincorporated community as identified in the General Plan.

Servant quarters. Complete living quarters either attached or detached from that of the main dwelling including kitchen facilities but not rented or used for permanent or temporary living quarters by members of the family (See “Family”). See “Caretaker/housing.”

Service stations. See “Motor vehicle service stations.”

Setback. The distance by which a structure, parking area, or other development feature must be separated from a parcel line, other structure or development feature, or street centerline. See Section 822.3.100 (Setback Regulations and Exceptions). See Figure 7-2 (Setbacks).



Setback line, front yard. The line which defines the depth of the required front yard setback. The setback line shall be parallel with the right-of-way line or highway setback line when one has been established.

Setback line, highway. See “Highway setback line.”

Setback line, rear yard or side yard. The line which defines the width or depth of the required rear or side yard setback. The setback line shall be parallel with the property line, removed by the perpendicular distance specified for the yard setback in the subject zone.

Shoe repair shops. See “Personal services.”

Sign. See Chapter 830.3 (Signs).

Sign making shops. See “Business support services.”

Single-family dwellings. A freestanding residential structure designed for and/or occupied exclusively as one living unit that includes one kitchen and permanent provisions for living, sleeping, eating, sanitation, and parking. Also, includes factory-built, modular housing units constructed in compliance with the Uniform Building Code (UBC) and mobile homes/manufactured housing.

Single room occupancy. A facility providing six or more dwelling units where each unit has a minimum floor area of one hundred fifty (150) square feet and a maximum floor area of four hundred (400) square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer. These SRO regulations are considered to be in addition to the regulations of the underlying zoning districts where SRO development is permitted. SROs must meet the current local standards for building safety. The Special Standards of Section 834.4.330 shall also apply.

Site plan. A plan, prepared to scale, showing accurately and with complete dimensioning, all of the uses, structures, and other improvements proposed for a specific parcel of land.

Site plan review. The review by the Director of a site plan and other studies to assist the Director to determine the manner in which the applicant intends to make use of the subject property. See Chapter 854.5 (Site Plan Review).

Skilled recreational facilities, private or public. Private or public archery range, rifle and pistol practice range, skeet field, or other similar skilled recreational facility.

Slope. A natural or artificial incline, as a hillside or terrace. Slope is usually expressed as a ratio (e.g., a horizontal distance of 100 feet with a rise of 50 feet would be expressed as a 2:1 slope). (See "Grade", "Top of slope", and Toe of slope".)

Soft drink fountains. See "Retail store, general merchandise."

Solar energy systems, private. Any solar collector solar device, or structural design feature of a structure whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling; for domestic, recreational, therapeutic, or service water heating; for the generation of electricity; for the production of process heat; and for the production of mechanical work. Solar energy systems include passive thermal systems, semi passive thermal systems, active thermal systems and photovoltaic systems. This category does not include parabolic mirror and devices of a similar nature.

Solid waste. See Title 8, Chapter 8, Section 8.20.010.M., and include recyclable materials (Section 834.4.300 Recycling Facility Standards).

Solid waste container. Any container holding or capable of holding solid waste or bulk refuse, including but not limited to 20-to-40-gallon cans, bags, bins, crates, boxes of any size, or dumpsters of any size.

Solid waste disposal facilities. Any location or facility used for the disposal of solid, semisolid, and liquid wastes including, but not limited to, ashes, demolition and construction wastes, discarded home and industrial appliances, garbage, industrial wastes, manure, paper, refuse, rubbish, trash, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes, and including solid waste processing facilities as a secondary activity in conjunction with a disposal operation.

Solid waste processing facilities. Any facility designed to recover reusable resources from solid waste. These facilities may include, but are not limited to, compactors, material separators, scales, shredders, and energy recovery systems.

