

# Chapter 11: Administration

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## Sections:

x.11.010	Purpose
x.11.020	Procedures
x.11.030	Adjustments to Standards

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### x.11.010 Purpose

This [Chapter](#) is intended to establish procedures for applications eligible for streamlined review consistent with State law (i.e., [Senate Bill 35](#)) and for reviewing applications under the [Housing Accountability Act](#). The [Jurisdiction](#) is responding to State mandates and including application procedures in the FBC that are compliant with State law but reflect the unique conditions and procedures within the [Jurisdiction](#). The intent of [Senate Bill 35](#) and the [Housing Accountability Act](#) is to facilitate and expedite the construction of housing through the application of objective standards and, with [Senate Bill 35](#), ministerial and streamlined approval procedures. These procedures shall be used in conjunction with the objective standards contained in this FBC as applicable.

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### x.11.020 Procedures

1. **Procedures for Applications Filed Under [Senate Bill 35](#)**
  - A. **Applicability**
    - (1) This [Section](#) applies to housing development projects applying for approval under [Government Code §65913.4](#) and replaces the [Jurisdiction's](#) procedures for reviewing discretionary applications.
    - (2) This [Section](#) shall remain in effect for the same period as [Senate Bill 35](#) provisions contained in [Government Code §65913.4](#). Unless [Senate Bill 35](#) provisions are extended by the [State Legislature](#), this [Section](#) shall remain in effect only until January 1, 2026, and as of that date is repealed.
    - (3) The [California Environmental Quality Act \(CEQA\)](#) does not apply to projects eligible under [Senate Bill 35](#).
    - (4) The [Department of Housing and Community Development](#) is charged with developing guidelines for implementing [Senate Bill 35](#). These procedures may change if required by changes in those guidelines or in [Government Code §65913.4](#).

- B. **Definitions.** Terms defined in [Government Code §65913.4](#) shall apply to this [Section](#) and shall control in the event of a conflict between definitions in this [FBC](#) and definitions in [Government Code §65913.4](#).
- C. **Application Filing**
- (1) **Preliminary Application Filing.** An applicant shall file a notice of intent to submit a [Senate Bill 35](#) application in the form of a preliminary application consistent with [Government Code §65941.1](#).
- (a) **Form.** A preliminary application shall be filed on a form provided by the [Jurisdiction](#) with the required fee. If the [Jurisdiction](#) has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the [California Department of Housing and Community Development](#).
- (b) **Timeline.** Within 180 calendar days after submitting a preliminary application, an applicant shall submit a [full Senate Bill 35](#) application, provided scoping consultation has concluded consistent with [Subsection \(c\)](#), below.
- (c) **Scoping Consultation**
- i. Upon receipt of the preliminary application, the [Jurisdiction](#) shall contact the [Native American Heritage Commission](#) for assistance in identifying any California Native American tribe that should be noticed. The [Jurisdiction](#) shall provide a formal notice of the applicant's intent to submit a [full](#) application to each required California Native American tribe within 30 days of preliminary application submittal. The formal notice shall be consistent with [Government Code §65913.4\(b\)](#).
- ii. If, within 30 days of receipt of the formal notice, any California Native American tribe that was formally noticed accepts the invitation to engage in scoping consultation, the [Jurisdiction](#) shall commence scoping consultation within 30 days of receiving that response.
- iii. Scoping consultation shall be conducted consistent with [Government Code §65913.4\(b\)](#). If, after scoping consultation is concluded, a development is not eligible for [Senate Bill 35](#) streamlining, the [Jurisdiction](#) shall provide written documentation as required by [Government Code §65913.4\(b\)](#) to the applicant and any California Native American tribe that is a party to that scoping consultation.
- (2) **Full Application.** If the development remains eligible to apply under [Senate Bill 35](#) after scoping consultation consistent with [Government Code §65913.4\(b\)](#) has concluded, an applicant may file a [full Senate Bill 35](#) application on a form provided by the [Jurisdiction](#) with the required fee.
- D. **Completeness Review.** The [Jurisdiction](#) shall review an application for compliance consistent with [Subsection 1.E](#); there shall be no separate or additional timeframe for completeness review. Only the items necessary to determine compliance with the provisions contained in [Government Code §65913.4\(a\)](#) shall be required.

## E. Compliance Review

- (1) **Scope of Review.** The [Review Authority's](#) scope of review is limited to all of the provisions contained in [Government Code §65913.4\(a\)](#) and the objective standards in effect at the time of preliminary application submittal.
- (2) **Review Timeframes and [Review Authority](#)**
  - (a) **Consistency Review.** The [Director](#) shall determine if the application complies with all of the provisions contained in [Government Code §65913.4\(a\)](#) and applicable objective standards within the following timeframes:
    - i. Within 60 calendar days of application submittal for applications that include 150 or fewer housing units.
    - ii. Within 90 calendar days of application submittal for applications that include 151 or more housing units.
  - (b) **Design Review or Public Oversight.** Any design review or public oversight (i.e., [Public Body](#) review) to determine if the application complies with all of the provisions contained in [Government Code §65913.4\(a\)](#) and applicable objective standards shall occur within the following timeframes:
    - i. Within 90 calendar days of application submittal for applications that include 150 or fewer housing units.
    - ii. Within 180 calendar days of application submittal for applications that include 151 or more housing units.
- (3) **Compliance Determination**
  - (a) **Compliant Application.** If the application complies with all of the provisions contained in [Government Code §65913.4\(a\)](#) and all applicable objective standards, the [Jurisdiction](#) shall complete any design review or public oversight and any subdivision approval within the timeframes listed in [Subsection 1.E](#). Only objective design and subdivision standards may be applied. See [Subsection 1.F](#).
  - (b) **Non-Compliant Application.** If the application does not comply with all of the provisions contained in [Government Code §65913.4\(a\)](#) and all applicable objective standards, the [Review Authority](#) shall make the following determination:
    - i. If the application does not comply with all of the provisions contained in [Government Code §65913.4\(a\)](#) and all applicable objective standards, the [Review Authority](#) shall provide the applicant with written documentation of which standards the development conflicts with and an explanation of the reasons the development conflicts with each standard.
    - ii. Resubmitted Application. If the project was found to be non-compliant, the applicant may resubmit the application for [Senate Bill 35](#) streamlining, and the [Jurisdiction](#) shall review it for compliance with all of the provisions contained in [Government Code §65913.4\(a\)](#) and all applicable objective standards subject to the same timelines in [Subsection \(2\)](#) above.
    - iii. Project Ineligible. If the project is ineligible for [Senate Bill 35](#) streamlined processing, the applicant may elect to submit an application for the applicable discretionary approval.

## F. Decision on Project

- (1) **Project Approval and Findings.** The [Review Authority](#) shall approve the application if the [Review Authority](#) finds that the proposed development is compliant with all of the provisions contained in [Government Code §65913.4\(a\)](#) and all applicable objective standards, including objective subdivision standards.
- (2) **Conditions of Approval.** The [Review Authority](#) may impose conditions of approval provided those conditions of approval are objective and broadly applicable to development within the [Jurisdiction](#).

## G. Post-decision Procedures

- (1) **Subsequent Permits.** Any necessary subsequent permits shall be issued on a ministerial basis subject to applicable objective standards. If a public improvement is necessary to implement a development subject to this [Section](#), and that public improvement is located on land owned by the [Jurisdiction](#), the [Review Authority](#) shall process any approvals needed as required by [Government Code §65913.4\(h\)\(3\)](#).
- (2) **Post-Approval Modifications**
  - (a) **Post-Approval Modification Request.** An applicant or the [Jurisdiction](#) may request a modification to an approved development if that request is made prior to the issuance of the final building permit.
  - (b) **Applicability of Objective Standards to Modifications.** The [Review Authority](#) shall only apply objective standards in effect when the original application was submitted, except that objective standards adopted after the date of original submittal may be applied in any of the following instances:
    - i. The total number of residential units or total square footage of construction changes by 15 percent or more; or
    - ii. The total number of residential units or total square footage of construction changes by five percent or more, and it is necessary to subject the development to an objective standard beyond those in effect when the application was submitted in order to mitigate or avoid a specific adverse impact upon public health or safety, for which there is no feasible alternative method to satisfactorily mitigate or avoid.
    - iii. Objective building standards contained in [Title 24](#) may be applied to all modifications.
  - (c) **Post-Approval Modification Review Timeframe and Decision.** The [Review Authority](#) shall determine if the modification is consistent with objective planning standards and issue a decision on the applicant's modification request within 60 days after submittal unless design review is required, in which case a decision shall be made within 90 days.
- (3) **Expiration.** An application approved consistent with this [Section](#) shall remain valid for three years; however, an application approval shall not expire if the development includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income consistent with [Government Code §65913.4\(f\)](#).
- (4) **Extension.** At the discretion of the [Review Authority](#), a one-year extension may be granted consistent with [Government Code §65913.4\(f\)\(3\)](#).

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2. **Procedures for applications filed consistent with the [Housing Accountability Act](#)**
  - A. **Applicability**
    - (1) This [Section](#) applies to housing development projects as defined by [Government Code §65589.5\(h\)\(2\)](#).
    - (2) This [Section](#) shall remain in effect for the same period as provisions contained in the [Government Code §65589.5 \(Housing Accountability Act\)](#). Any provisions that are not extended by the [State Legislature](#) shall be repealed as of the date those provisions in the [Housing Accountability Act](#) are deemed null and void.
  - B. **Definitions.** Terms defined in [Government Code §65589.5](#) shall apply to this [Section](#) and shall control in the event of a conflict between definitions in this FBC and definitions in [Government Code §65589.5](#).
  - C. **Application Filing**
    - (1) **Preliminary Application Filing (Optional).** An applicant may file a preliminary application consistent with [Government Code §65941.1](#).
      - (a) A preliminary application shall be filed on a form provided by the [Jurisdiction](#) with the required fee. If the [Jurisdiction](#) has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the [California Department of Housing and Community Development](#).
      - (b) Within 180 calendar days after submitting a preliminary application, an applicant shall submit a [full](#) application for the housing development.
    - (2) **Full Application.** An applicant may file a [full](#) application for a housing development without filing a preliminary application. The [full](#) application shall be filed on a form provided by the [Jurisdiction](#) with the required fee.
  - D. **Conflicting Procedures.** This [Section](#) provides additional procedures that shall be followed for applicable projects. If conflicts occur between the [Jurisdiction's](#) procedures and the procedures of this [Section](#), this [Section](#) shall control.

## E. Completeness Review

- (1) **Preliminary Application.** If a preliminary application is filed, the preliminary application shall be deemed complete when the preliminary application containing all of the information listed in the preliminary application form is submitted. If all listed information is not provided, the [Jurisdiction](#) shall request the missing information from the applicant.
- (2) **Full Application**
  - (a) Once a [full](#) application is submitted, the [Jurisdiction](#) shall inform the applicant in writing within 30 calendar days of submittal or resubmittal that the application is complete or incomplete and the additional information required consistent with [Government Code §65943](#). Only information requested in the [Jurisdiction's](#) application forms can be requested. If the [Jurisdiction](#) does not provide written notification within this timeframe, the application shall be deemed complete. The [Jurisdiction](#) shall review each resubmittal within the 30-day period and cannot request information that was not listed in the first incompleteness letter.
  - (b) If an applicant receives written notification that the application is incomplete, and a preliminary application was submitted for the housing development, the applicant shall submit the information needed to complete the application within 90 calendar days of receiving the written notification of incompleteness. If the applicant does not submit this information within this timeframe, the preliminary application shall expire and have no further force or effect.
  - (c) If a second determination of incompleteness is provided, the applicant shall be able to appeal the decision to the [Governing Body](#). The [Jurisdiction](#) shall make a decision on the appeal no later than 60 calendar days after receipt of the applicant's written appeal. The initial appeal may be to the [Planning Commission](#), but in that case the [Governing Body](#) shall still make a decision within 60 days. If the decision on the appeal is not made within this timeframe, the application shall be deemed complete.

### NOTES to Jurisdiction:

1. Jurisdictions may consider removing the completeness review text regarding preliminary application if desired.
2. Re Planning Commission: Shall be able to get to the Board of Supervisors or City/Town Council within 60 days, even if goes to PC first.
3. According to Legal Review, there is ambiguity regarding whether the 90-day timeframe is correct, and most agencies allow resubmittals within the 180-day period. Jurisdictions may decide whether to include 90-day or 180-day timeframe.

## F. Compliance Review

### (1) Scope of Review

- (a) **Housing Development with a Preliminary Application Submittal.** A housing development for which a preliminary application was submitted shall only be subject to the ordinances, policies, and standards adopted and in effect when the preliminary application is submitted, except in the following circumstances:
- i. A fee, charge, or other monetary exaction increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or monetary exaction.
  - ii. A preponderance of the evidence in the record establishes that subjecting the housing development to an ordinance, policy, or standard beyond those in effect when the preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.
  - iii. Subjecting the housing development to an ordinance, policy, standard, or any other measure, beyond those in effect when the preliminary application was submitted is necessary to avoid or substantially lessen an impact consistent with [CEQA](#).
  - iv. The housing development has not commenced construction within 2.5 years following the date of the housing development's final approval (as defined in [Government Code §65589.5\(o\)\(1\)\(D\)](#)).
  - v. The number of residential units or square footage of construction proposed changes by 20 percent or more, exclusive of any increase resulting from a density bonus, incentive, concession, waiver, or similar provision.
- (b) **Housing Development without a Preliminary Application Submittal.** A housing development shall be subject to objective standards in effect when the application was deemed complete.



(2) **Review Timeframes**

- (a) Applications for housing development containing 150 or fewer units shall be reviewed for compliance with applicable objective standards within 30 calendar days of being deemed complete.
- (b) Applications for housing development containing more than 150 units shall be reviewed for compliance with applicable objective standards within 60 calendar days of being deemed complete.

(3) **Review Authority.** The [Review Authority](#) shall be the [Review Authority](#) consistent with the [Jurisdiction's](#) procedures for the [full](#) application; however, if the [Director](#) is not the [Review Authority](#), the [Director](#) may serve as the [Review Authority](#), if necessary, to comply with Review Timelines described in [Subsection 2.F](#).

(4) **Compliance Determination**

- (a) The [Review Authority](#) shall identify the specific standard(s) that the project does not comply with and provide an explanation of the reason(s) why the housing development is considered to be inconsistent or non-compliant with identified provisions and shall provide the written determination to the applicant.
- (b) A housing development is considered in compliance with this FBC, and shall not require a [Zoning Map Amendment](#), if the housing development complies with objective [General Plan](#) standards but the zoning for the housing development site is inconsistent with the [General Plan](#).

(5) **Limited Hearings/Meetings.** If a housing development complies with applicable objective standards, the [Jurisdiction](#) shall not conduct more than five public hearings (including continuances), workshops, or similar meetings after the [full](#) application is complete in connection with the approval of the housing development consistent with [Government Code §65905.5](#). Meetings required by [CEQA](#) are exempt from the limit.

## G. Findings and Decision

### (1) Findings

- (a) If the proposed housing development complies with applicable objective [General Plan](#), zoning, and subdivision standards and criteria, including design review standards, the [Review Authority](#) may only deny the housing development or conditionally approve the housing development at a lower density if the [Review Authority](#) makes written findings supported by a preponderance of the evidence in the record that:
  - i. The housing development would have a specific, adverse impact upon the public health or safety unless the housing development is denied or conditionally approved at a lower density. A "specific, adverse impact" means a "significant, quantifiable, direct, and unavoidable impact, based on identified written public health or safety standards, policies, or conditions as they existed on the date that the project was deemed complete"; and
  - ii. There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the denial of the housing development or conditional approval of the housing development at a lower density.
- (b) If the housing development includes 20 percent of units affordable to very low or low-income households, 100 percent of units affordable or moderate or middle income households, or an emergency shelter, the [Review Authority](#) shall approve the housing development unless the [Review Authority](#) makes written findings supported by a preponderance of the evidence in the record, as to at least one of the findings in [Government Code §65589.5\(d\)](#).

