

PUBLIC REVIEW DRAFT (JUNE 2023)
DEFINITIONS

Notes:

New Text Code

Existing Code to Remain (italics)

Existing Code to Remain (italics) with revisions (underlined)

~~Removed from Existing Code (strikethrough)~~

§ 155.003 DEFINITIONS

DWELLING, SINGLE UNIT (ALSO “DWELLING, SINGLE FAMILY”). A dwelling unit designed for occupancy by one household which is not attached to or located on a lot with commercial uses or other dwelling units, other than an accessory dwelling unit. This definition also includes individual manufactured housing units installed on a foundation system pursuant to Cal. Health and Safety Code § 18551.

~~DWELLING, SINGLE FAMILY. A building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one family.~~

MULTI-UNIT DWELLING. Two or more dwelling units attached or detached on a site or lot, which does not include an accessory dwelling unit. Types of multiple unit dwellings include a duplex, triplex, fourplex, townhouses, common interest subdivisions, apartments, senior housing developments, and multistory apartment buildings. Multiple-unit dwellings may also be combined with nonresidential uses as part of a mixed-use development.

~~DWELLING, MULTIPLE. A building divided into two or more dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence of one family, and each family living independently of the other.~~

TWO-UNIT DWELLING. Two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of Government Code section 65852.21.

BOARDING HOUSE. A boarding house is a residence or dwelling, other than a motel or hotel, wherein two or more rooms, with or without individual or group cooking facilities, are rented to three or more individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in the residence. Meals may also be included. This use type includes convents, monasteries, and student dormitories, but does not include fraternities, sororities, or single-room occupancy uses. Notwithstanding this definition, no single-unit dwelling operated as a group home pursuant to the Community Care Facilities Act, which is otherwise exempt from local Zoning Regulations, shall be considered a boarding house.

~~BOARDINGHOUSE. A residence or portion thereof, which is used to accommodate, for compensation, boarders or roomers. Rest homes or homes for the aged shall not be included in this definition.~~

SINGLE ROOM OCCUPANCY (SRO): A rooming unit or efficiency living unit located in a building containing six or more such dwellings that are offered for occupancy by residential tenants for at least 30 consecutive days. Kitchen and bathroom facilities may be wholly or partially included in each living space or may be fully shared.

EMPLOYEE HOUSING, LARGE. Pursuant to Cal. Health and Safety Code § 17008, employee housing, large means any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for seven or more persons employed by the same business.

EMPLOYEE HOUSING, SMALL. Pursuant to Cal. Health and Safety Code § 17008, employee housing, small mean any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for six or fewer persons employed by the same business.

LIVE/WORK UNIT. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit or multiple-unit, and may include only commercial activities and pursuits that are compatible with the character of a residential environment. May be designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: (1) complete kitchen space and sanitary facilities in compliance with the City building code and (2) working space reserved for and regularly used by one or more occupants of the unit.

SUPPORTIVE HOUSING. Housing with no limit on length of stay, that is occupied by the target population and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. **TARGET POPULATION** mean persons, including persons with disabilities, and families who are homeless, as that term is defined by 42 U.S.C. § 11302, or who are homeless youth, as that term is defined by Cal. Government Code § 11139.3(2)(e). (See Cal. Health and Safety Code § 50675.14(b).)

TRANSITIONAL HOUSING. Transitional housing and transitional housing development means buildings configured as rental housing developments, but operated under program requirements 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. (See Cal. Health and Safety Code § 50675.2(h).)

COMMUNITY CARE FACILITY, LARGE. Any state licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for seven or more adults, children, or adults and children, as defined in Cal. Health and Safety Code § 1502.

COMMUNITY CARE FACILITY, SMALL. Any state licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for six or fewer adults, children, or adults and children, as defined in Cal. Health and Safety Code § 1502.

EMERGENCY SHELTER, PERMANENT. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (See Cal. Health and Safety Code § 50801.)

EMERGENCY SHELTER, TEMPORARY LOW BARRIER NAVIGATION CENTER. A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- (2) Pets.
- (3) The storage of possessions.
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

FAMILY DAY CARE HOME, LARGE. A home that provides family day care for 7 to 14 children, inclusive, including children under the age of 10 years who reside at the home, as set forth in California Code, Health and Safety Code - HSC § 1597.465 and as defined in regulations.