Solid waste transfer stations. A facility for receiving and temporarily holding solid wastes for transfer to a solid waste disposal or solid waste processing facility. A solid waste transfer facility may include compactors, scales, wash racks, facilities for the transfer of solid wastes from smaller to larger containers or vehicles for transport, and facilities for incidental separation of recoverable resources.

Sororities. See “Fraternities and sororities.”

Sphere of Influence. A plan, adopted by a Local Area Formation Commission (LAFCo), for the probable physical boundaries and service areas of a city or district.

Special Event Facility. A facility for hosting special events/gatherings which may or may not include structural improvements. Special event facilities are subject to an Unclassified Conditional Use Permit per Section 842.5.020.B. The facility owner may or may not charge a fee for the use of the facility such as for a fundraiser for a charitable non-profit organization. Facilities may operate entirely within a structure, or in combination with outside activities.

Sporting goods stores. See “Retail store, general merchandise.”

Sports arenas. Indoor and outdoor facilities for spectator-oriented sports, and other public assembly facilities for concerts, events, and outdoor theater, which include: amphitheaters; arenas; drag strips; fairgrounds; field houses; motorcycle racing facilities; race tracks; stadiums and coliseums; and facilities for other sports that are considered commercial, including rodeos.

Stables, commercial. Commercial establishments for donkeys, horses, and/or mules, which are rented, used, or boarded for compensation, examples of which include boarding stables, riding schools and academies, horse ranches, horse exhibition facilities (for shows or other competitive events), and barns, corrals, paddocks, and stables accessory and incidental to these uses.

Stables, private. A detached accessory structure(s) for the keeping of horses and/or ponies for the private use of the occupants of the premises, not for hire, remuneration, or sale, and subject to the standards specified in Section 834.4.050 (Animal Keeping Standards).

Stables, public. A stable other than a private stable. See “Stables, private.”

Stadia. Facilities for various indoor or outdoor participation or spectator sports and different types of entertainment and recreation including concerts and other live performance where a fee is charged.

Stands, temporary. The same as “Structures, temporary.” See “Temporary uses.”

Stock yards and feed lots. Commercial establishments where cattle or other animals are held or maintained for the purposes of feeding and/or marketing, including feed and sales lots/yards when not operated as a secondary occupation in connection with, or as part of, a bonafide agricultural operation.

Stone and cut stone products. Manufacturing establishments primarily engaged in cutting, shaping, and finishing granite, marble, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones.

Storage, indoor. The storage of various materials entirely within an enclosed structure, as the primary use of the structure. The storage of materials, supplies, and products clearly secondary and incidental to a primary use is not considered a land use separate from the primary or main use.

Storage, outdoor. The storage of various materials outside of a structure, other than permanently installed fencing, either as an accessory or primary use, including cotton compresses, feed and fuel yards, petroleum bulk plants, transit storage, and contractor's storage yards.

Storage, personal/RV. Facilities that permit self-service on-site personal storage, mini-storage, and recreational vehicle storage. The facility may include a caretaker's residence. See "Mini-storage facilities."

Storage, self-service, personal storage facilities. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand. Also, known as "Mini-storage."

Storage yards. See "Storage, outdoor."

Story. A space in a structure between the surface of any floor and the surface of the floor next above, or if there is no floor above, then the space between the floor and the ceiling or roof above.

Story, first. The lowest story in a structure which qualifies as a story, as defined here. The floor level in a structure having only one floor level shall be classified as a first story, provided the floor level has more than half its height above the average adjoining finished grade. See "Basement."

Story, one-half. See "Half story."

Street. A public thoroughfare or right-of-way dedicated, deeded or condemned, other than an alley, to afford as the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except as excluded in this Zoning Ordinance.

Street, local. Any street dedicated to serving as the principal means of access to property, which street is now shown as a Major or Secondary Highway or Major Traffic Street on the General Plan.

Street, side. A street bounding a corner or reversed corner parcel and which extends in the same general direction as the line determining the depth of the parcel.

Street center line. The center line of a street right-of-way as established by official surveys.