### (2) Decision Timeframes. The [Review Authority](#) shall approve or deny the housing development within the following applicable period:

- (a) 90 days from [Environmental Impact Report](#) certification;
- (b) 60 days from [Environmental Impact Report](#) certification for an affordable housing development consistent with [Government Code §65950\(a\)\(3\)](#);
- (c) 60 days from adoption of a [Negative Declaration](#); or
- (d) 60 days from determination of [CEQA](#) exemption.

## H. Post-Decision Procedures. Post-decision procedures for the required permit ([full](#) application) shall be followed provided those procedures do not conflict with applicable [Government Code](#) sections for housing developments (i.e., [Housing Accountability Act](#), [Government Code §65589.5](#)).

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Figure x.11.020.1: Process for Developments Eligible for Senate Bill 35 Streamlining with 150 units or Fewer (Government Code §65913.4)

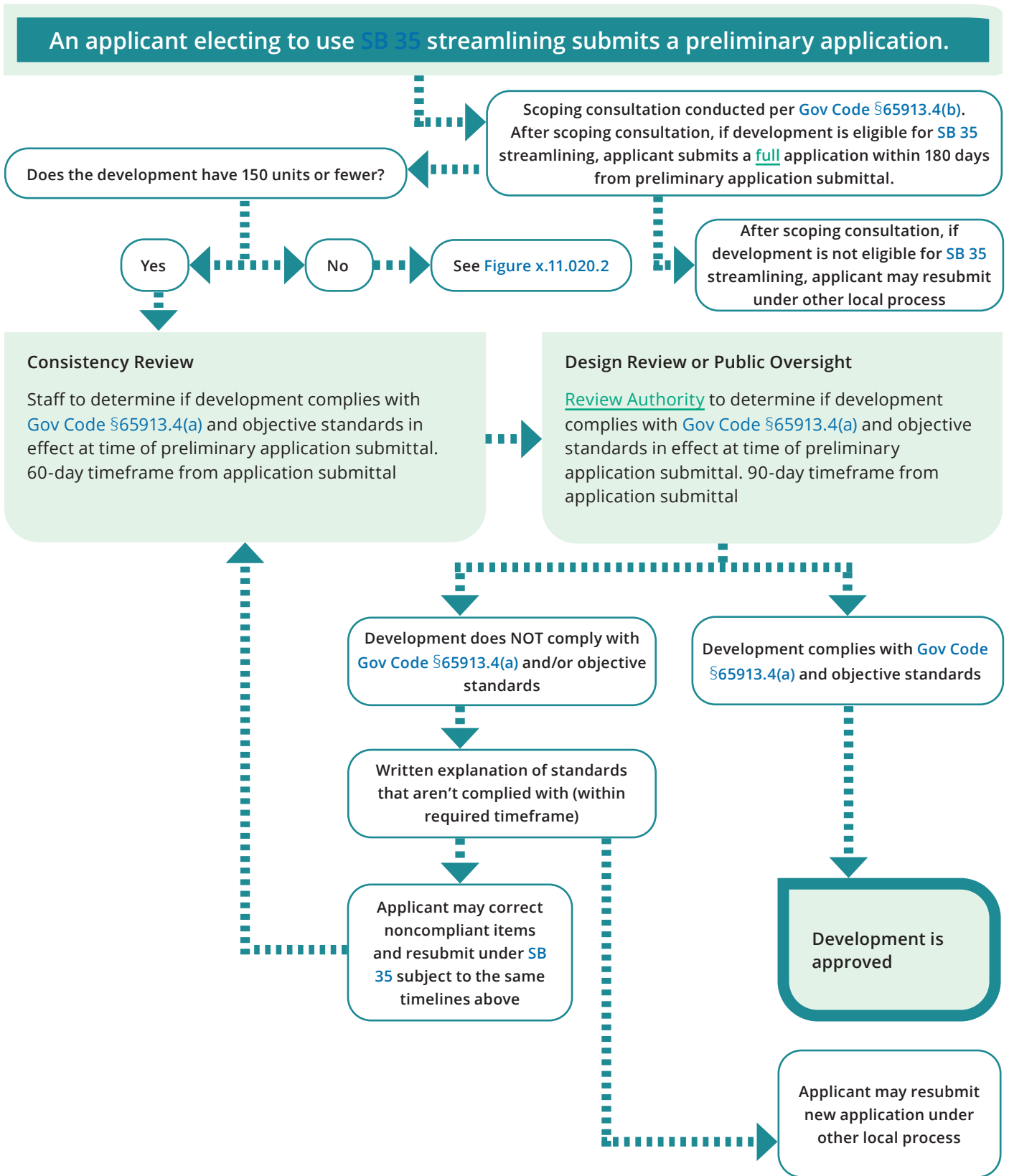
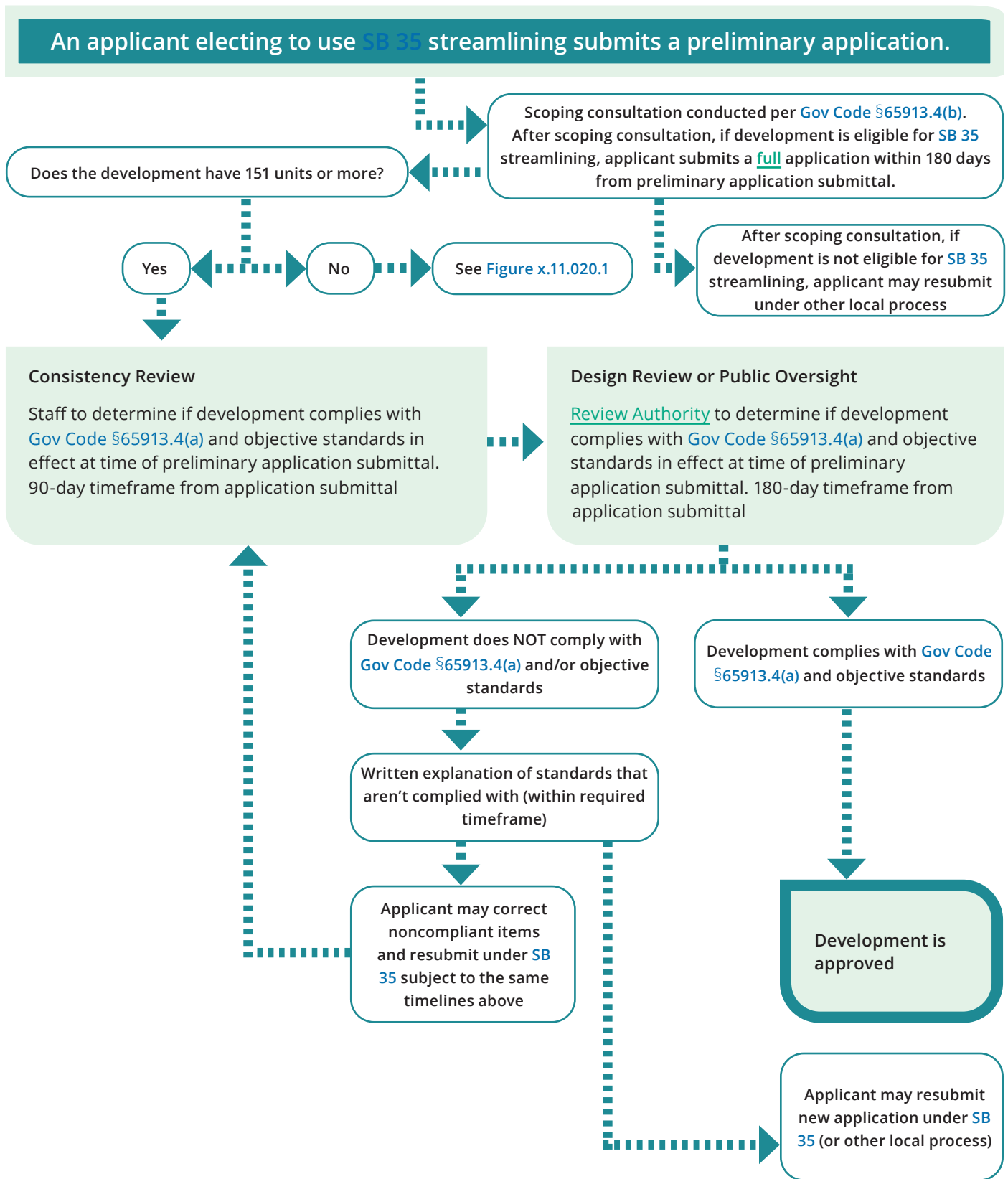


Figure x.11.020.2: Process for Developments Eligible for Senate Bill 35 Streamlining with 151 units or More (Government Code §65913.4)



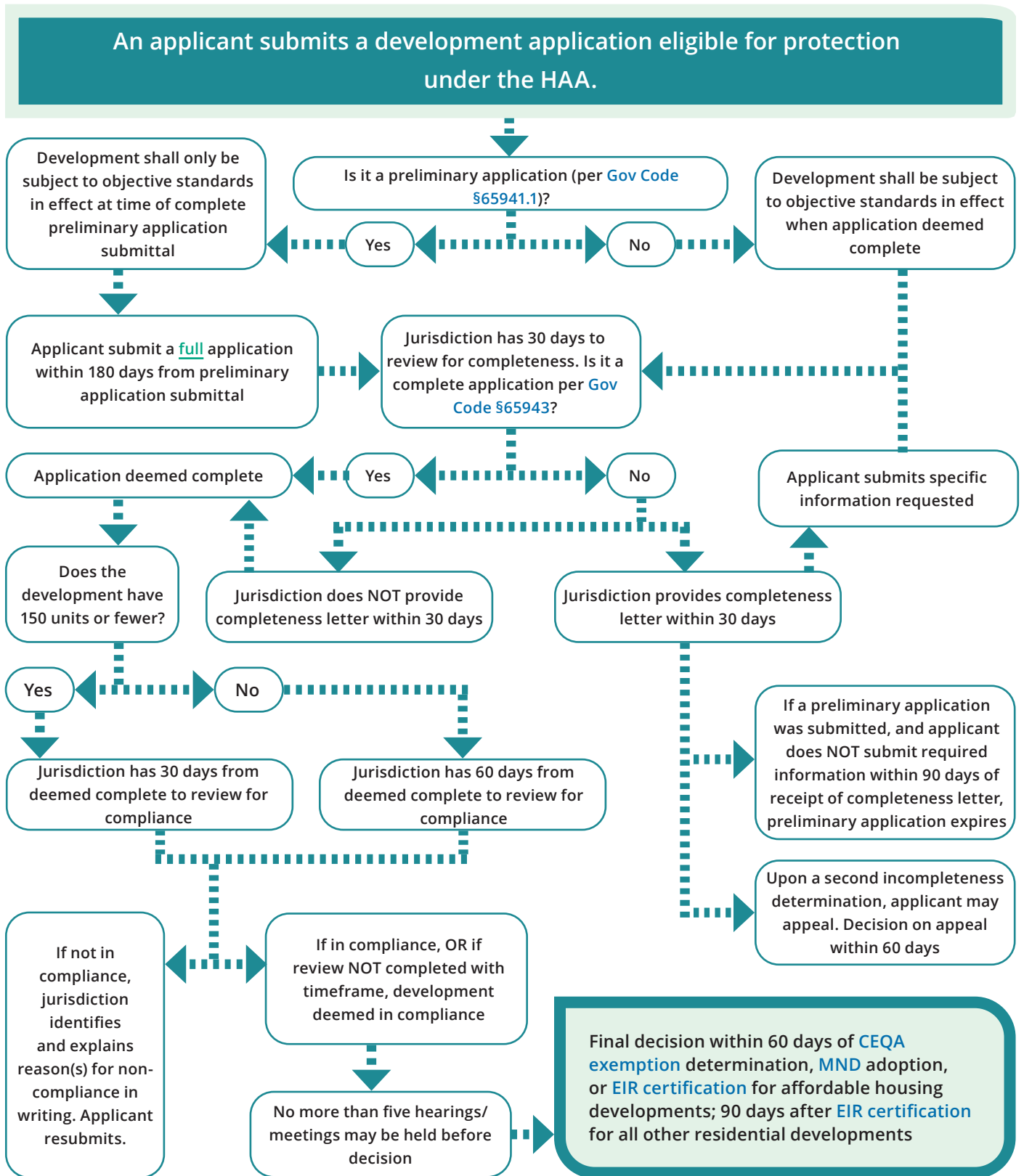
**NOTE to Jurisdiction:**

x.11.020

1. According to Legal Review, there is ambiguity regarding whether the 90-day timeframe is correct, and most agencies allow resubmittals within the 180-day period. Jurisdictions may decide whether to include 90-day or 180-day timeframe.

Administration

**Figure x.11.020.3: Process for Developments Eligible for Housing Accountability Act (HAA) Protection (Government Code §65589.5)**



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## x.11.030 Adjustments to Standards

1. **Purpose.** This [Section](#) is intended to allow for minor deviations from certain standards in this FBC for specific situations because of the prescriptive nature of the standards.
2. **Applicability.** This [Section](#) applies to developments subject to [Section x.11.020 \(Procedures\)](#). The [Review Authority](#) may grant an Adjustment for only the standards identified in [Table A \(Adjustments to Standards\)](#).
3. **Procedures.** Adjustment requests shall be reviewed and processed as follows:
  - A. If the development for which an Adjustment is requested is being processed consistent with [Section x.11.020 \(Procedures\)](#), the Adjustment shall be processed concurrently and consistent with the applicable procedures in [Section x.11.020 \(Procedures\)](#); or
  - B. If the development for which an Adjustment is requested is not being processed consistent with [Section x.11.020 \(Procedures\)](#), the procedures in [Section x.xx.xxx \(Jurisdiction's Process\)](#) shall apply to the Adjustment request.

**Table x.11.030.A: Adjustments to Standards**

Administrative Relief Type for Design Sites with Less Than 6% Slope	Required Findings	Allowed Administrative Relief	Reference to Standard
<b>1. Design Site Dimensions</b>			
a. <b>Depth or Width</b> Decrease in the minimum required or maximum allowed	i. An existing tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. <hr/> ii. An existing or new design site can be developed consistent with the intent of the zone as described in <a href="#">Subsection 1</a> of the zone.	Up to 10% of the standard	<a href="#">Subsection 3</a> of the zone
<b>2. Building Setbacks</b>			
a. <b>Front, Side Street, Side or Rear</b> Increase or decrease in the minimum to maximum required setback for a primary building and/or wing(s)	i. An existing tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. <hr/> ii. An existing or new design site can be developed consistent with the intent of the zone as described in <a href="#">Subsection 1</a> of the zone.	Up to 25% of the standard	<a href="#">Subsection 5</a> of the zone
b. <b>Facade within Facade Zone</b> Reduction of the minimum amount of facade required within or abutting the facade zone	i. An existing tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. <hr/> ii. An existing or new design site can be developed consistent with the intent of the zone as described in <a href="#">Subsection 1</a> of the zone. <hr/> iii. The horizontal unbuilt area resulting from this adjustment is landscaped per the standards in <a href="#">Section x.05.030 (Landscaping and Lighting)</a> .	Up to 25% of the standard	<a href="#">Subsection 5</a> of the zone

**NOTE to Jurisdiction:**

1. Please review and revise the required findings and the specific amounts of increase or decrease in the standards according to your specific needs.

Standards for private frontage still apply [[See Chapter 7 \(Specific to Private Frontages\)](#)], and any adjustment shall not preclude the application of a private frontage type.



Table x.11.030.A: Adjustments to Standards (Continued)

Administrative Relief Type for Design Sites with Less Than 6% Slope	Required Findings	Allowed Administrative Relief	Reference to Standard
<b>3. Building Footprint</b>			
a. <b>Size of Main Body or Wing(s)</b> Increase in the allowed width or length	i. An existing tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. An existing or new design site can be developed consistent with the intent of the zone as described in <a href="#">Subsection 1</a> of the zone. iii. The wing(s) is one-story less in height than the main body. iv. The building complies with the setbacks of the zone or as allowed to be adjusted by this <a href="#">Section</a> .	Up to 10% of the standard	<a href="#">Subsection 3</a> of the building type
<b>4. Parking Location</b>			
a. <b>Front or Side Street Setback</b> Reduction in the required parking setback	i. An existing tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. An existing or new design site can be developed consistent with the intent of the zone as described in <a href="#">Subsection 1</a> of the zone. iii. The driveway complies with the zone standards. iv. The ground floor space remains habitable in compliance with the zone standards.	Up to 10% of the standard when the required setback is 20' or more. Up to 20% of the standard when the required setback is less than 20'.	<a href="#">Subsection 7</a> of the zone

Standards for private frontage still apply [[See Chapter 7 \(Specific to Private Frontages\)](#)], and any adjustment shall not preclude the application of a private frontage type.