~~DAY CARE, LARGE FAMILY. A home that provides care for a maximum of 12 children including children under the age of 10 years that reside at the home, and no more than four of the children in the home can be infants, as defined in the California Health and Safety Code and the California Code of Regulations.~~

FAMILY DAY CARE HOME, SMALL. A home that provides family day care for eight or fewer children, including children under the age of 10 years who reside at the home, as set forth in California Code, Health and Safety Code - HSC § 1597.44 and as defined in regulations.

~~DAY CARE, SMALL FAMILY. A home that provides day care for up to six children (no more than three of which are infants), or in lieu of the foregoing, a maximum of four infants, including children under the age of 10 years who reside at the home, as defined in the California Health and Safety Code and the California Code of Regulations.~~

HOSPITALS AND CLINIC/URGENT CARE. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see "Animal Care, Sales, and Services").

CLINIC/URGENT CARE. A facility other than a hospital, providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities such as blood banks and plasma centers, and emergency medical services offered exclusively on an outpatient basis such as urgent care centers. Typically operates beyond standard medical office hours and may provide emergency treatment. May include educational aspects such as medical instruction and/or training as well as house a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale, see "Office, Medical and Dental Office."

HOSPITAL. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

~~HOSPITAL. Any building or portion thereof used for the accommodation and medical care of sick, injured, or infirm persons, and licensed by state law to provide such facilities and services.~~

COMMERCIAL RECREATION. Facilities providing commercial entertainment, where the activities are primarily by and for participants; spectators are incidental and present on a non-recurring basis. Examples include facilities such as amusement and theme parks, water parks, swimming pools; driving ranges, golf courses, miniature golf courses, riding stables; and indoor facilities such as handball, badminton, racquetball, dance hall and tennis club facilities; ice or roller skating rinks; trampoline and bounce house establishments; bowling alleys; pool and billiards lounges; and electronic game and amusement centers. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.

COMMUNITY GARDENS. A site used for growing plants for food, fiber, herbs, flowers, and others which is shared and maintained by community residents, either as an accessory or principal use of property.

CULTURAL INSTITUTIONS. A nonprofit institution displaying or preserving objects of interest in one or more of the arts or sciences. This use includes libraries, museums, and art galleries. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

ENTERTAINMENT VENUE, INDOOR. An establishment offering predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, civic and private auditoriums, live performance theaters, meeting halls and banquet rooms, and dance halls

GYMNASIUM AND FITNESS CENTERS, LARGE. A full-service fitness center, gymnasium, or health and athletic club which is over 2,500 square feet in size and may include any of the following: sauna, spa, or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; rock climbing wall, boxing ring, cheerleading, aerobic classes and other indoor sports activities; locker rooms, and showers.

GYMNASIUM AND FITNESS CENTERS, SMALL. An indoor facility of 2,500 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include Pilates, personal training, dance, yoga, and martial arts studios.

PARK. A public recreation facility unless another specific meaning is designated by the context in which the term is used.

RELIGIOUS ASSEMBLY FACILITIES. Any facility specifically designed and used to accommodate the gathering of persons for the purposes of fellowship, worship, or similar conduct of religious practices and activities. This definition includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) and residences for clergy. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals, and other related operations, are classified according to their respective activities.

SCHOOLS, K - 12 – PRIVATE. A private academic educational institution, including boarding schools; elementary, middle/junior, and high schools; military academies; and businesses providing instruction in arts and languages. This definition does not include “Technical Trade, Business or Professional Schools” or non-tuition part-time instruction at religious assembly facilities.

SCHOOLS, K - 12 – PUBLIC. A public institution of learning which offers instruction in the several branches of learning and study required to be taught by the California Education Code.

TECHNICAL TRADE, BUSINESS OR PROFESSIONAL SCHOOLS. Public or private post-secondary schools (other than a community college or four-year college) providing occupational or job skills training for specific occupations, including business and computer schools, management training, and technical training schools. Excludes personal instructional services such as music lessons and tutoring, and schools providing instruction in the use of heavy equipment, such as truck driving schools.

Related definition:

TRUCK DRIVING SCHOOL. Any facility for students, faculty, and staff where students are provided classroom instruction and training on how to operate, load, maneuver, couple or maintain any truck, truck tractor, truck trailer or multiple axle vehicle.

COLLEGE (ALSO "UNIVERSITY"). An institution which offers courses of study leading to an associate, bachelors and/or advanced degrees or trades certification. Such institutions are certified by the State of California Board of Higher Education or by a recognized accrediting agency.