Street line. The boundary line located between the street right-of-way and abutting property.

Structural alteration. A change in the supporting members of a structure (e.g., a bearing wall, column, beam or girder, floor or ceiling joist, roof rafters, roof diaphragms, foundations, piles, or retaining walls) or similar components.

Structural clay and pottery products manufacturing. Manufacturing establishments primarily producing brick and structural clay products, including china plumbing fixtures, vitreous china articles, fine earthenware, porcelain electrical supplies and parts, and pipe. Artist/craftsman uses are included in “Handcraft industries, small scale manufacturing” or “Home occupations.”

Structure. Anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on the ground or is attached to something having a location on the ground, including swimming and wading pools and covered patios, excepting outdoor areas (e.g., paved areas, walks, tennis courts), and similar recreation areas.

Structures, advertising. See Chapter 830.3 (Signs).

Structure, area of. The sum in total square feet of the ground areas occupied by all structures on a parcel.

Structure, height of. The vertical distance measured from the adjoining curb level to the highest point of the structure, exclusive of chimneys and ventilators; provided, however, that where structure(s) is set back from the street line, the height shall be measured from the average elevation of the finished grade at the front of the structure(s).

Structure, primary. A structure within which is conducted the principal use allowed on the parcel, as specified by this Zoning Ordinance.

Structure setback line. A line at the minimum distance as specified by this Zoning Ordinance between any property line for easement for road purposes, public or private, recorded on a parcel or subdivision map, and the closest point of the foundation of any related structure.

Structure, site. The ground area of a structure together with all the open space required by this Zoning Ordinance.

Structures, temporary. A structure which is readily movable and used or intended to be used for a period not to exceed 210 consecutive days.

Studios, art, dance, music, and photography. Small scale facilities with one classroom/ instruction space, typically accommodating one group of up to 10 students at a time, in no more than one instructional space. 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 gymnastics studios with no other fitness facilities or equipment; yoga; and Pilates. Larger facilities (e.g., multi-classrooms) are included under the definition of “Schools - specialized education and training.”

Superdrug stores. Retail establishments engaged in the sale of prescription drugs, patent medicines, and surgical supplies. These stores may also include the sale of books, hardware, household appliances, magazines, newspapers, tobacco products, other sundry goods, or other general merchandise (e.g., drinks

or food). Superdrug stores are not limited to the number of registered pharmacists but have a minimum gross floor area of 10,000 square feet.

Supermarkets. Retail establishments, including groceries and grocery stores, having 15,000 or more square feet of floor area, devoted principally to the sale of beverages, food, and household products.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population as defined in Government Code Sections 65650 and 65651 and that is linked to on- site or off-site services that assist the supportive housing resident in retaining the housing, improving his/her health status, and maximizing his/her ability to live, and when possible, work in the community. Supportive housing units are residential uses subject to those requirements and restrictions that apply to other residential uses of the same type in the same zone and must meet the underlying zoning district's development standards, including density. For Supportive Housing in Agricultural or Single-Family Zone Districts, the use must function as a single-family living unit. For those districts in which residential uses are permitted only with approval of a discretionary land use permit, such a permit must be obtained to permit the establishment of supportive housing. Excludes Drug and Alcohol Treatment Facilities as defined in Section 11834.23 of the Health and Safety Code. See "Drug and Alcohol Treatment Facilities."

Surface mining operations. Commercial facilities supporting the process of mining minerals on lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incidental to an underground mine in compliance with Section 834.4.220 (Development of Material Extraction Sites). Surface mining operations include, but are not limited to, in place distillation, leaching, or retorting, the production and disposal of mining waste, prospecting and exploratory activities, borrow pitting, streambed skimming, and segregation and stockpiling of mined materials and recovery of same. A surface mining operation may include the use of equipment, facilities, and structures necessary or convenient for the extraction, processing, storage, and transport of mined materials.