**Table x.11.030.A: Adjustments to Standards (Continued)**

Administrative Relief Type for Design Sites Over 6% Slope	Required Findings	Allowed Administrative Relief	Reference to Standard
<b>5. Design Site Dimensions</b>			
a. <b>Depth</b> Increase or decrease in minimum to maximum design site depth	i. Existing slope exceeds 15% grade for over 50% of design site depth. <hr/> ii. An existing or new design site can be developed consistent with the intent of the zone as described in <a href="#">Subsection 1</a> of the zone.	20% max. of the standard	<a href="#">Subsection 3</a> of the zone
b. <b>Width</b> Increase or decrease in minimum to maximum design site width	i. Existing slope exceeds 15% grade for over 25% of design site width. <hr/> ii. An existing or new design site can be developed consistent with the intent of the zone as described in <a href="#">Subsection 1</a> of the zone.	10% max. of the standard	<a href="#">Subsection 3</a> of the zone
<b>6. Building Setbacks</b>			
a. <b>Front, Side Street, Side or Rear</b> Increase or decrease in minimum to maximum required setback areas for primary building and/or wing(s)	i. Existing slope exceeds 15% grade. <hr/> ii. An existing tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. <hr/> iii. An existing or new design site can be developed consistent with the intent of the zone as described in <a href="#">Subsection 1</a> of the zone.	Reduction in the minimum setback up to within 5' of the design site line. Where side street setback is 5' minimum, reduction in the minimum setback up to within 3' of the design site line.	<a href="#">Subsection 5</a> of the zone

Standards for private frontage still apply [[See Chapter 7 \(Specific to Private Frontages\)](#)], and any adjustment shall not preclude the application of a private frontage type.

**Table x.11.030.A: Adjustments to Standards (Continued)**

Administrative Relief Type for Design Sites Over 6% Slope	Required Findings	Allowed Administrative Relief	Reference to Standard
<b>7. Site Grading</b>			
a. <b>Retaining Wall (Height)</b> Increase in maximum retaining wall height or length	i. Existing slopes exceed 15% grade. <hr/> ii. The retaining wall or series of retaining walls cannot be seen from the street or adjacent property. <hr/> iii. All retaining walls not within the building footprint are less than 50' in total length.	Increase in retaining wall height up to 8' along side or rear design site line(s), except that within the building footprint, increase up to 12' in height	<a href="#">Subsection x.05.050.5</a>
<b>8. Block Face and Perimeter</b>			
a. <b>Increase in maximum length</b>	i. Existing slopes exceed 15% grade, resulting in new street(s) that exceed maximum allowed grade, preventing compliance with the standards. <hr/> ii. The subject block(s) include a Passage in compliance with <a href="#">Subsection x.10.040.13 (Passage)</a> . <hr/> iii. The block(s) complies with <a href="#">Section x.xx.xxx (Jurisdiction Thoroughfare Standards)</a> .	Up to 20% of the standard	<a href="#">Table x.10.020.A (Block Size Standards)</a>

Standards for private frontage still apply [[See Chapter 7 \(Specific to Private Frontages\)](#)], and any adjustment shall not preclude the application of a private frontage type.

**Table x.11.030.A: Adjustments to Standards (Continued)**

Administrative Relief Type for Design Sites Over 6% Slope	Required Findings	Allowed Administrative Relief	Reference to Standard
<b>9. Parking Location</b>			
<p>a. <b>Front or Side Street Setback</b> Reduction in a required parking setback.</p>	<p>One or more of the following techniques are applied, as allowed by this <a href="#">Section</a>:</p> <p>i. Surface/Podium/Stacked: Parking under primary building is enclosed and access is only from one side of the design site for design sites 150' or less in width. Habitable space, in compliance with <a href="#">Subsection 4</a> of the zone, is between the front of the building and the parking spaces. The parking garage access is not greater than 9' in width.</p> <hr/> <p>ii. Tandem Parking: For parking areas with less than 10 spaces, tandem parking spaces may be arranged in a series of up to 5 beginning at the front design site line.</p> <hr/> <p>iii. Subterranean Parking: Parking spaces are located below the adjacent finished grade of the building up to the design site line(s).</p> <hr/> <p>iv. Parking Court(s): For parking areas with up to 12 spaces, a parking court may be located within 10' of the adjacent primary building facade. The parking court is in compliance with <a href="#">Subsection x.05.050.4.A(2)</a>.</p> <hr/> <p>v. Stacked Parking System: Parking spaces are arranged in a system that provides up to 3 spaces in the horizontal area of one space. The garage access is not greater than 9' in width.</p>	<p>Reduction in the front and/or side street parking setback up to 25' behind the primary building facade. Reduction in the minimum habitable space depth to 18'.</p> <hr/> <p>Reduction in the front setback to 10' and in the side street setback to 3' for a maximum length of 65' along either the front or side street facade of the primary building.</p> <p>The habitable space standard does not apply to the portion of the primary building facade accommodating a parking court.</p> <hr/> <p>Reduction in the front and/or side street setback to be the same as the primary building setback. Reduction in the minimum habitable space depth to 25'.</p>	<p><a href="#">Subsection 7</a> of the zone; <a href="#">Subsection 4</a> of the zone</p>

Standards for private frontage still apply [[See Chapter 7 \(Specific to Private Frontages\)](#)], and any adjustment shall not preclude the application of a private frontage type.

# Chapter 12: Definitions

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## Sections:

x.12.010	Purpose
x.12.020	Definitions
x.12.030	Measurement Methods

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## x.12.010 Purpose

This [Chapter](#) provides definitions for specialized terms and phrases used in this FBC. All other applicable definitions in [Section x.xx.xxx \(Definitions\)](#) of [Article xxx \(Jurisdiction Zoning Code\)](#) apply.

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## x.12.020 Definitions

### A. Definitions

**Abandoned Sign.** A sign in place for a period of at least 90 days which no longer advertises an ongoing business, lessor, owner, or activity on the premises where the sign is displayed.

**Abutting.** Having a common property line or district boundary, or separated by a private or public street or easement.

**Access or Service Drive.** A public or private way of paving or right-of-way of not more than 30 feet affording means of access to property.

**Access Frontage or Service Road or Street.** A public or private street or right-of-way of not less than minimum standards as specified by the subdivision ordinance of the [Jurisdiction](#) affording means of access to property.

**Accessory Dwelling Unit (ADU).** An attached or detached residential dwelling unit which provides complete living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, which is located on the same parcel as a single-unit dwelling.

**Accessory Structure (syn. Accessory Building).** A structure physically detached from, secondary and incidental to, and commonly associated with a primary structure or use on the same site. Accessory structures normally associated with a residential use property include, but are not limited to: garages (unenclosed or enclosed) for the storage of automobiles (including incidental restoration and repair), personal recreational vehicles, and other personal property; studios; workshops; greenhouses (noncommercial); enclosed cabanas and pool houses; and storage sheds. Accessory structures normally associated with a non-residential use property include, but are not limited to: garages (unenclosed or enclosed) for the storage of automobiles and work related vehicles and equipment (including incidental restoration and repair); storage structures; workshops; and studios.

**Accessory Structure, Major (Major Accessory Structure).** An accessory structure with a footprint greater than 120 square feet.

**Accessory Structure, Minor (Minor Accessory Structure).** An accessory structure with a footprint of 120 square feet or less.

**Addition.** The enlargement of an improvement accomplished by appending a new improvement.

**Adjacent.** Sharing a common design site line, or having design site lines separated only by an alley.

**Adjacent Buildings.** Two or more buildings located upon adjacent design sites.

**Advisory Agency.** The [Jurisdiction staff member or Jurisdiction policy-making or review authority](#) responsible for acting on an application, as specified in [Section x.xx.xxx \(Jurisdiction Advisory Agency\)](#).

**Affordable to Low-Income or Very-Low-Income Households.** Being of a condition in which sales prices or rental rates for a housing development conform with the current "[Jurisdiction Affordable Housing Sales Prices and Rental Rates](#)," established by resolution of the [Jurisdiction Council](#).

**Affordable Housing Development.** A residential development consisting of five or more units, not including any bonus units requested, in which

- a. At least 20 percent of the total units are affordable to low-income households;
- b. At least 10 percent of the total units are affordable to very-low-income households; or
- c. At least 50 percent of the total units are senior housing ([Government Code §65915\(b\) and Civil Code §51.2 and §51.3](#)).

**Aggregate Sign Area.** The total area of all signs and/or all messages located on a design site.

**Agriculture.** The use of the land for purposes including farming, agriculture, horticulture, floriculture, viticulture, and the necessary accessory uses for packing, treating, or storing the produce, provided that any such accessory uses shall be secondary to that of normal agricultural activities. Does not include the raising of animals or fowl for commercial purposes, or sale of any products at retail on premises, unless otherwise specified.

**Alley.** A public or private way to be used primarily for vehicular access to the back or side of a design site of real property that otherwise abuts a street.

**Allowed.** Pertaining to hazardous materials, an instance in which the use of chemicals on a site is not regulated by this FBC.

**Allowed Use.** Uses that are allowed by right and are not subject to the conditions of approval, mandatory review periods, or expiration periods as required for [Use Permits](#) or [Minor Use Permits](#).

**Alter.** To create physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting.

**Amusement Center or Facility.** A place of amusement, recreation, or entertainment, involving assemblages of people.

**Ancillary Structure (syn. Ancillary Building).** See "Accessory Structure."

**Animal Shelter.** Any place where animals or birds are kept, bred, groomed, trained or treated for compensation; or any such place where animals or birds are sold.

**Antenna.** Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure. Antennas shall include devices having active elements extending in any direction and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted upon and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be a part of the antenna.

**Apartment, Efficiency.** A dwelling unit in a multi-unit building, consisting of not more than one habitable room, excluding the kitchen or kitchenette and sanitary facilities, of a total floor area of not more than 400 square feet.

**Applicant.** Any individual, firm, or any other entity that applies to the [Jurisdiction](#) for the applicable permits to undertake any construction or development within the [Jurisdiction](#).

**Architectural Feature.** Exterior building element intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

**Attached Building or Structure.** Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a primary building or structure, except where such connection is a breezeway or walkway incidental to and not a necessary part of the construction of the primary building.

**Auto and Vehicle Sales and Rental.** A retail or wholesale establishment selling and/or renting automobiles; trucks and vans; trailers; motorcycles; and scooters with internal combustion engines (bicycle sales are included under "General Retail"). May also include repair shops and the sales of parts and accessories incidental to vehicle dealerships. Does not include: the sale or rental of trailers, boats, RVs; businesses dealing exclusively in used parts, auto wrecking, and salvage; the sale of auto parts/accessories separate from a vehicle dealership (see "Auto parts sales"); or "Auto service stations," which are separately defined.

**Auto Disassembly or Wrecking.** The dismantling or disassembling of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts.

**Auto Parts Sales.** Stores that sell new or re-manufactured automobile parts, tires, and accessories. Establishments that provide installation services are instead included under "Vehicle Services, Auto Repair Garage." Does not include businesses dealing exclusively in used parts, auto wrecking and salvage, or tire recapping establishments, which are found in compliance with "Vehicle Services, Auto Repair Garage."

**Auto Repair.** See "Vehicle Services."

#### **Auto Repair.**

1. **Auto Repair, Major.** General repair, rebuilding or reconditioning of engines, motor vehicles, or trailers; collision service including body or frame, straightening or repair, overall painting, or paint shop.
2. **Auto Repair, Minor.** Incidental minor repairs to include replacement of parts and service to passenger cars, but not including any operation defined as "automobile repair, major," or any other operation similar thereto.

**Auto Service Station.** A building and/or design site or use having pumps and storage tanks where motor vehicle fuels or lubricating oil, grease, or accessories for motor vehicles are dispensed, sold, or offered for sale at retail only; where deliveries are made directly into motor vehicles, including car washing and incidental accessory retail sales in a convenience market.

**Automated Teller Machine (ATM).** A computerized self-service machine used by bank and financial service patrons for conducting transactions, including deposits, withdrawals, and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations, in compliance with this FBC.

**Average Slope.** The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope. See [Section x.12.030 \(Measurement Methods\)](#).

**Awning.** A roof or cover which projects from a wall of a building over a window or door, made of canvas, aluminum, or similar material, which may be fixed in place or be retractable.

**Awning Sign.** See [Section x.90.060 \(Awning/Canopy Sign\)](#).

## B. Definitions

**Bank, Financial Services.** Financial institutions including: banks and trust companies; credit agencies; holding (but not primarily operating) companies; lending and thrift institutions; other investment companies; securities/commodity contract brokers and dealers; security and commodity exchanges; and vehicle finance (equity) leasing agencies.

**Banner Sign.** A sign made of a flexible material that projects or hangs from a building, structure, pole, or wire. A banner sign includes flags but does not include pennants.

**Base Flood Elevation.** As designated by Federal Emergency Management Agency (FEMA), the elevation of surface water resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

**Basement.** A story whose floor is more than 12 inches, but not more than half of its story height below the average level of the adjoining finished grade (as distinguished from a "cellar," which is a story more than one-half below such level). A basement, when used as a dwelling, shall not be counted as a story for purposes of height measurement.

**Bathroom.** A room that contains all of the following features: a bathtub or shower, a washbowl, and a toilet.

**Bay.** Any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports.

**Bay Window.** An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area.

**Bed & Breakfast (B&B).** A use of up to 10 sleeping units, where one unit equals one room, for the rental accommodation of transient guests on an overnight basis.

**Billboard Sign.** An off-site sign which is supported by one or more uprights, poles, or braces in or upon the ground, other than a freestanding sign, monument sign, or pole sign.

**Block.** An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.



**Block Face.** The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

**Block Length.** The horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

**Block Perimeter.** The aggregate of all sides of a block bounded by the abutting rights-of-way.

**Block-Scale, Building.** A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

**Bonus.** See "Density Bonus."

**Bracket Sign.** See "Projecting Sign."

**Building.** A structure consisting of one or more foundations, floors, walls, and roofs that surround an interior space, and may include exterior appurtenant structures including, but not limited to, porches and decks.

**Buildable Area.** The horizontal area in which a building is allowed to be constructed.

**Building Elevation.** The exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or civic space.

**Building Entrance.** A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

**Building, Existing.** See "Structure, Existing."

**Building Facade.** The exterior wall of a building adjacent to a street, the front or side along a private street, or civic space.

1. **Building Facade, Front.** The exterior wall of a building adjacent to a street or civic space.
2. **Building Facade, Side Street.** The exterior wall of a building adjacent to a side street.
3. **Building Facade, Interior Side.** The exterior wall of a building adjacent to the interior design site line(s).
4. **Building Facade, Rear.** The exterior wall of a building opposite the front.

**Building Form.** The overall shape and dimensions of a building.

**Building Frontage.** The facade(s) along the front and side street of the design site.

**Building Frontage, Principal.** The facade along the front of the design site, typically the narrower of sides and identified by an address.

**Building, Primary.** The building that serves as the focal point for all activities related to the principal use of the design site.

**Building, Setback.** See "Setback, Building."

**Building Signs.** Any sign that is fastened, attached, connected, or supported in whole or in part by a building or architectural feature.

**Business Support Services.** An establishment within a building that provides services to other businesses. Examples of these services include: blueprinting; computer-related services (rental, repair); copying and quick printing services; film processing and photofinishing (retail); and mailing and mail box services. Does not include sales, storage or rental of heavy equipment.