BREWERY, WINERY, OR DISTILLERY. An establishment which produces ales, beers, meads, hard ciders, wine, liquor and/or similar beverages on-site. Breweries may also serve beverages on-site, and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

CIGAR LOUNGE OR BAR. Establishment for the retail sale and onsite consumption of cigars and similar products.

COCKTAIL LOUNGES AND BARS. Any establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the State Department of Alcoholic Beverages and in which persons under 21 years of age are restricted from the premises. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee. Does not include adult entertainment businesses.

RESTAURANT. Establishments where food and beverages may be consumed on the premises, taken out, or delivered.

AUTOMATED TELLER MACHINES (ATMS). An unstaffed computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals, and fund transfers. These machines may be located at or within banks, or in other locations.

BUSINESS SUPPORT SERVICES. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi, or delivery services with two or fewer fleet vehicles on site.

CHECK CASHING BUSINESS (ALSO "PAYDAY LOAN BUSINESS"). Establishments that, for compensation, engage in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification also includes the business of deferred deposits, whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement as provided in Civil Code 1789.33. Check Cashing Businesses do not include State or Federally chartered banks, savings associations, credit unions, or industrial loan companies. They also do not include retail sellers engaged

primarily in the business of selling consumer goods, such as consumables to retail buyers that cash checks or issue money orders incidental to their main purpose or business.

FINANCIAL INSTITUTIONS. Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but does not include “Check Cashing Shops and/or Payday Loans” or any facility exchanging valuables for payment. For administration, headquarters, or other offices of banks and credit unions without retail banking services/on-site circulation of money see offices, business and professional.

HOTEL OR MOTEL. Facilities with guest rooms or suites, including private restroom facilities, no more than two guest beds per room, and provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days).

MOBILE HOME. A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach, or factory-built housing.

MOBILE HOME PARKS. A parcel of land under one or more ownerships that has been planned and improved for the placement of two or more mobile homes, as the term “mobile home” is defined in Civil Code Section 798.3 or successor provision of the State Mobile home Residency Law, for nontransient use.

TRAILER PARK. Any area or tract of land intended, maintained or designed for the purpose of supplying a location or accommodation for two or more automobile trailers for human habitation, including all buildings used or intended for use as part of the equipment of such facility whether or not a charge is made for such use. Included in this definition are "trailer camp," "trailer court," "mobile home park" and similar terms.

OFFICE, BUSINESS AND PROFESSIONAL (NON-MEDICAL AND DENTAL OFFICE). Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices, and tax preparation offices, but excluding check cashing businesses and banks and savings and loan associations (see “Financial Institutions and Related Services”).

OFFICE, MEDICAL AND DENTAL. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective treatment services by doctors, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, medical and dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see “Hospitals and Clinics”). Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.

PERSONAL SERVICES, GENERAL. Recurrent services of a personal nature. This classification includes barber shops and beauty salons, nail salons seamstresses, tailors, full-service day spas (including those offering massage services provided all persons engaged in the practice of massage are certified pursuant to the Cal. Business and Professions Code Section 4612), dry-cleaning pick-up stores with limited on-site cleaning equipment, shoe repair shops, self-service laundries, locksmiths, video rental stores, photocopying, photo finishing services, and travel agencies mainly intended for the consumer. Does not include establishments defined as “personal services – restricted.”

PERSONAL SERVICES, RESTRICTED. Personal services with characteristics that have the potential to adversely impact surrounding areas, and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include fortune-telling, palm reading, and psychic services; palm and card readers; tanning salons; tattoo and body modification services, and massage parlors.

RETAIL ESTABLISHMENT. A business selling goods, wares or merchandise directly to the ultimate consumer.

RETAIL SALES – GENERAL. The retail sale or rental of merchandise not specifically listed under another use definition. This classification includes grocery (including department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs. Does not include pawn shop, secondhand stores or other establishments defined as “retail sales – restricted.”.

RETAIL SALES – RESTRICTED. The retail sale of adult books, videos and merchandise, gun and ammunition stores, pawn shops, consignment stores, secondhand stores, swap meets, and business offering payment for valuable goods such as jewelry and gold.

PEDESTRIAN-FRIENDLY STREET. The street frontage that is designed for pedestrians, includes wide sidewalks, buildings frontages oriented to the street, windows and entryways oriented to the street, landscaping along sidewalks, and other pedestrian amenities and design elements.

STOREFRONT STREET. The outside part of a store which faces the street, including the door and windows.