Swimming pool supplies and sales. See "Retail store, general merchandise."

Swimming pools. A permanent indoor or outdoor structure(s) where a Building Permit is required, providing amusement/entertainment/recreational services related to use of a swimming pool(s) and related amenities (e.g., bathrooms, dressing rooms, lockers, showers, wading pools, etc.). A fee or admission may be charged.

Swimming schools. A school for the teaching of swimming as a one-on-one or group program, operated in conjunction with a single-family residence, and limited to a maximum of 15 students at any one time.

Swimming schools, large. A school for the teaching of swimming as a one-on-one or group program, operated in conjunction with a single-family residence, for five or more children per day, up to a maximum of 10 children per day, when authorized in compliance with Section 834.4.360.

Swimming schools, small. A school for the teaching of swimming as a one-on-one or group program, operated in conjunction with a single-family residence, and limited to a maximum of four children per day, when authorized in compliance with Section 834.4.360.

T

Taxidermists. Commercial establishments specializing in the preparation, stuffing, and mounting the skins of animals, especially vertebrates.

Telephone booths, permanent or temporary. See “Public utility facilities”.

Temporary uses. A temporary (short-term) land use activity is a land use that is interim, non-permanent, and/or seasonal in nature, not conducted for more than 12 months in duration, or a lesser time period approved by the review authority (Chapter 858.5 - Temporary Use Permits).

Tent camper or tent trailer. See “Camping trailer.”

Textile products manufacturing. Industries engaged in the transformation of basic fibers (natural or synthetic) into a product, including yarn or fabric, that can be further manufactured into usable items (“Fabric product manufacturing”), and industries that transform hides into leather by tanning or curing. Illustrative examples include:

- coating, waterproofing, or otherwise treating fabric
- dressed and dyed furs
- dyeing and finishing fiber, yarn, fabric, and knit apparel
- leather-tanned, curried, and finished
- manufacture of knit apparel and other finished products from yarn
- manufacture of felt goods, lace goods, non-woven fabrics, and miscellaneous textiles
- manufacturing of woven fabric, carpets, and rugs from yarn
- preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage
- scouring and combing plants
- upholstery manufacturing
- yarn and thread mills

Theaters. Indoor facilities for public assembly and group entertainment, other than sporting events, including civic theaters and facilities for “live” theater and concerts.

Theaters, drive-in. See “Outdoor recreation, commercial.”

Theaters, motion picture. Indoor facilities for public assembly and group entertainment, other than sporting events, including the display of motion pictures.

Timber. Trees of any species maintained for eventual harvest for forest products purposes, whether planted or of natural growth, standing or down, on privately or publicly owned land, and includes Christmas trees, but does not include nursery stock.

Timber harvesting and related timber product processing facilities. Commercial growing and harvesting of timber and processing plants for the timber products, including but not limited to lumber and plywood mills, planing mills, and sawmills; provided the plants are secondary or incidental to a timber growing and harvesting operation on the same parcel.

Timberland. Privately owned land, or land acquired for State forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

Tire recapping, retreading, and rebuilding. See “Plastics and rubber products manufacturing.”

Tobacco shops. See “Retail store, general merchandise.”

Toe of slope. The point or line of initial break where the terrain changes to an upward direction.

Top of slope. The point or line of initial break where the terrain changes to a downward direction.

Tourist courts. See “Hotels/motels.”

Toy stores. See “Retail store, general merchandise.”

Trading areas. The area served by an existing commercial development or to be served by the proposed commercial development and from which the development draws its support.

Trailer. A vehicle without motive power, designed and constructed to travel on the public thoroughfares in compliance with the provisions of the State Vehicle Code and to be used for human habitation or for carrying property. Trailer shall include semi-trailer, “Mobilehome,” “Travel trailer,” “Camping trailer,” “Trailer, commercial,” and “Trailer, utility.”