**Building Type.** A structure defined by its combination of configuration, disposition, and function.

**By-Right, Approval.** Approval by administrative staff of certain uses, improvements, and developments not requiring further review and in compliance with all applicable standards.

### C. Definitions

**Cafe.** See "Restaurant, cafe or coffee shop."

**Camping and Picnicking Areas.** This land use is intended for picnicking and camping areas, which may include individual campsites, but where utility hookups for recreational vehicles are typically not provided at campsites.

**Canopy Sign.** See [Section x.09.060 \(Awning/Canopy Sign\)](#).

**Carriage House.** A second permanent dwelling that is accessory to a primary dwelling on the same site. A carriage house provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. See [Section x.06.040 \(Carriage House\)](#).

**Carshare Parking Space.** A parking space required to be dedicated for current or future use by a carshare service through a deed restriction, condition of approval, or license agreement. Such deed restriction, condition of approval, or license agreement shall grant priority use to any carshare service that can make use of the space, although such spaces may be occupied by other vehicles so long as no carshare organization can make use of the dedicated carshare space(s).

**Car wash.** A place where motor vehicles are vacuumed, cleaned, washed, and/or waxed. Does not include the retail sale of motor vehicle fuels.

**Carshare Service.** A service that provides a network of motor vehicles available to rent by members by reservation on an hourly basis or in smaller intervals.

**Catering service.** A businesses that prepares food for consumption on the premises of a client.

**Ceiling Height, Ground Floor.** The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

**Ceiling Height, Upper Floor(s).** The height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

**Cellar.** That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. A cellar shall not be counted as a story, for the purpose of height standards.

**Center.** Concentration of ground floor shopping, restaurants, and services, with additional offices and housing located above, within a Walkable Urban context.

**Changeable Copy Sign(s).** See [Section x.09.120 \(Changeable Copy Sign\)](#).

**Child Day Care.** Facilities for nonmedical care and supervision of minor children for periods of less than 24 hours. This land use includes the following types of facilities, all of which are required to be licensed by the [California State Department of Social Services](#):

1. **Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with other approved land uses, or as an independent land use.
2. **Large Family Day Care Home.** A day care facility located in a single-unit residence where an occupant of the residence provides care and supervision for 7 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. **Small Family Day Care Home.** A day care facility located in a single-unit residence where an occupant of the residence provides care and supervision for either six or fewer children, or eight or fewer children provided that no more than two of the children are under the age of two and at least two of the children are over the age of six. Children under the age of 10 years who reside in the home count as children served by the day care facility.

**Chamfered Corner.** An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

**Civic.** A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.

**Civic Building.** A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

**Civic Space.** An outdoor area dedicated for public gathering and civic activities. See [Section x.10.040 \(General to Civic Space\)](#).

**Coffee Shop.** See "Restaurant, cafe or coffee shop."

**Commercial.** A term defining service and retail uses collectively.

**Commercial Amusement Facility.** Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

1. Bowling alleys;
2. Coin-operated amusement;
3. Dance clubs;
4. Electronic game arcades (video games, pinball, etc.);
5. Gyms and recreation facilities;
6. Ice skating and roller skating; and
7. Pool and billiard rooms.

This use does not include adult oriented businesses, which are separately defined.

**Commercial Signage.** Any sign sponsored by a commercial entity and whose prevailing message proposes a commercial transaction.

**Commercial Recreation Facility.** To include commercial amusement facilities (unlimited capacity amusement parks, arenas, auditoriums, convention centers, or stadiums); golf courses and country clubs; outdoor theaters; private swim clubs; and recreation centers.

1. **Commercial Recreation Facility, Indoor.** Establishments providing indoor amusement and entertainment services for a fee or admission charge, including: bowling alleys; coin-operated amusement arcades; night clubs; electronic game arcades (video games, pinball, etc.); ice skating and roller skating; and pool and billiard rooms as primary uses. Eight or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; seven or fewer machines are not considered a land use separate from the primary use of the site.
2. **Commercial Recreation Facility, Outdoor.** A facility for various outdoor recreational activities, where a fee is charged for use. Examples include: amusement and theme parks; camping and picnicking areas; go-cart tracks; golf driving ranges; miniature golf courses; and water slides. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars, restaurants, video game arcades, etc. Does not include golf courses, which are separately defined.

**Common Courtyard.** An entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces.

**Common Open Space.** An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

**Common Space (syn. Common Area).** A portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the design site.

**Communication Equipment Building.** A building housing operating electrical and mechanical equipment necessary for the conduct of a communications business with or without personnel.

**Communications Tower.** Any structure which supports an antenna.

**Community Care Facility.** Residential care facilities for the elderly, alcoholism recovery, and homes for mentally disabled, handicapped, dependent, and neglected children.

**Community Center.** A multi-purpose meeting and recreational facility typically consisting of one or more meeting or multi-purpose rooms, kitchen, and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

**[Community Development Director.](#)** See "Director."

**Community Garden (Use Type).** Land used for the cultivation by multiple users, of fruits, vegetables, plants, flowers, or herbs.

**Condominium.** An estate in real property consisting of an undivided interest in common in a portion of the property together with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, design site map, or condominium plan. The condominium may be commercial, industrial, residential, or any combination. [[Civil Code §783, §1351\(f\)](#)].

**Condominium Conversion.** The conversion of an existing structure into separately owned commercial, industrial, or mixed-use units.

**Convenience Market.** A market serving neighborhood needs, of less than 5,000 square feet inside, offering a broad selection of goods, but with less than 20 percent of the sales floor area devoted to the display of alcoholic beverages.

**Corner Element.** A physical distinction in a building at the corner of two streets or a street and public space.

**Corner Entry.** An entrance located on the corner of a building.

**Cottage Court.** See [Section x.06.080 \(Cottage Court\)](#).

**Council.** The [Jurisdiction Council of the Jurisdiction](#).

**Courtyard (syn. Court).** An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking.

**Courtyard Building, Suburban and Core.** See [Section x.06.110 \(Neighborhood Courtyard\)](#) and [Section x.06.150 \(Core Courtyard\)](#).

#### Coverage

1. **Coverage, Accessory Structures.** The sum of the footprint area of all structures on a design site.
2. **Coverage, Building.** The floor area of the largest story of a building divided by the total design site area.
3. **Coverage, Design Site.** The portion of the design site expressed as a percentage that is covered in buildings or other structures.

**Co-working Space.** A facilitated environment which may contain shared facilities including, but not limited to: conference rooms, reception services, phones, and other business amenities. Work spaces are used by a recognized membership who share the site in order to interact and collaborate with each other as part of a community and to reduce duplicated costs by sharing facilities. The uses shall have externally observable attributes similar to uses allowed in the zone in which that they are located. Equipment is limited to those which do not generate noise or pollutants in excess of what is customary within a typical office environment. Such space located in a research & development building may use equipment consistent with research & development uses. Co-working space may be interchangeably referred to as "incubator space."

**Cul-de-sac.** A street which connects to another public street only at one end and is not planned for later extension.

**Crawl Space.** A shallow unfinished uninhabitable space beneath the floor or under the roof of a building, that provides access to utility, structural, and other building components not readily accessible from the habitable portions of the building.

#### D. Definitions

**Dance Club.** Any dance open to the general public, whether or not a fee is charged for admission, but where such activity is in connection with any commercial activity.

**Dangerous or Objectionable Elements.** Any land or building structure used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition or elements in such manner or in such amount as to adversely affect the surrounding area or adjoining premises.

**Days.** Calendar days unless this FBC specifies otherwise.

**Dedication.** The transfer by a subdivider to a public entity of title to real property or an interest therein, or of an easement or right in real property, the transfer of facilities, the installation of improvements, or any combination of these. ([Jurisdiction Section x.xx.xxx](#))

**Defensible Space.** A public, private, or semi-private residential environment whose physical characteristics—building layout and site plan—function to allow inhabitants themselves to become key agents in ensuring their security.

**Density Bonus.** A density increase over the maximum allowable residential density of the zone. See [Jurisdiction \(Government Code §x.xx.xxx\)](#) for types of bonuses.

**Department.** The [Jurisdiction's Community Development Department](#).

**Depth, Ground-Floor Space.** The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

**Depth-to-Height Ratio.** The relationship of the depth of a space measured perpendicular to a building divided by the average height of the buildings adjacent to the space.

**Design Site.** A portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. The main purpose of a design site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels.

1. **Design Site, Corner.** A design site located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the design site is considered an interior design site.
2. **Design Site, Flag.** A design site not meeting minimum design site frontage standards and where access to a public or private street is provided by means of a long, narrow driveway between abutting design sites.
3. **Design Site, Interior.** A design site abutting only one street.
4. **Design Site, Through.** A design site with two or more frontage lines that do not intersect.

**Design Site Area.** The total square footage or acreage of horizontal area included within the design site lines.

**Design Site Coverage.** See "Coverage."

**Design Site Depth.** The horizontal distance between the front design site line and rear design site line of a design site measured perpendicular to the front design site line.

**Design Site Line.** The perimeter and geometry of a design site demarcating one design site from another.

1. **Design Site Line, Front.** One of the following:
  - a. The frontage line in the case of a design site having a single frontage line;
  - b. The shortest frontage line in the case of a corner design site with two frontage lines, neither of which are adjacent to a thoroughfare or a design site with independent frontage;
  - c. The frontage line generally perceived to be the front design site line in the case of a corner design site with three or more frontage lines, none of which are adjacent to a thoroughfare or a design site with independent frontage;
  - d. The frontage line adjacent to a thoroughfare in the case of a corner design site with two or more frontage lines, one of which is adjacent to a thoroughfare;
  - e. The frontage line adjacent to a design site with independent frontage in the case of a corner design site with two or more frontage lines, one of which is adjacent to a design site with independent frontage; or
  - f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.
2. **Design Site Line, Rear.** That design site line opposite the front design site line.
3. **Design Site Line, Side.** Design site lines connecting the front and rear design site lines.

**Design Site Width.** The horizontal distance between the design site lines measured perpendicular to the front design site line.

**Detached.** Separate or unconnected.

**Development Site.** The parcel(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

**Dilapidated Sign.** A sign that is no longer in a good state of repair or constitutes a health or safety hazard.

**Diligently Pursued.** Continued with constant or appropriate effort.

**Director.** Director of [Jurisdiction Planning and Building Department](#), an appointed representative.

**Directory Sign(s).** See [Section x.090.110 \(Directory Sign\)](#).

**Display.** An item or arrangement of items indoors that is not attached to a window, door or wall.

**Disposition, Formal.** Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

**Disposition, Informal.** Composed in an informal character with a mix of formal and natural characteristics.

**Disposition, Natural.** A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes and asymmetry.

**Distance Between Entries.** The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

**Drive-in Business.** Any business that either by design or operation provides services or products directly to occupants of a motor vehicle, except gasoline service stations.

**Driveway.** A vehicular lane within a design site, or shared between two design sites, usually leading to a garage, other parking, or loading area.

**Duplex Side-by-Side.** See [Section x.06.060 \(Duplex Side-by-Side\)](#).

**Duplex Stacked.** See [Section x.06.070 \(Duplex Stacked\)](#).

**Dwelling, Group Living (syn. Cohousing).** Dwellings designed for occupancy of groups living together and having a central dining facility.

**Dwelling, Multiple.** A building designed or used for three or more dwelling units.

**Dwelling, Second Unit.** A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-unit structure.

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

**Dwelling Unit, Stacked.** A dwelling unit situated immediately above or below another dwelling unit.

## E. Definitions

**Electric Sign.** A sign containing electrical circuits, but not including signs illuminated by an exterior light source.

**Elevated Ground Floor.** A ground floor situated above the grade plane of the adjacent sidewalk.

**Emergency Shelter.** A facility for the temporary overnight shelter of indigents operated by a public or non-profit agency. Does not include charitable food distribution, which is not regulated by FBC.

**Encroachment.** Any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane of a vertical or horizontal regulatory limit by extending: into a setback, beyond the build-to-line into the public frontage, or above a height limit.

**Entry.** An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. **Entry, Primary.** The opening that allows access to a building directly from the sidewalk along the front facade.
2. **Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

**Equestrian Facility.** A commercial facility for horses, donkeys, and/or mules, including: horse ranches; boarding stables; riding schools and academies; horse exhibition facilities (for shows or other competitive events); and barns, stables, corrals, and paddocks, accessory and incidental to these uses. Does not include the simple pasturing of horses, donkeys, and/or mules.

**Established Landscape.** The point in time at which plants have developed roots into the soil adjacent to the root ball.

**Establishment Period.** The first year after installing a plant in a landscape.



**Existing Structure.** For the purpose of defining an allowable space that can be converted to an accessory dwelling unit means within the four walls and roofline of any structure existing on or after [Month, Year](#) that can be made safely habitable in compliance with local building codes at the determination of the [Building Official](#) regardless of any noncompliance with this FBC.

**External Employees.** An employee who does not reside at his or her place of employment.

## F. Definitions

**Facade.** See "Building Facade."

**Facade Zone.** The area between the minimum and maximum setback lines along the front of a design site and along the side street of a corner design site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See [Section x.12.030 \(Measurement Methods\)](#).

**Facility.** An improvement, structure, or building that is designed and used for a particular purpose.

**Farm Equipment Sales and Service.** The retail sale, rental, or repair of agricultural machinery, equipment, 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. Includes commercial farm equipment sales, rental, and repair; farm and dairy supply and equipment repair; and feed sales.

**Farmworker Housing.** Any attached or detached dwelling unit used to house farm/agricultural workers and their family members, including temporary mobile homes. For the purpose of calculating density, no more than one food preparation area shall be provided for each farmworker housing unit.

**Fast-Food Business.** A restaurant with a drive-through facility providing food service directly to occupants of a motor vehicle.

**Fence.** A structure, made of wood, metal, masonry, or other material, typically used to screen, enclose, or divide open space for a setback or along a design site line.

**Finish Level, Ground Floor.** Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

**Financial services.** See "Bank, Financial Services."

**Fitness Facility.** A fitness center, gymnasium, or health and athletic club, which may include any of the following: sauna, spa, or hot tub facilities; indoor tennis, handball, and racquetball; archery and shooting ranges; and other indoor sports activities. Does not include adult entertainment businesses.

**Flex Space.** A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, including, but not limited to, residential or live/work, until the commercial demand has been established.

**Floorplate.** An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

**Floorplate, Commercial.** The square footage area measurement of a floorplate dedicated to commercial uses.

**Floorplate, Residential.** The square footage area measurement of a floorplate dedicated to residential uses.

**Flood Hazard.** The threat of overflow stormwaters having the capability to flood lands or improvements, transport or deposit debris, scour the surface soil, dislodge or damage structures, or erode the banks of channels.

**Floor Area.** The sum of the gross areas of all stories of a building, measured from the exterior faces of the exterior walls. The floor area shall include any building that has a roof and is enclosed so as to provide shelter from the elements on three or more sides.

**Floor to Lot Area Ratio.** The floor area of the building divided by the total design site area.

**Floor Coverage.** See "Coverage."

**Floorplate.** An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

**Floorplate, Commercial.** The square footage area measurement of a floorplate dedicated to commercial uses.

**Floorplate, Non-residential.** The square footage area measurement of a floorplate dedicated to non-residential uses.

**Floorplate, Residential.** The square footage area measurement of a floorplate dedicated to residential uses.

**Flow Rate.** The rate at which water flows through pipes and valves, measured in gallons per minute or cubic feet per second.

**Food Store.** A business establishment principally intended to provide retail food sales and related products and services otherwise allowed within the zone in which the business is located.

**Footprint Area.** The total square footage contained within a footprint.

**Footprint, Building.** The outline of the area of ground covered by the foundations of a building or structure.

**Forecourt.** See [Section x.07.080 \(Forecourt\)](#).

**Form-Based Zone (syn. Transect Zone).** One of several zones mapped on the [Zone Map](#). See [Figure x.xx.xxx \(Jurisdiction Zone Map\)](#).

**Fourplex.** See [Section x.06.090 \(Fourplex\)](#).

**Freestanding Sign.** A sign supported entirely or in part by the ground, including, but not limited to, a monument, pole, or similar sign.

**Freestanding Wall.** A wall that is separate from a building and supported by independent means.

**Front.** See "Design Site Line, Front."

**Front Loaded.** (Front Access). Design sites that provide vehicular access from the front of the design site.

**Frontage, Private.** The area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

**Frontage, Public.** The area between the on-street parking and the back of the sidewalk.

**Frontage Line.** The design site line(s) of a design site fronting a street (public or private) or a civic space.

**Frontage Type.** A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone.

**Fuel Station, Private.** A private motor fuel dispensing facility exclusively serving the business occupying the subject property and not involving either wholesale or retail sales of motor vehicle fuels to other individuals or businesses.

**Funeral Home.** A room or chapel from which funeral services may be conducted.

**Furniture Area.** An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

## G. Definitions

**Gable.** A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

**Gallery.** See [Section x.07.120 \(Gallery\)](#).

**Garage.** A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

1. **Garage, Private.** A building or portion of a building, in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.
2. **Garage, Public.** A structure or portion thereof, other than a private garage, used for the storage, sale, hire, care, minor or major repair, or refinishing of self-propelled vehicles or trailers; except, that a structure or part thereof used only for storage or display of self-propelled passenger vehicles, but not for transients, and at which automobile fuels and oils are not sold and motor driven vehicles are not equipped, repaired, or hired, shall not be deemed to be a public garage

**General Retail.** Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include: bicycle sales, service, and rental; bookstores, except adult bookstores; apparel and accessories; bakeries; and food stores.

**Glazing.** Openings in a building in which glass is installed.

**Grade.** The finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

**Grade, Finished.** The final ground surface elevation after the completion of grading or other site preparation related to a proposed development that conforms to an approved [Grading Permit](#) or [Building Permit](#). In cases where substantial fill is proposed, "finished grade" shall be established by the Director consistent with design sites in the immediate vicinity and shall not be, nor have been artificially raised to gain additional building height. Also see "Grade."

**Grade, Pre-Development.** The grade of a design site prior to any site improvements related to the proposed development.

**Grading.** Earthwork performed to alter the natural contours of an area.

**Green Building Practices.** A whole-systems approach to the design, construction, and operation of buildings and structures that helps mitigate the environmental, economic, and social impacts of construction, demolition, and renovation. Green building practices including, but not limited to, those described in the LEED™ rating system recognize the relationship between natural and built environments and seek to minimize the use of energy, water, and other natural resources and provide a healthy, productive environment.

**Ground Floor.** The floor of a building located nearest to the level of the ground around the building.

**Gross Floor Area.** The total floor area inside the building envelope, including the external walls, but not including the roof.

**Ground Floor Ceiling Height.** Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms including, but not limited to: bathrooms, closets, utility rooms, and storage spaces.

**Gross Parking Area.** The total area of parking space and drive included on a design site.

**Gross Residential Acreage.** The total area, measured in acres, included within the design site lines of a residential development.

**Guest House.** A detached structure accessory to a single dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

## H. Definitions

**Habitable Space.** The portion of a building that is suitable for human occupancy.

**Hardscape.** Paving, decks, patios, and other hard, non-porous surfaces.

### Height

1. **Height, Number of Stories.** The number of stories in a structure allowed above adjacent finished grade. See "Stories."
2. **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.
3. **Height, Highest Eave/parapet.** The vertical distance between adjacent finished grade and the highest eave or parapet of the building.

**Height, Above Grade.** See [Section xx.xxx.xx \(Jurisdiction Building Height Standard\)](#).

**Height Measurement on a Sloping Design Site.** This is addressed in [Section x.12.030 \(Measurement Methods\)](#).

**High Water-use or Non-drought-Tolerant Plant.** A plant that will require regular irrigation for adequate appearance, growth, and disease resistance.

**Historic Resource.** Any resource that has been designated as historic and listed in the historic resource inventory. See [Section x.xx.xxx \(Jurisdiction Historic Resource Inventory\)](#).

**Historical Structure.** Any building or structure listed on or eligible for listing on the national, state, or local register of historic resources.

### Home Improvement Sales and Services

1. **Major.** Home improvement services that include building materials (lumberyards); building materials and hardware; hardware only; paint, glass, and wallpaper; floor and window coverings; carpentry shop, custom woodworking, or custom furniture; food lockers, rental for individual households; spa and pool sales, supplies, service, and repair; and nursery sales (garden supply).
2. **Medium intensity.** Home improvement services that include hardware, including light building materials; paint, glass, wallpaper, and floor covering; and miscellaneous repair services, including only establishments engaged in the repairing and servicing of household and business equipment, machines, and furnishings.
3. **Minor.** Home improvement services that include building materials and hardware, excluding lumber yards, paint, glass, wallpaper, and floor covering; and miscellaneous repair services, including only establishments engaged in the repairing and servicing of household and business equipment, machines, and furnishings.

**Home Occupations.** Any use conducted entirely within a dwelling and conducted only by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, and is not evidenced beyond the limits of the property by noise, light, smoke, odor, vibration, electrical interference, storage of material or equipment, abnormal human activity, vehicular traffic, or other exterior evidences.

**Hotel or Motel.** Any building or portion thereof containing six or more guest rooms used, designed, or intended to be used, let, or hired out to be occupied by transients.

**House.** See [Section x.06.050 \(House\)](#).

**House-Scale Building.** A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

#### I. Definitions

**Identification Sign.** A sign for the purpose of identifying the name of a business.

**Illuminated Sign.** A nonelectric sign illuminated by an exterior light source provided specifically for the purpose of sign illumination.

**Impervious.** The area of any surface that prevents the infiltration of water into the ground including, but not limited to, roads, parking areas, concrete, and buildings.

**Improved.** An area which has been paved or planted and is permanently maintained as such.

**Improvement.** The product of any modification to a site structure or building, not including maintenance or repairs.

**Infill.** The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land.

**Irrigation Efficiency.** The measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system, characteristics, and management practices.

**Irrigated Landscape Area.** An entire design site less the building footprint, driveways, non-irrigated portions of parking lots, and other hardscape areas. Landscape areas encompass all portions of a development site to be improved with planting and irrigation. They include water bodies including, but not limited to, fountains, swimming pools, and ponds. Natural open spaces without irrigation systems are not included.

#### J. Definitions

*No specialized terms beginning with the letter J are defined at this time.*

#### K. Definitions

**kennel.** A commercial facility for the grooming, keeping, boarding, or maintaining of five or more dogs (four months of age or older), or five or more cats except for dogs or cats for sale in pet shops, or in animal hospitals. Includes pet day care.

**kitchen.** A room that is utilized for the preparation of food and contains a kitchen sink.

#### L. Definitions

**L-Shaped (syn. Ell).** A horizontal form for the main body of a building or a massing composition, also referred to as an "Ell" which is an extension at a right angle to the length of a building.

**Laboratory.** A facility for testing, experimenting, analysis, and/or research. Examples of this use include medical labs, soils and materials testing labs, and forensic labs.

**Landing.** A level area at the top or bottom of a staircase or between one flight of stairs and another.

**Landscaping.** Flowers, shrubs, trees, or other decorative material of natural origin.

**LEED™ Rating System.** The most recent version of the Leadership in Energy and Environmental Design (LEED™) Commercial Green Building Rating System, or other related LEED™ rating system, approved by the U.S. Green Building Council.

**Legal Nonconforming Sign.** A sign which was legally constructed in compliance with laws or standards in effect at the time of construction which does not conform with [Chapter 9 \(Specific to Signage Types\)](#).

**Limited Sub-Zones.** See [Section x.02.030 \(Sub-Zones\)](#).

**Lined Building.** A two-part building consisting of an exterior occupiable building specifically designed to mask the interior building, which consists of a parking structure, building with few windows, or a parking lot, from a frontage.

**Liner Building.** An occupiable structure specifically designed to mask a parking lot or a parking structure from a frontage.

**Listed Resource.** See "Historic Resource."

**Live/Work.** An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit dwelling or multiple-unit dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

**Living Area.** The interior habitable area of a dwelling unit, including basements and attics, but not including garages or any accessory structure.

**Loading Dock(s).** A platform where cargo from vehicles can be loaded or unloaded.

**Loading Spaces, Off-street.** Permanently improved and maintained areas on the design site dedicated to loading and unloading of materials, equipment, and merchandise.

**Logging.** See "Bed and Breakfast" or "Hotel or Motel."

**Lot.** See "Design Site."

**Low-Water-Use or Extra Drought-Tolerant Plant.** A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.

## M. Definitions

**Main Body.** The primary massing of a primary building.

**Main Facade.** The front facade of a building.

**Main Street Building.** See [Section x.06.160 \(Main Street Building\)](#).

**Major.** Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

**Maker Shopfront.** See [Section x.07.090 \(Maker Shopfront\)](#).

**Manufacturing/Processing - Heavy Industrial.** The manufacturing, assembly, processing, storage, or packaging of products involving chemicals, petroleum, and heavy agricultural products or other hazardous materials.

**Manufacturing/Processing - Light Industrial.** Any manufacturing, storage, and distribution that does not include hazardous wastes or resulting large truck usage/parking on the site. The use shall be accomplished entirely inside of the building except for incidental movement of products or materials into and out of the building to a delivery vehicle. Size of an individual light distribution business shall generally be limited to 4,000 square feet of storage (warehouse) area and one truck delivery door.

**Manufacturing/processing - Medium Intensity.** The manufacturing, assembling, processing, storage, or packaging of products, except: manufacturing, assembling, processing, storage, or packaging of chemicals, petroleum, heavy agricultural products, or other hazardous materials; or vehicle-dismantling, scrap, and waste yards. Medium intensity manufacturing and processing includes:

1. The manufacturing of electric and electronic circuits, instruments, and devices including, but not limited to, radio and television, phonographic equipment, calculators, computers, semi-conductors and transistors, and similar uses;
2. The manufacturing, assembly, processing, storage, or packaging of products from previously prepared materials including, but not limited to: cloth plastic, paper, leather, and precious or semi-precious metals or stones; but not including such operations as saw and planing mills, and any manufacturing uses involving primary production of wood, metal, or chemical products from raw materials and similar uses; and
3. The manufacturing of pharmaceutical products.

**Marquee Sign.** See [Section x.09.130 \(Marquee Sign\)](#).

**Massing.** The overall shape or arrangement of the bulk or volume of a building and structures.

**Master Sign Program.** A program which establishes sign development standards and specifies an integrated sign design concept for commercial and industrial complexes.

**Median.** A planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

**Media Production.** Facilities for motion picture, television, video, sound, computer, and other communications and distribution services.

**Medical Services - Doctor Office.** A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis. Includes dental, medical, optical, and x-ray laboratory offices. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

**Meeting Facility, Public or Private.** A facility for public or private meetings, including community centers, civic and private auditoriums, Grange halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities including, but not limited to, kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use that are typically used only by on-site employees and clients and occupy less floor area on the site than the offices they support. Does not include commercial entertainment facilities (see "Commercial Amusement Facility") or convention centers (see "Convention Center").

**Metal Products Fabrication.** An establishment engaged in the production and/or assembly of metal parts, including the production of: metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work, forgings and stampings, hardware and tools, plumbing fixtures and products, tanks, towers, and similar products. Examples of these uses include: welding shops; sheet metal shops; plating, stripping, and coating shops; machine shops; saw sharpening; stone cutting and products; glass and glass products; and sheet metal.

**Minor.** Having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

**Mixed-Use.** Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

**Mobile Home.** A vehicle, other than a motor vehicle, designed and equipped to contain one or more dwelling units to be used without a permanent foundation, and which is in excess of 8 feet in width and in excess of 40 feet in length.

**Mobile Home Park.** Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes; or any site on which two or more mobile home design sites are rented, leased, 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.

**Moderate Water-Use or Semi-Drought-Tolerant Plant.** A plant that can survive throughout the year with occasional irrigation.

**Monument Sign.** A sign whose supporting structure is 100 percent of the sign face, length, and width, and whose supporting structure does not exceed the approved sign face area.

**Mortuary.** A funeral home where deceased are prepared for burial or cremation and funeral services may be conducted. Does not include on-site cremation.

**Motor Fuel Price Sign.** A sign as specified in [California Business and Professions Code §13530 et seq.](#), with a message limited to that required by State law.

**Multiplex.** See [Section x.06.130 \(Multiplex\)](#).



**Multi-Unit Building.** A residential, non-residential, or mixed-use building in which there exists three or more separate units with direct exterior access and in which there are appurtenant shared facilities. Distinguishing characteristics of a multi-tenant building or use may, but need not, include common ownership of the real property upon which the building or use is located, common wall construction, and multiple occupant use of a single structure.

## N. Definitions

**Neighborhood Center.** A walkable environment that provides a mix of civic, institutional, and/or commercial uses.

**New Construction.** Structures for which the "start of construction" commenced on or after the effective date of this FBC.

**New Use.** Any purpose for which land or premises, or a building or structure thereon, is improved, occupied, utilized, built, or constructed for said purpose, which has not before existed on said land or premises.

**Night Club.** A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc.

**Nonconforming Design Site.** A design site that was legally created before the effective date of this FBC and does not comply with the minimum area, depth, width, or other applicable standards of the zone it is located.

**Nonconforming Site Improvement.** A site improvement (e.g., fences, landscaping, parking, walls, etc.) that conformed to the standards of the previous zoning that lawfully existed before the effective date of this FBC and does not conform to the present standards of the zone in which it is located.

**Nonconforming Structure or Building.** A structure or building that lawfully existed before the effective date of this FBC and does not conform to the present standards of the zone in which it is located.

**Nonconforming Use.** A use of a building, structure, or site, or portion thereof, or a building, structure or facility itself, which was lawfully established and maintained but, because of the application of this FBC to it, does not conform to the present standards of the zone in which it is located.

**Noncommercial Signage.** Any message which is determined not to be commercial (i.e., campaign signs or nonprofit signs).

**Non-Street Frontage.** Building facades that do not face a street or civic space.

## O. Definitions

**Office.** This FBC distinguishes between the following types of offices. These do not include medical offices (see “Medical Service - Doctor Office.”).

1. **Office, Business/Service.** An establishment providing direct services to consumers. Examples of this use include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include “Financial and Business Institutions,” which are separately defined.
2. **Office, Government.** An administrative, clerical, or public contact and/or service office of a local, state, or federal government agency or service facility. Offices are located on publicly owned land and necessary for the administration of federal, state, county, and city governments or local agencies as defined in the Government Code. Includes post offices, but not bulk mailing distribution centers, which are under “Warehousing and Distribution Facility.”
3. **Office, Professional/Administrative.** An office facility occupied by a business that provides professional services or is engaged in the production of intellectual property. Examples of this use include: accounting, auditing, and bookkeeping services; advertising agencies; attorneys; business associations and chambers of commerce; commercial art and design services; construction contractors (office facilities only); court reporting services; detective agencies and similar services; design services including architecture, engineering, landscape architecture, and urban planning; educational, scientific, and research organizations; financial management and investment counseling; literary and talent agencies; management and public relations services; media postproduction services; photographers and photography studios; political campaign headquarters; secretarial, stenographic, word processing, and temporary clerical employee services; and writers’ and artists’ offices.

**Office Amenity Space.** Non-employee, non-traffic-generating uses that are not easily convertible to employee-generating uses including, but not limited to, exterior covered walkways, lobby atrium, large cafeterias, employee lounge areas, employee fitness areas, and laboratories.

**Off-Site Hazardous Materials Storage Facility.** A facility, as defined in [California Health and Safety Code §25117.1](#), that accepts hazardous wastes that are generated at another location (off-site) and serves more than one producer of hazardous waste.

**Off-Street Parking.** The area(s) located on a design site available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

**Open Space.** See “Civic Space.”

**Open Space Easement.** See “Scenic Easement or Open Space Easement.”

**Open Structure.** An accessory structure having a roof constructed of lattice or other roof material which allows light and air to pass through a minimum of 50 percent of the roof surface. Additionally, the sides of an open structure consist only of support posts and decorative or functional elements including, but not limited to, braces and railings such that light and air can pass through a minimum of 75 percent of each side. Open structures include but are not limited to trellises, trellis-like patio covers, and other shade structures. Play structures do not qualify as open structures, but are regulated as minor or major accessory structures.