Trailer, commercial. A “Trailer” designed for and intended to be used for industrial, professional, or commercial purposes (i.e., nonresidential occupancy).

Trailer courts or trailer parks. See “Mobile home parks.”

Trailer, utility. A “Trailer” for carrying property.

Transient occupant. A person who is receiving accommodations for a price, with or without meals, for a period of not more than 180 continuous days in any one year.

Transit stations and terminals. Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing “minor” maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, and railway facilities.

Transitional housing. Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assistive unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance. Transitional housing units are residential uses subject to those requirements and restrictions that apply to other residential uses of the same type in the same zone. For Transition Housing in Agricultural or Single-Family Zone Districts, the use must function as a single family living unit. For those districts in which residential uses are permitted only with approval of a discretionary land use permit, such approval must be obtained to permit the establishment of transitional housing. Excludes Drug and Alcohol Treatment Facilities as defined in Section 11834.23

of the Health and Safety Code. See “Drug and Alcohol Treatment Facilities.”

Transportation product assembly. Establishments primarily engaged in manufacturing or assembling complete equipment for transporting people and goods. Includes: passenger automobiles, trucks, commercial cars and busses, and special-purpose motor vehicles; chassis or passenger car bodies; boat building and repairing; aircraft manufacturing; bicycles, motorcycles, and parts.

Travel trailer parks. See “Recreational vehicle parks.”

Tropical fish raising and sales. See “Retail store, general merchandise.”

Truck camper. A “Recreational Vehicle” in which the habitable portion is attached to and rests upon but is not integrally a part of the means of locomotion/power.

Truck parking. Service establishments engaged in the business of short-term (less than 24 hours) storage of currently licensed and operative heavy-duty (generally weighing more than 2½ tons) buses, recreational vehicles, trucks, and other motor vehicles for clients. Includes day use public and commercial garages, parking lots, and parking structures, except when accessory to a principal use. Excludes sites where vehicles are stored for rental or leasing.

Truck repairing and overhauling. See “Motor vehicle repair and major maintenance.”

Truck stops. Retail establishments that provide convenience services primarily for the trucking community. These services include but are not limited to beverages, food, fuel, and retail services. See “Motor vehicle service stations, heavy trucks.”

Truck service stations. Retail establishments that provide especially for the servicing of trucks, with incidental operations similar to those allowed for “Motor vehicle service stations.” See “Motor vehicle service stations, heavy trucks” and “Truck stops.”

Truck and trailer sales lots. An open area where trucks and/or trailers are offered for sale, lease, and/or rent and where no repairs, rebuilding, repainting, or remodeling are done. See “Motor vehicle rentals” and “Motor vehicle sales.”

U

Urban area. Any land which is included in the “R-1-A,” “R-1-AH,” “R-1-B,” “R-1-C,” “R-1,” “R-2,” “R-2-A,” “R-3,” “R-3-A,” “R-4,” “T-P,” “C-P,” “C-1,” “C-2,” “C-3,” “C-4,” “C-6,” “C-R,” “C-M,” “M-1,” “M-2,” “M-3,” and “P” zones.

Urban parcel. Any parcel which lies, in whole or in part, within the boundaries of an urban area, as defined above.

Used materials storage yards. Any parcel or a portion of any parcel used for the storage of used materials. This shall not include “Junk yards” or “Vehicle wrecking yards.”

Utility easement. See “Easement.”

V

Value-added agricultural uses. Uses or facilities that increase the value of agricultural products over the value of raw products (e.g., canning, compounding, curing, drying, freezing, packing and packaging, processing, or treatment of agricultural produce) for the ultimate sale to the consumer in conjunction with, or as part of, a bona fide agricultural operation. Value added agricultural uses may include, but are not limited to agricultural product cold storage facilities, candy manufacturing plants, canneries, Christmas tree lots, fruit dehydrators, fruit pie bakeries, fruit stands, ice cream or cheese production facilities, packing sheds, pumpkin patches, salsa or soup manufacturing plants, or wineries, and may include harvesting, packaging, shipping, and selling of agricultural products produced upon the premises. Specific value-added activities may be subject to Section 834.4.390 based on activity scope, size or the origin of raw product.