**Open Sub-Zones.** See [Section x.02.030 \(Sub-Zones\)](#).

**Oriel Window (syn. Upper Story Bay Window).** A window that projects from the building facade or elevation, located on upper floors and may extend for multiple stories.

**Outdoor Advertising Structure, Billboard, or Signboard.** Any structure or portion thereof, situated on private premises, on which lettered, figured, or pictorial matter is displayed for advertising purposes or products not appurtenant to the use of the premises. This definition shall not include any sign used to display any official notices or bulletin boards wherein such bulletin boards are used to display announcement of meetings to be held on premises wherein such bulletin boards are located, nor shall it be held to include real estate signs advertising for sale or rent the property upon which it stands, name plates, or signs appurtenant to any use.

**Outdoor Sales Display.** An area where customers are encouraged to examine and/or experience merchandise in their typical configuration and/or manner of use.

**Outdoor Storage Building.** A building used primarily for storage of goods and materials, and uninhabitable.

**Overhead Doors.** Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position, clear of the opening.

## P. Definitions

**Painted Wall Sign.** See [Section x.09.080 \(Painted Wall Sign\)](#).

**Parapet.** A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

**Parcel (syn. Lot).** A portion of land separate from others and delineated or described as a single integral unit on a subdivision map or by other map approved in compliance with the [Subdivision Map Act \(§66410 et seq.\)](#).

**Parcel Line Adjustment.** A shift or rotation of an existing parcel line between four or fewer existing, adjoining parcels, where the land taken from one parcel is added to an adjoining parcel and where a greater number of parcels than originally existed are not created, as provided in [Section x.xx.xxx \(Jurisdiction Parcel Line Adjustment Standard\)](#).

**Parcel Map.** A map prepared for the purpose of dividing a legal parcel into four or fewer parcels and prepared in compliance with the provisions of this [Title x](#) and the [Subdivision Map Act \(§66410 et seq.\)](#) and in a manner to be recorded in the office of the County Recorder.

**Parcel, Nonconforming.** A legally created parcel which does not conform with current standards for area, width, frontage or other such standards for the zone in which the parcel is located because of annexation or amendments to the title.

**Park and Recreational Area, Public.** Include playgrounds, public gardens, outdoor sports grounds, indoor sports structures within a park area, tot lots, passive park areas, and other areas of use to the general public for recreation or outdoor diversions, not including commercial recreation facilities (see "Commercial Recreation Facility.")

**Parking Driveway Width.** The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

**Parkway.** That portion of a public right-of-way located between the outermost curb-lane driving lane and the farthest edge of the right-of-way.

**Passageway.** A pathway unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

**Passive Recreation.** See "Recreation, Passive."

**Path of Travel.** A continuous, unobstructed way of pedestrian passage.

**Patio Cover.** A one story, roofed structure, not more than 12 feet in height above adjacent finished grade, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the primary building.

**Pedestrian Shed.** An area centered on a destination including, but not limited to, a civic space, civic building, or main street. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge, about 1,500 feet. Pedestrian sheds are used for planning Walkable Urban areas.

**Pedestrian Orientation.** A physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, paseos, and arcades; landscaping and street furniture.

**Pedestrian-Oriented Businesses.** General commercial businesses that allow customers to park once and complete multiple transactions and visits on foot in a context that encourages people to walk instead of drive.

**Pedestrian-Oriented Use.** A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and/or social interaction.

**Pennant.** Any lightweight flexible plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, in a series of three or more, designed to move in the wind.

**Permanent Sign.** A sign for which a [Sign Permit](#) is required and may be issued with no time limit.

**Personal Service Shops.** Establishments providing non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops; garment pressing, repair, and alteration; laundering, dry cleaning, laundromats; cleaning pickup stations; shoe repair shops; printing, limited to letterpress and duplication machines; therapeutic massage; vending machines. These uses may also include accessory retail sales of products related to the services provided.

**Pharmacy.** Establishment that sells prescription drugs, over-the-counter medications, and other related products.

**Places of Assembly With Fixed Seating.** Gathering places furnished with permanent seating, including auditoriums, theaters, assembly hall, sports arenas, and stadiums.

**Places of Assembly Without Fixed Seating.** Gathering places not furnished with permanent seating, including dance clubs, exhibition halls, and gymnasiums.

**Planning Commission.** The [Jurisdiction's Planning Commission](#), referred to in this FBC as the [Planning Commission](#).

**Plant Nursery Sales and Garden Supply.** Establishments engaged in the production and sale of ornamental plants and other garden products, grown under cover either in containers or in the soil on the site, or grown outdoors in containers. The outdoor production of ornamental plants in the soil on the site is instead included under "Agriculture."

**Plot Plan.** A plan for an individual residential design site within an approved subdivision. At a minimum, the plot plan shows the design site property lines with metes and bounds; street address; driveways; grading; proposed locations for structures; public and private improvements (e.g., utility service laterals); retaining walls; trees; and measurements to locate these improvements within the design site.

**Podium.** A continuous projecting base or pedestal under a building often occupied by parking.

**Podium Top.** A flat, elevated and open area above a podium that can be used as common area.

**Pole Sign.** A sign wholly supported by a sign structure consisting of poles or posts in the ground.

**Porch.** A covered shelter projecting in front of the entrance of a building.

1. **Porch, Engaged.** See [Section x.07.050 \(Porch Engaged\)](#).

2. **Porch, Projecting.** See [Section x.07.040 \(Porch Projecting\)](#).

**Portable Sign.** A temporary sign which is not fastened to its supporting surface including, but not limited to, an A-frame or sandwich board.

**Pre-Development Grade.** The grade of a design site prior to any site improvements related to the proposed development.

**Premises.** An area of land with its appurtenances and buildings which because of its unity of use may be regarded as the smallest conveyable unit.

**Primary Building.** See "Building, Primary."

**Primary Living Space.** A space within the primary building that is designed as a living room, dining room, or bedroom.

**Printing and Processing.** Establishments engaged in heavy print shop, typesetting, lithograph, and silk screening (of printed materials only); graphics and art services; sign company; blueprinting; non-retail photographic processing and printing; and art services.

**Private Open Space.** The area required for each unit in some building types, provided as outdoor yard areas, patios, decks, and balconies, but excluding stairs, entrance decks, and/or landings. Does not include required setbacks.

**Private Street.** Any street not a public street.

**Private Swim Club and Recreation Center.** A private facility for swimming and other recreational activities. A swimming pool shall be any pool, pond, lake, or open tank located within or outside of a building and containing or normally capable of containing water to a depth at any point greater than one and one-half feet.

**Production, Artisanal.** Food and/or products made by hand in small batches that requires skills from a maker/master with a combination of science and art derived from experience.

**Projecting Sign.** See [Section x.09.050 \(Projecting Sign\)](#).

**Pub.** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery ("brew-pub"), and other beverage tasting facilities.

**Public Assembly.** A gathering of members of the public. See "Community Assembly."

**Public and Quasi-Public.** Includes public, semi-public, and private elementary schools; middle schools; high schools; civic buildings; community buildings and uses; and public utility uses including substations, governmental buildings, churches, museums, art galleries, fire stations, post offices, police stations, reservoirs, libraries, parks, essential services, hospitals, and similar uses, any of which may have additional standards to use set forth herein.

**Public Safety Building.** Buildings for public utility uses including substations, fire stations, police stations, hospitals, and similar uses.

**Public Property.** Any property publicly owned outside of the designated public right-of-way.

**Public Street.** A street for which the right-of-way is owned by or offered for dedication to the public and accepted by the [Jurisdiction](#).

**Public Use.** A use undertaken by a political subdivision.

#### Q. Definitions

*No specialized terms beginning with the letter Q are defined at this time.*

#### R. Definitions

**Readerboard.** A nonelectrical sign announcing events taking place on-site, the message of which is periodically changed, not including time-temperature devices.

**Rear.** Opposite of front.

**Rear-Loaded (syn. Rear Access).** Vehicular access from the rear of the design site.

**Recessed Entry.** An entrance to a building that is set back from the facade of the building.

**Reclassification of Land.** An amendment to this [Title](#), which changes the classification of any property from one zone to another zone provided for in compliance with this [Title](#).

**Recreation, Active.** Recreational pursuits usually performed with others and often requiring equipment which required physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds; sport courts; baseball/softball and other field sports; and swimming pools.

**Recreational Area.** Areas of active play or recreation including, but not limited to, sports fields, school yards, picnic grounds, or other areas with intense foot traffic.

**Recreation, Passive.** Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to such activities as walking; hiking; bicycling; bird and animal watching; and picnicking.

**Recreation, Commercial.** Recreation facilities operated as a business and open to the general public for a fee.

**Recreation, Private, Noncommercial.** Recreation facilities operated by a nonprofit organization and open only to bona fide members of such nonprofit organization.

**Relocation.** The act or process of moving a structure or object from one property to another property or to a different location on the same property.

**Renovation**

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

**Rental Shops - Consumer Goods.** Consumer-oriented rental shops including party furnishings; household tools and appliances; consumer-scale garden equipment; auto-related equipment; etc. Includes vending machine service. Does not include construction equipment rental.

**Repair Service - Equipment, Appliances, etc.** Miscellaneous repair services including only:

1. Business equipment and furnishings repair and service;
2. Household yard equipment and appliance repair and service; and
3. Audio, video and computer repair, and service.

**Research and Development Facility.** A facility for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and computer and telecommunications components in advance of product manufacturing; and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical, and biotechnology research and development. Does not include laboratories for the testing of soil and other materials. See "Laboratory."

**Residential.** Premises used primarily for human habitation.

**Residential Development.** Any development that consists entirely of dwellings.

**Restaurant, Cafe, or Coffee Shop.** Any room, building, place, or portion thereof intended to provide seated and/or take-out service of food selections prepared on the premises; typically appropriate for a complete breakfast, lunch, or dinner meal; but excluding bakeries, specialty coffee, and similar retail establishments providing incidental seating/table accommodations for the convenience of the retail customer. Does not include fast-food or drive-in facilities. See "Restaurant, Fast Food" and "Drive-in Business."

**Restaurant, Fast Food.** A restaurant with a drive-through facility providing food service directly to occupants of a motor vehicle.

**Review Authority.** The individual or official [Jurisdiction](#) body ([the Community Development Director, Planning Commission, or Jurisdiction Council](#)) identified by this FBC as having the responsibility and authority to review, and approve or deny the permit applications described in [Chapter 11 \(Administration\)](#).

**Right-of-Way (ROW).** Land dedicated to transportation purposes and/or use by the general public.

**Roadside Service Establishment.** Service stations, garages, restaurants, motels, hotels, and similar enterprises which provide food, shelter, or necessary automotive services or supplies to travelers.

**Rooming and/or Boarding.** A dwelling or part thereof other than a hotel where meals and/or lodgings are provided, for compensation, for six or more persons unless otherwise specified, not transients.

**Rowhouse.** See [Section x.06.100 \(Neighborhood Townhouse\)](#) and [Section x.06.140 \(Core Townhouse\)](#).

**Runoff.** Water which is not absorbed by the soil to which it is applied. Runoff usually occurs when water is applied at too great a precipitation rate, when water is applied to saturated soils, or when water is applied to a steep slope.

## S. Definitions

**Sales Floor Area.** The interior building space devoted to the sale of merchandise. Does not include rest rooms, office space, storage space, automobile service areas, or open-air garden sales space.

**Satellite Dish Antenna.** Parabolic or spherical antenna whose purpose is to receive and/or transmit radio communication signals to and/or from satellites.

**Scenic Easement or Open Space Easement.** An easement granted to the public whereby the owner relinquishes or limits the right to construct improvements on the land.

**School.** Public-supported, private, and parochial institutions conducting regular academic instructions at preschool, kindergarten, elementary, secondary, and collegiate levels. Includes the following facilities.

1. **School, Elementary/ Middle/ Secondary.** A public or private academic educational institution, including elementary (kindergarten through 6th grade); middle and junior high schools (7th and 8th grades); secondary and high schools (9th through 12th grades). May also include any of these schools that also provide room and board.
2. **School, Specialty.** A school that provides education or training, including vocational training, in limited subjects. Examples of these schools include:
  - a. Art school;
  - b. Ballet and other dance school;
  - c. Business, secretarial, and vocational school;
  - d. Computers and electronics school;
  - e. Drama school;
  - f. Driver education school;
  - g. Establishments providing courses by mail;
  - h. Language school;
  - i. Martial arts;
  - j. Music school;
  - k. Professional school (law, medicine, etc.); and
  - l. Seminaries/religious ministry training facility.

Does not include pre-schools and child day care facilities. See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction.

**Second Unit.** See "Dwelling, Second Unit."

**Semi-Public Use.** A use owned or operated by a non-profit organization, private institution, or foundation.



**Semi-Public Utility Building.** A building owned or operated by a non-profit organization, private institution, or foundation, and used to provide utility services to its members or those persons it serves.

**Service Entries.** Building access for service providers.

**Service Facilities.** On-site facilities that support grounds maintenance, landscaping, and minor repair service relative to a primary use.

**Setback.** The distance by which a structure, parking area, or other development feature is separated from a design site line, other structure, or development feature

1. **Setback, Front.** An area extending across the full width of the design site between the front design site line and the primary structure.
2. **Setback, Rear.** An area extending the full width of the design site between a rear design site line and the primary structure.
3. **Setback, Side.** An area between a side design site line and the primary structure extending between the front and rear setback.

**Setback, Building.** The mandatory clear distance between a design site line and a building.

**Setback, Parking.** The mandatory clear distance between a design site line and parking.

**Setback, Non-Street Frontage.** Any side or rear setback not contiguous to a public right-of-way. Such setback shall be measured laterally from the nearest part of that portion of a primary building facing said side or rear setback toward the nearest point of the design site line.

**Shared Parking.** Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

**Shopfront.** See [Section x.07.100 \(Shopfront\)](#).

**Shopfront Base.** A very low wall, that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

**Sidewalk.** A paved area along a street intended exclusively for pedestrian use and often installed between a street and design site frontages.

**Sidewalk Sign.** See [Section x.09.100 \(Sidewalk Sign\)](#).

**Sign.** A structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. See [Chapter 9 \(Specific to Signage Types\)](#).

**Sign Area.** The total area of any portion of a structure to which any message is affixed.

**Sign Copy.** The allowed area of any words, letters, numbers, designs, figures or other symbolic presentation incorporated into a sign with the purpose of attracting attention to the subject matter.

**Sign Face.** The portion of a sign that is used for displaying sign copy, together with any frame, color, panel, ornamental molding, or condition which forms an integral part of the sign copy and which is used to differentiate such sign copy from any wall or background against which it may be placed. Those portions of the supports, uprights, or base of a sign that do not function as a sign shall not be considered as part of a sign face.

**Single-Loaded, Building.** A building containing dwellings and/or commercial units without common hallways for access to the dwellings and/or units.

**Site identification sign.** A sign, other than a readerboard, which serves to inform only of the name, address and lawful uses of the premises upon which the sign is located (and which may include a trademark or symbol of a business).

**Site Plan.** A base sheet that includes the basic information that will appear on all plans including, but not limited to, natural features, roads, buildings, or other structures to remain on-site.

**Special Event.** A temporary use including, but not limited to, art and craft shows and exhibits; carnivals; circuses; fairs; farmers' markets; festivals; flea markets; food events; open-air theaters; outdoor entertainment or sporting events; promotional events; swap meets; and other similar temporary community and entertainment assembly uses. Special events do not include private non-commercial events or parties held at a residence or accessory uses including, but not limited to, garage sales or outdoor displays described in [Section x.xx.xxx \(Jurisdiction Accessory Uses\)](#).

**Special Architectural Elements.** Church spires; belfried cupolas and domes; monuments; corner or entry towers on residential units; and other similar architectural elements.

**Specific Plan.** See [California Government Code §65450-65457](#).

**Stake Sign.** A sign constructed of paper or plastic mounted on a wood or metal stick.

**Stealth Design.** The effect of integrating an element including, but not limited to, a cellular antenna into a building that results in the element not being visible from adjacent public sidewalks and open space.

**Street, Front.** Street located along the front design site line of a parcel.

**Street, Side.** Street located along a design site line of a parcel that is not along the front design site line.

**Stoop.** See [Section x.07.070 \(Stoop\)](#).

**Storage.** Includes:

1. **Contractor Storage Yard.** Outdoor storage facilities operated by or on behalf of a contractor licensed by the [State of California](#) for storage of large equipment, vehicles, and/or other materials commonly used in the individual contractor's type of business. May also include truck terminals and buildings or structures for uses including, but not limited to, repair facilities. Does not include vehicle dismantling yards, scrap, and waste yards. May include an accessory office. A contractor's office located away from a storage facility is included in compliance with the definition of "Office - Business, Service."
2. **Outdoor.** The storage of various materials outside of a structure other than fencing, either as an accessory or primary use.
3. **Self-Storage Facility.** A structure containing generally small, individual compartments, stalls, or lockers rented as individual storage spaces and characterized by low parking demand.

**Storefront.** The majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

**Story.** The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

1. **Story, First.** The lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building.
2. **Story, Half (syn. Attic Story).** A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.
3. **Story, Mezzanine.** A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

**Street.** A public or permanent private thoroughfare which affords a primary means of access to design site(s).

1. **Street, Front.** Street located along the front design site line.
2. **Street, Side.** Street located along a design site line that is not the front design site line

**Street Frontage.** The lineal length of that portion of a design site abutting a street.

**Street Frontage, Principal.** The length of the property line of any one premise parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

**Street Tree.** A tree planted in open spaces, parkways, sidewalk areas, easements, streets, and rights-of-way.

**Studio - Photography, Art, Martial Arts, Music, etc.** A small-scale facility, typically accommodating one group of students at a time, in no more than one instructional space. Larger facilities are included under the definition of "Schools - Specialty." Examples of these facilities include: individual and group instruction and training in the arts, martial arts, music, and photography; and the processing of photographs produced only by users of the studio facilities. Also includes production studios for individual painters, sculptors, photographers, and other artists.

**Supportive Housing.** See "Transitional Housing."

**Swimming Pool, Public or Private.** Any pool, pond, lake or open tank located within or outside of a building, and containing or normally capable of containing water to a depth at any point greater than 1.5 feet.

## T. Definitions

**Tandem Parking.** A parking space deep enough to allow two cars to park, one behind the other.

**Tavern.** See "Pub."

**Terrace.** See [Section x.07.110 \(Terrace\)](#).

**Temporary Sign.** A sign intended to be displayed for a limited period of time only.

**Theater, Cinema or Performing Arts.** An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: civic theaters, facilities for live theater and concerts, and movie theaters.

**Thoroughfares.** A way for use by vehicular, pedestrian, and bicycle traffic that provides access to design sites and open spaces, and that incorporates vehicular lanes and public frontages.

**Townhouse, Suburban and Core.** See [Section x.06.100 \(Neighborhood Townhouse\)](#) and [Section x.06.140 \(Core Townhouse\)](#).

**Transect.** A cross-section of the environment showing a range of different habitats. The Natural-to-Urban Transect of the human environment is divided into multiple transect zones that describe the physical form and character of a place according to the intensity of its land use and urbanism. See [Table P-1E-B \(Summary Table of Transects for Natural, Rural, and Walkable Contexts in Jurisdiction\)](#).

**Transect Zone.** See "Form-Based Zone."

**Transit Station.** A design site or structure used for the purpose of parking, loading, and unloading freight and passengers from train or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

**Transitional Housing.** Rental housing operated in compliance with program standards that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Includes supportive housing, shelters housing, and single room occupancy hotels and shelter housing.

**Transit Stop.** A location where buses stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

**Turf.** A surface layer of earth containing mowed grass with its roots. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue, and tall fescue are cool-season grasses. Bermudagrass, kikuyugrass, seashore paspalum, St. Augustinegrass, zoysiagrass, and buffalo grass are warm-season grasses.

**TV and Radio Stations.** Commercial and public communications facilities entirely within buildings, including radio and television broadcasting, and receiving stations and studios.

## U. Definitions

**Understory.** The smaller trees and shrubs below the canopy of large trees.

**Unit.** See "Dwelling Unit."

**Upper Floor.** A floor in a building containing habitable space that is located above the ground floor.

**Urban Agriculture (Crop Production).** Areas in some form of cultivation including, but not limited to, row crops, orchards, or greenhouses that support nearby or on-site food establishment operations.

**Usable Open Space.** Common or private open space, excluding the following:

1. Required front setbacks;
2. Areas devoted to parking, driveways, and maneuvering areas;
3. Open space at grade less than 10 feet in its minimum dimension; and
4. Patios, balconies, or decks less than five feet in their minimum dimension.

**Use.** The purpose for which land, premises, or structure thereon is designed, arranged, or intended, or for which it is or may be occupied or used.

**Use, Accessory.** A subordinate use of a building, structure, or design site that is customarily incidental to a principal use located on the same parcel.

**Use, Principal.** The main or primary use or uses conducted on a design site or located within a building or within a portion of a building which is separated structurally from other uses within the same building, not to include an accessory use as defined herein or a subordinate department of a main or primary use.

**Use, Temporary.** The use of land or premises or a building thereon for a limited period of time which does not change the character of the site, premises, or uses therein.

## V. Definitions

### Vehicle Services.

1. **Vehicle Services, Auto Repair Garage.** Auto service for general repair, rebuilding, or reconditioning of engines, motor vehicles or trailers; towing service; collision service including body or frame, straightening, repair, or overall painting; or paint shop. Includes businesses dealing in used parts; auto wrecking and salvage; and tire recapping establishments.
2. **Vehicle Services, Auto Service Center.** Vehicle services in conjunction with a department store or as part of a shopping center or mall development.

**Veterinary Clinic, Animal Hospital.** Office and indoor medical treatment facilities used by veterinarians, including large- and small-animal veterinary clinics and animal hospitals.

**Visitability.** A basic level of accessibility that enables persons with disabilities to visit others in their dwellings by providing at least one accessible means of egress/ingress for each residential unit.

## W. Definitions

**Walkable Neighborhood Center.** A Walkable Urban environment that provides a concentrated mix of civic, institutional, and/or commercial uses.

**Walkable Neighborhood Plan (WNP).** A development plan for creating Walkable Urban environments with a mix of housing, civic, retail, and service choices within a compact, walkable, and transit-ready environment. See [Section x.10.030 \(Walkable Community Design\)](#).

**Walkable/Walkability.** The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

**Walkway.** A paved way located on one or more design sites, used for pedestrian traffic, and used exclusively by the design site owner(s), their guests, and invitees.

**Wall Plane.** A vertical surface defined by the facades of buildings.

**Wall Sign.** See [Section x.09.070 \(Wall Sign\)](#).

**Wall Mural Sign.** See "Painted Wall Sign."

**Warehousing and Distribution Facility.** An establishment engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Examples of these establishments include: Agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers, and associations engaged in the cooperative marketing of farm products; merchant wholesalers; and stores primarily selling electrical, plumbing, heating, and air conditioning supplies and equipment. Also includes storage, processing, packaging, and shipping facilities for mail order and electronic commerce retail establishments.

**Water Table, Architectural Feature.** A horizontal projecting string-course of masonry, molding, or a ledge placed so as to divert rainwater from a building.

**Width-to-Height Ratio.** The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

**Window Sign.** See [Section x.09.090 \(Window Sign\)](#).

#### **Winery.**

1. **Boutique.** Winery of 100 to 5,000 cases, including indoor retail sales of processed products produced on-site and related products provided the retail sales portion shall not exceed 20 percent of the facilities building area.
2. **Small.** Winery producing 5,000 to 10,000 cases on design sites greater than 10 acres.
3. **Large.** Wineries larger than a boutique and small winery, including indoor retail sales of processed products produced on-site and related products, provided the retail sales do not exceed a maximum of 20 percent of the building area. Includes winery related uses, including on-site food preparation and sales; restaurant or delicatessen; non-wine-related retail sales; and outdoor facilities for commercial food service or entertainment.

**Wing.** A structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building.

#### **X. Definitions**

*No specialized terms beginning with the letter Y are defined at this time.*

#### **Y. Definitions**

**Yard.** See "Setback."

**Yard/Porch Sign.** See [Section x.09.040 \(Yard/Porch Sign\)](#).

#### **Z. Definitions**

**Zero Design Site Line.** A building or structure that is placed on the property line.

**Zone.** See "Transect Zone."

**Zone Map.** The zoning map(s) of the [Jurisdiction of xxx, California](#), together with all amendments.

**Zoning Administrator.** The duly designated and appointed zoning administrator of the [Jurisdiction](#).

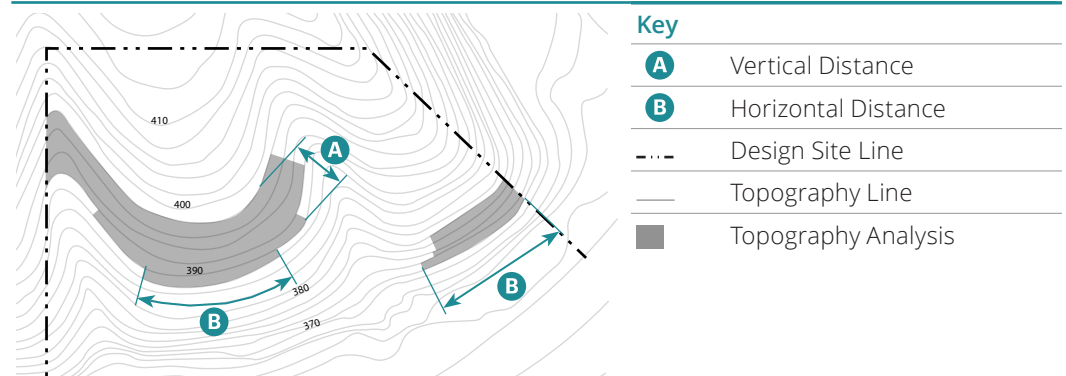
**Zoning Code.** The Zoning Code of the [Jurisdiction](#) specified in [Title x](#).

## x.12.030 Measurement Methods

### 1. Sloped and Steeply Sloped Design Sites

- A. **Applicability.** The standards of [Section x.05.050 \(Slope Standards\)](#) apply to sloped and steeply sloped design sites. Slope is measured by taking the vertical distance, or "rise", over the horizontal distance, or "run." The resulting fraction, or percentage, is the "slope" of the land. Sloped and steeply sloped design sites are those areas of land that exhibit the slopes of six percent and greater.
- B. **Methodology.** The following methodology shall be used to identify steep slopes protected in compliance with this [Chapter](#). An example of the methodology is shown in [Figure 1 \(Methodology for Defining Sloped and Steeply Sloped Design Sites\)](#).
- (1) **Steep Slope Determination.** To qualify as a steep slope, the slope shall be at least six percent with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line. The horizontal measurement shall cross property lines to establish if a steep slope may exist on a design site (i.e., the 100-foot minimum width calculation shall cross a property line if necessary to achieve this minimum width).

**Figure x.12.030.1: Methodology for Defining Sloped and Steeply Sloped Design Sites**



- (2) **Area Calculation.** Step slope areas are calculated based on the square feet of qualifying steep slope on the design site as determined in [Subsection 1](#) above. There is no minimum square footage for each slope area.
- First, calculate the square footage of slopes 30 percent and greater. Determine the square footage of each area as well as the sum of the areas for the total site.
  - Second, calculate the square footage of slopes between 29 and 25 percent. Determine the square footage of each area as well as the sum of the areas for the total site.
  - Third, calculate the square footage of slopes between 24 and 20 percent. Determine the square footage of each area as well as the sum of the areas for the total site.
  - First, calculate the square footage of slopes between 15 percent and 19 percent. Determine the square footage of each area as well as the sum of the areas for the total site.
  - Second, calculate the square footage of slopes between 10 and 14 percent. Determine the square footage of each area as well as the sum of the areas for the total site.
  - Third, calculate the square footage of slopes between 6 and 9 percent. Determine the square footage of each area as well as the sum of the areas for the total site.

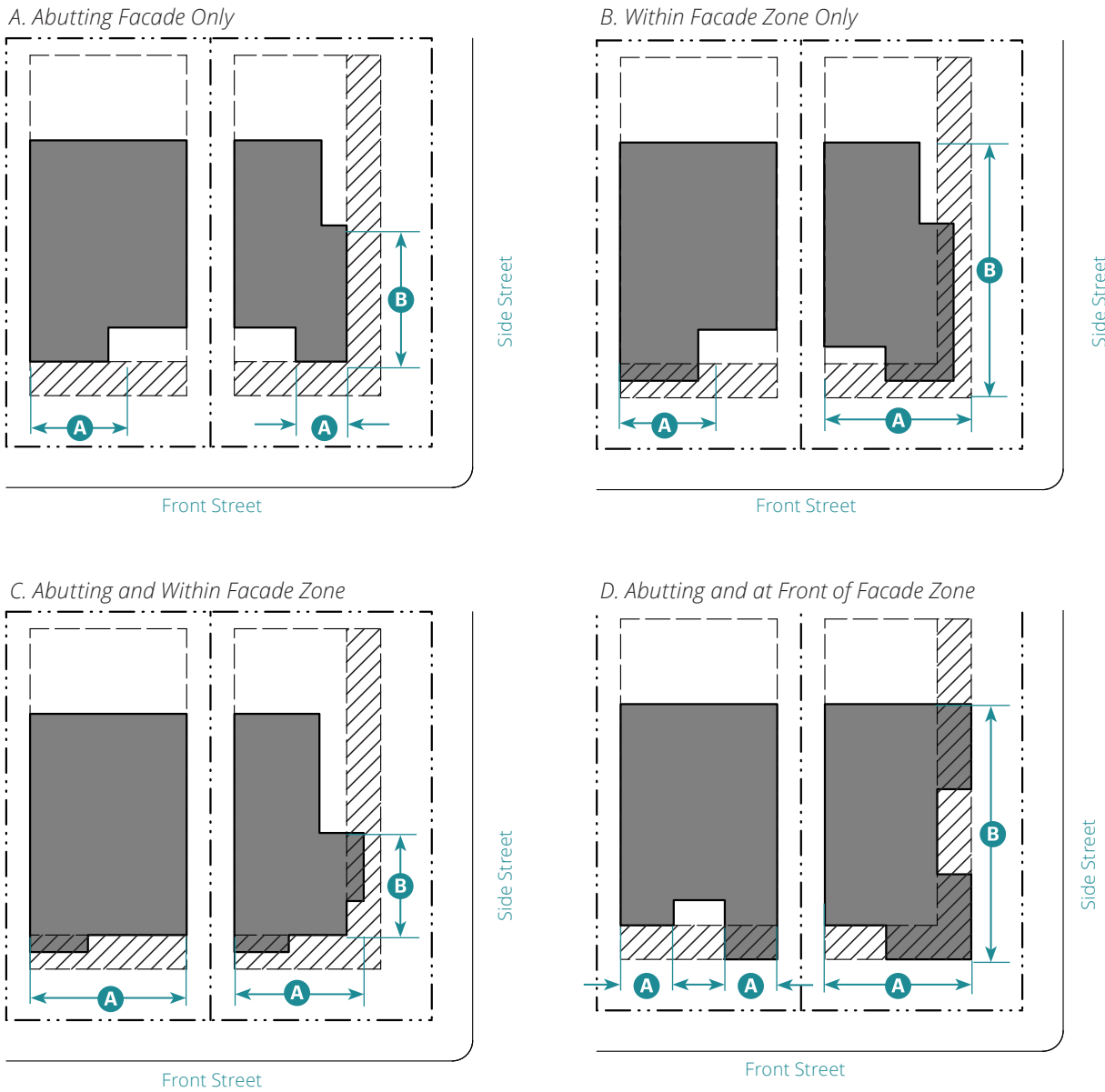
- (3) **Steep Slope Resource Area.** Based on the area calculations in [Subsection 2](#), above, [Table x.05.050.A \(Amount of Sloped Areas Allowed to be Developed\)](#) shows the percentage of slope area that shall be included in the resource protection area. The steep slope areas to be protected shall be included in the survey.
  - (4) **Sloping Design Site Height.** Design sites with slopes of six percent or more shall measure the maximum height of structures as set forth in the zone and measured vertically from ground level at the front setback line, or if no setback is required, at the center of the design site.
- C. **Average Slope.** The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope.
- (1) **Design Sites with Even Slope.** Average slope for design sites with relatively even slope across the site and small design sites is determined by using the following formula:
    - (a)  $S = ((T - B) \div \text{run}) \times 100$
    - (b) S = average slope
    - (c) T = elevation at top of slope
    - (d) B = elevation at bottom of slope
    - (e) Run = horizontal distance between the top and bottom elevations
  - (2) **Design Sites with Uneven Slope.** Average slope of design sites with an uneven slope across the site before grading is determined by using the following formula:
    - (a)  $S = (1.0029 \times I \times L) \div A$
    - (b) S = average slope
    - (c) I = contour interval in feet
    - (d) L = summation of length of the contour lines in scale feet
    - (e) A = area of the design site in acres



## 2. Primary Building within Facade Zone

- A. **Applicability.** The facade zone standards apply to new primary buildings and their additions along the front and side street of a design site.
- B. **Methodology.** The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front facade zone. The same approach is to be applied to the side street, using the minimum front and rear building setbacks.
- (1) Identify the width of design site (e.g., 50 feet) and apply required front and side building setbacks (e.g., 5 feet and 5 feet).
  - (2) Subtract the horizontal length between each side setback and the adjacent side design site line from the total width of the design site. The result is the net buildable width of the design site (e.g., 40 feet).
  - (3) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the design site (e.g., 50 feet).
  - (4) The result is the minimum length, in feet, of building facade that shall be placed in or abutting the facade zone (e.g., 20 feet).
  - (5) See [Figure 2 \(Applying the Required Amount to the Facade Zone\)](#) for examples that are consistent with the intent of this standard.