Variety and notion shops. See “Retail store, general merchandise.”

Vehicle court. See “Hotels/motels.”

Vehicle and freight terminals. Transportation establishments furnishing services incidental to transportation including: freight forwarding services; freight terminal facilities; joint terminal and service facilities; crating, inspection, packing, and weighing services; postal service bulk mailing distribution centers; transportation arrangement services; and trucking facilities, including transfer and storage. Includes air, motor, and rail freight transportation.

Vending machines. Reach-in/walk-in automated mechanical devices containing/dispensing a range of products for purchase, including beverage, ice, and food products.

Veterinary clinics and animal hospitals. Commercial office and medical treatment facilities used by veterinarians where animals receive medical and surgical treatment, including large and small animal veterinary clinics, and animal hospitals. Grooming and temporary (short-time) boarding of animals or pets for up to 30 days is included, if incidental to the hospital use. See “Animal keeping,” “Kennels, commercial,” and Kennels, private.”

Video stores. See “Retail stores, general merchandise.”

Visual obstruction. Any fence, hedge, tree, shrub, wall or structure exceeding three feet in height, measured from the crown of intersecting or intercepting streets, alleys or driveways, which limit the visibility of persons in motor vehicles on the streets, alleys or driveways. This does not include trees kept trimmed of branches below a minimum height of seven feet.

W

Wading pools. See "Swimming pools."

Wall. Any structure or device forming a physical barrier, which is so constructed that 50 percent or more of the vertical surface is closed and prevents the passage of light, air and vision through the surface in a horizontal plane.

Warehousing (secondary and incidental). Facilities for the “short-term” storage of materials, supplies, and products consumed or stored on the premises, only when clearly secondary and incidental to the main use. Does not include: mini-storage, storage, or warehouse facilities offered for rent or lease to the general public; or warehouse facilities where the primary purpose of storage is for wholesaling and distribution (See “Wholesaling and distribution”). Additionally, does not include terminal facilities for handling freight.

Water supply, community. A water supply provided by a publicly-owned corporation or a private organization which has a permit to serve two or more dwelling units on abutting properties.

Water supply, private. A water supply provided by a source other than a community water supply, as defined above.

Water well drilling/pump instillations. A facility at which the drilling, pumping, and processing of natural water from a well for commercial or private purposes, including bottling, shipping, storage, and/or trucking occurs. This use includes any drilled, excavated, jetted, or otherwise constructed excavation which is used or intended to be used to extract water from or inject water into the underground for any purpose or to observe or test underground waters, but does not include:

1. Saltwater wells;
2. Wells under the jurisdiction of the State of California, Division of Oil and Gas, except those wells converted to use as water wells; or
3. Wells used for the purpose of dewatering during construction, or stabilizing hillsides, or earth embankments.

Weanable age. For dogs and cats, this age shall be four months; for equines, this age shall be one year; for swine, this age shall be eight weeks; and for all other animals, the weanable ages for offspring shall be those ages determined by the Director, in consultation with appropriate experts.

Weeds. All plants growing upon streets, sidewalks, or private property and includes any of the following:

1. Weeds which bear seeds of a downy or wingy nature.
2. Sagebrush, chaparral, and any other brush or weeds which grow to become, when dry, a fire menace to adjacent improved property.
3. Weeds that are otherwise noxious or dangerous.
4. Poison oak and poison ivy when the conditions of growth constitute a menace to the public health.

5. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard in an urbanized portion of an unincorporated area which has been zoned for single- or multi-family residential purposes.

Any of the foregoing weeds may be declared a public nuisance and may be abated.

Welding. See “Metal products fabrication.”

Welding and blacksmith, as part of farm equipment sales and service. Commercial establishments that include accessory facilities that provide welding and blacksmith service, as part of the primary use of farm equipment and machinery maintenance, rental, sales, and storage facilities.

Wholesaling and distribution. Establishments engaged in selling merchandise to retailers; to commercial, farm, industrial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to persons or companies. Does include: 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 air conditioning, electrical, heating, and plumbing supplies and equipment.

Wireless telecommunication facilities. Equipment or facilities other than customer premises equipment or facilities used by a carrier to provide telecommunications services and includes software integral to the equipment (including upgrades), antennas, communication towers, and the necessary appurtenances. Land uses that send and/or receive radio frequency signals, including antennas, microwave dishes, horns, or relay structures, structures or towers to support receiving and/or transmitting devices, accessory development and structures, and the land on which they all are situated are included in these terms. This includes the current technologies of Cellular Communications and Personal Communications Services (PCS) and Smart Radio (SMR). These terms exclude non-commercial antennas, radio and television signals, and non-commercial satellite dishes.

Wineries and distilleries. The following terms are defined for the purposes of this use.

1. **Public.** Customers/patrons of the business operating on a particular site (excludes family and/or friends of the owner/operator).
2. **Tasting Day.** Days that the winery is open during regular advertised hours to allow public tastings.
3. **Tasting Events.** Special scheduled events to attract customers for wine tasting. These events are limited to the purpose of wine tasting only. Excludes Winery Special Events defined below.
4. **Tasting rooms.** A room(s) open to the general public, primarily used for the retail marketing of winery products. Merchandise offered for sale within the tasting room may also include souvenirs and clothing bearing the logo of the winery, as well as wine related items and other products that reflect or enhance the character or theme of the winery. A room(s) where wine tasting occurs, where wine tasting is part of the normal business practice in the wholesale marketing of winery products and “not open to the public” is not considered a tasting room.

- 5. Wineries and distilleries.** A bonded agricultural processing facility primarily used for the commercial processing of grapes or other fruit products to produce wine or similar spirits or the re-fermenting of still wine into sparkling wine. Related activities may include, but are not limited to, administrative office functions, barrel aging, blending, bottling, crushing, disposal of wastewater and pumice, fermenting, retail sales, storage, tasting facilities, warehousing operations, wholesale sales, and related promotional events. The retail sales and tasting of wine and retail sales of related promotional items may be allowed as part of the winery operation.
- a. Wineries and distilleries, large.** Commercial winery and/or distillery establishments which produce more than 100,000 gallons of wine per year.
 - b. Wineries and distilleries, small.** Commercial winery and/or distillery establishments which produce no more than 100,000 gallons of wine per year. This use shall be subject to the standards specified in Section 834.4.410 (Winery [Small] Standards)
 - c. Wineries (wholesale limited, micro and minor).** Limited production wineries. These uses shall be subject to the standards specified in Section 834.4.415 (Winery [wholesale limited, micro and minor] Standards)

X

No terms.

Y

Yard. Any open space on the same parcel with a structure(s) or a dwelling group which open space is unoccupied and unobstructed from the ground upward to the sky, except for the projections or accessory structures allowed by this Zoning Ordinance.

Yard, front. A space between the front yard setback line and the front parcel line or highway setback line, and extending the full width of the parcel.

Yard, rear. A space between the rear yard setback line and the rear parcel line, and extending the full width of the parcel.

Yard, side. A space extending from the front yard, or from the front parcel line where no front yard is required by this Zoning Ordinance, to the rear yard, or rear parcel line, between a side parcel line and the side yard setback line.

Z

Zone. A zone district established by this Zoning Ordinance.

Zone Map amendment. The legislative act of removing one or more parcels of land from one zone district and placing them in another zone district on the Official Zone Map of the County.

Zoning district. See "Zone."

Zoning text amendment. A change in the wording, context, or substance of this Zoning Ordinance.