**Figure x.12.030.2: Applying the Required Amount to the Facade Zone**

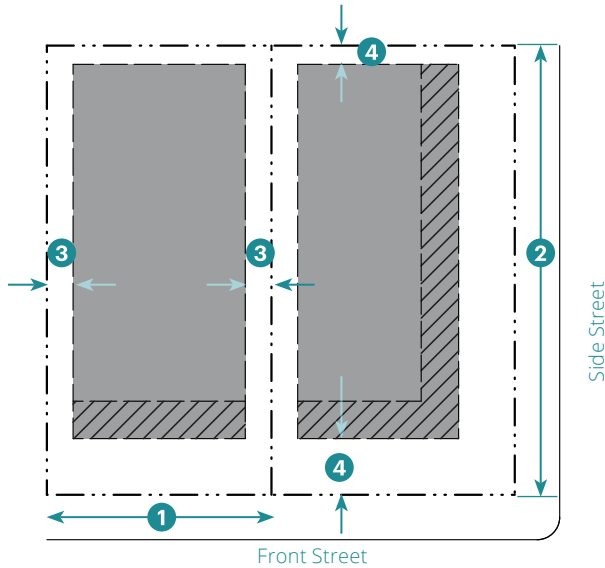


**Key**

	Front Street	Side Street
	Facade Zone 50% min. <sup>1</sup>	50% min. <sup>1</sup>
	Buildable Area <b>A</b>	<b>B</b>

<sup>1</sup>This is an example. See Subsection 5 of the zone for the standard.

**Figure x.12.030.3: Determining the Required Amount Subject to the Facade Zone**



**Example Calculation**

50'	Design Site Width
- 5'	Side Setback
- 5'	Side Setback
= 40'	Net Buildable Width
40'	Net Buildable Width
x Zone Standard (e.g., 50%)	
= 20'	Required In or Abutting the Facade Zone

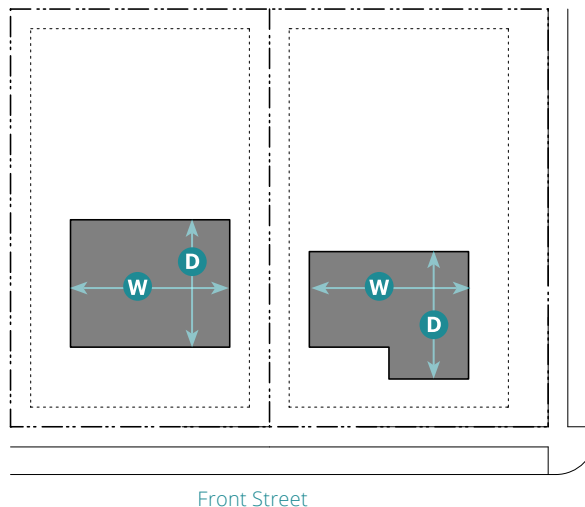
**Key**

- ① Width of Design Site
- ② Depth of Design Site
- ③ Setback to be Subtracted from Design Site Width
- ④ Setback to be Subtracted from Design Site Depth

**3. Measuring Building Types**

**A. Methodology.** Measurement of width and depth.

- (1) **Main Body.** The width and depth of the main body shall be measured as follows:
  - (a) The width shall be parallel to the front.
  - (b) The depth shall be perpendicular to the front.



**Figure x.12.030.4: Main Body**

**Key**

- Ⓜ Width
- ⓓ Depth

- (2) **Wings and Ancillary Structures.** The width and depth of wings and ancillary structures, shall be measured as follows:
  - (a) The width shall be the greater of the two dimensions of the footprint.
  - (b) The depth shall be the lesser of the two dimensions of the footprint.

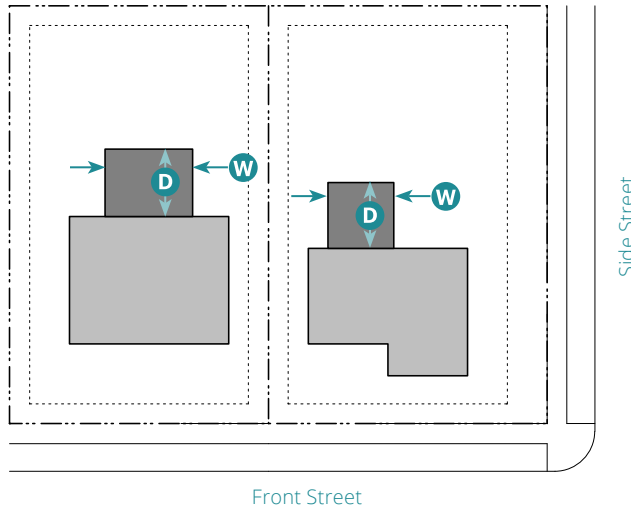


Figure x.12.030.5: Wings and Ancillary Structures

Key

- W Width
- D Depth

- (3) **Open Space(s).** The width and depth of open spaces shall be measured as follows:
  - (a) The width shall be parallel to the front
  - (b) The depth shall be perpendicular to the front.

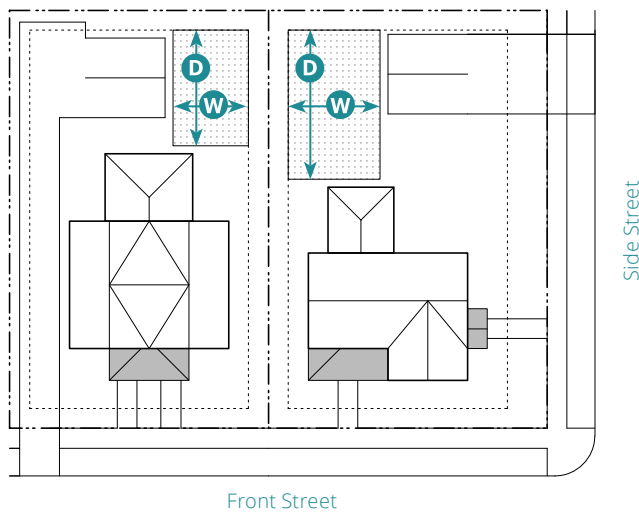
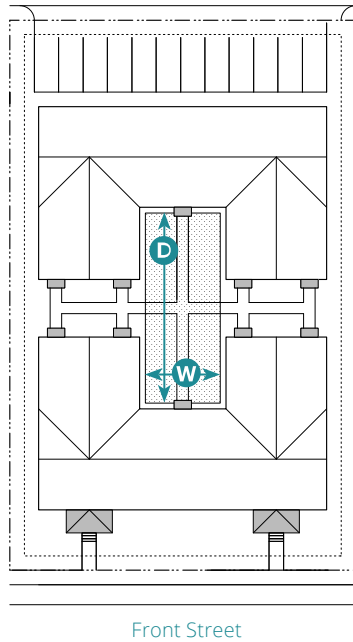


Figure x.12.030.6: Open Space(s)

Key

- W Width
- D Depth

- (4) **Courtyard(s).** The width and depth of courtyards shall be measured as follows:
- (a) The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a side street.
  - (b) If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.
  - (c) The depth shall be perpendicular to the width.

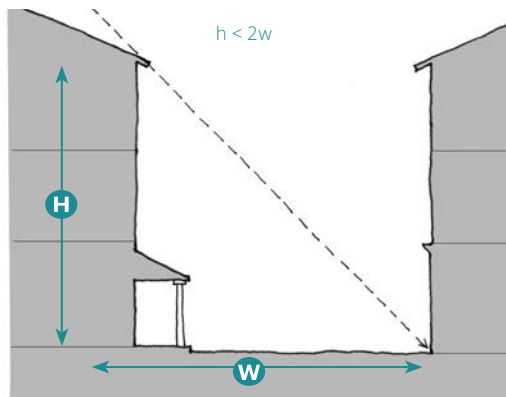


**Figure x.12.030.7:**  
**Courtyard(s)**

**Key**

- W** Width
- D** Depth

- (5) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.
- (a) The width and depth of forecourts shall be measured per [Figure 8 \(Width-to-Height Ratio\)](#).
  - (b) The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.



**Figure x.12.030.8:**  
**Width-to-Height Ratio**

**Key**

- W** Width
- H** Height

(6) **Highest Eave/Top of Parapet.**

- (a) **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.
- (b) **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building.
- (c) **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building.
- (d) **Highest Eave Measurement.** The measurement is to bottom of the eave assembly.
- (e) **Eave.** The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters to a finished horizontal surface.

Figure x.12.030.9: Top of Parapet and Flat Roof

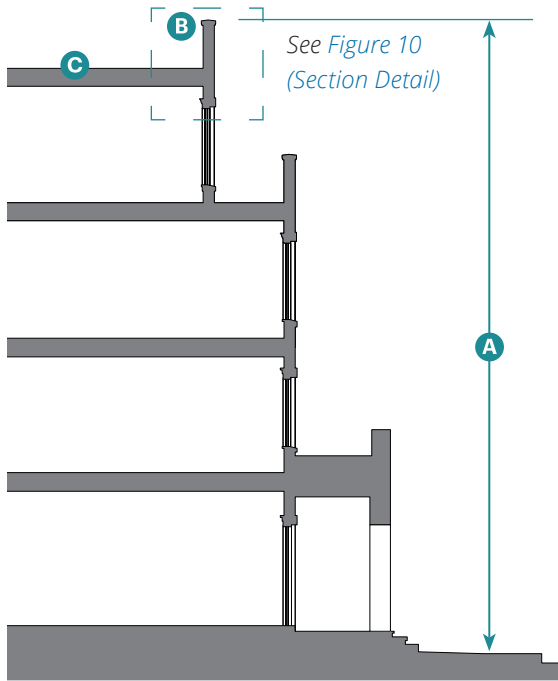
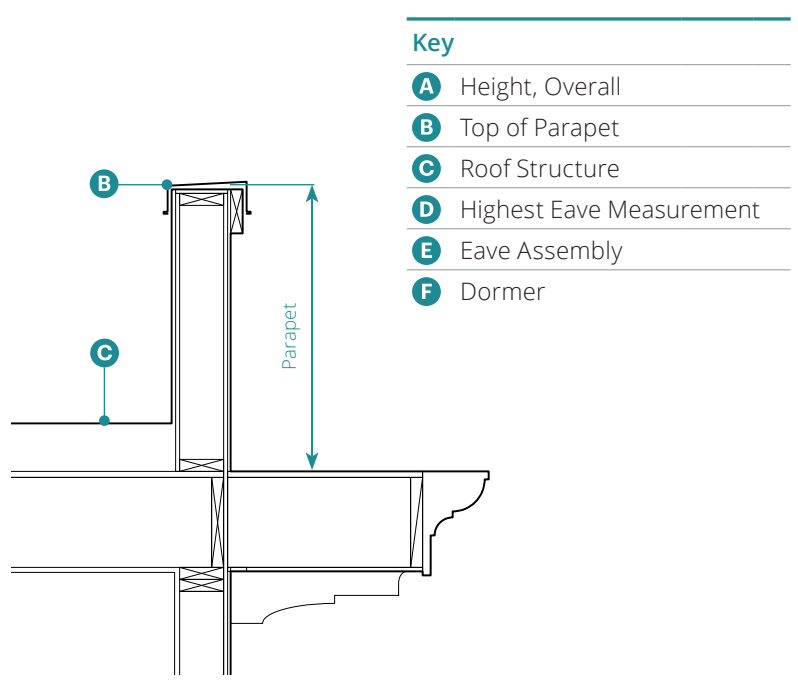


Figure x.12.030.10: Section Detail of Top of Parapet and Flat Roof



**Key**

- A** Height, Overall
- B** Top of Parapet
- C** Roof Structure
- D** Highest Eave Measurement
- E** Eave Assembly
- F** Dormer

Figure x.12.030.11: Highest Eave for Pitched Roof

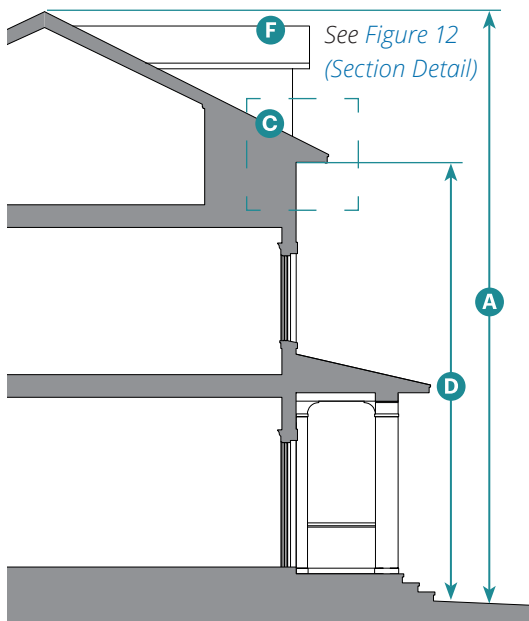
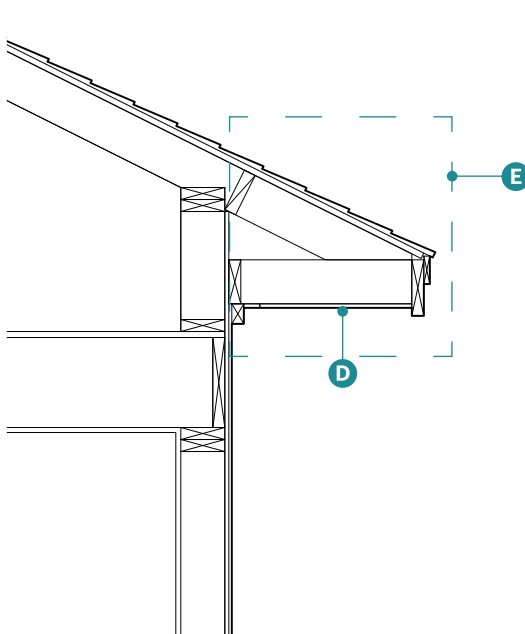


Figure x.12.030.12: Section Detail of Highest Eave for Pitched Roof



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