ANIMAL GROOMING. The commercial provision of bathing and trimming services for dogs, cats, and other household animals permitted by the Municipal Code. Overnight boarding is not included with this use (see “Kennels”).

ANIMAL HOSPITAL. Any facility providing medical or surgical treatment, clipping, bathing and other services, including incidental boarding, to dogs, cats and other small animals.

KENNEL. A place where four or more dogs or cats, aged four months or more, are kept, boarded or trained, whether by the owners of the dogs and cats or by persons providing facilities and care, with or without compensation.

VETERINARY CLINIC. Any facility providing medical or surgical treatment, clipping, bathing and similar services to dogs, cats and other small animals, but excluding boarding or the keeping of animals on the premises other than those requiring emergency treatment or those recovering from anaesthetic.

AUTOMOBILE SALES AND RENTAL. A retail establishment selling and/or renting automobiles, trucks and vans, motorcycles, and bicycles (bicycle sales are also included under “Retail Sales - General”). May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships.

AUTOMOBILE WASHING/DETAILING. Washing, waxing, detailing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

AUTOMOBILE SERVICE, MAJOR. Major repair of automobiles, motorcycles, recreational vehicles, or trucks including light-duty trucks (i.e., gross vehicle weights of less than 10,000 pounds) and heavy-duty trucks (i.e., gross vehicle weights of more than 10,000 pounds). Examples of uses include full-service motor vehicle repair garages; body and fender shops; brake shops; machine shops, painting shops; towing services, and transmission shops.

AUTOMOBILE SERVICE, MINOR. Minor repair of automobiles, motorcycles, recreational vehicles, or light trucks, vans or similar size vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds) including installation of electronic equipment (e.g., alarms, audio equipment, etc.); servicing of cooling and air conditioning, electrical, fuel and exhaust systems; brake adjustments, relining and repairs; oil and air filter replacement; wheel alignment and balancing; tire sales, service, and installation shops; shock absorber replacement; chassis lubrication; smog checks; engine tune-ups; and installation of window film, and similar accessory equipment.

DRIVE-THROUGH OR DRIVE-UP ESTABLISHMENTS. An establishment that sells products or provides services to occupants in vehicles, including automated teller machines, drive-in or drive-up windows and drive-through services. Examples include fast food restaurants, banks, and pharmacies. Does not include “click and collect” facilities in which an online order is picked up in a stationary retail business without use of a drive-in service (see “Retail Sales – General”). Does not include drive-in theaters or “Vehicle Services - Washing.”

SERVICE/FUELING STATION, AUTOMOBILE. An establishment engaged in the retail sale of vehicle fuels or the retail sale of these fuels in combination with activities, such as providing minor vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or ancillary retail and grocery sales. Does not include body and fender work or “heavy” repair of trucks or other motor vehicles (see “Vehicle Service, Major”).

~~SERVICE STATIONS, AUTOMOBILE. Any building or premises used primarily for the retail sale of gasoline and lubricants, but which may also provide for the incidental servicing of motor vehicles including grease racks, tire repairs, battery charging, hand washing of automobiles, sale of merchandise and supplies related to the servicing of motor vehicles, and minor replacements, but excluding body and fender work, engine overhauling and similar activities. When the dispensing of fuels is incidental to the conduct of a public garage the premises shall be classified as a public garage. AUTOMOBILE SERVICE STATION does not include automobile or trailer sales lots, new or used.~~

LABORATORY – MEDICAL, ANALYTICAL, RESEARCH, TESTING. A facility for testing, analysis, and/or research. Examples of this use include medical labs, soils and materials testing labs, and forensic labs. This type of facility is distinguished from industrial research and development (see “Research and Development”) in its orientation more toward testing and analysis than product development or prototyping; an industrial research and development facility may typically include this type of lab. The “medical lab” subset of this land use type is oriented more toward specimen analysis and processing than direct blood drawing and specimen collection from patients (see “Hospitals” and “Clinics”) but may also include incidental specimen collection.

~~LABORATORY. A building or part of a building devoted to the testing and analysis of any product, animal or person, but where no manufacturing is conducted on the premises except for experimental or testing purposes.~~

MANUFACTURING – LIGHT. A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, and treatment packaging, taking place

primarily within enclosed buildings and producing minimal impacts on nearby properties. Includes accessory wholesale and/or direct retail sale to consumers of only those goods produced on-site. Includes accessory office uses associated with the on-site use. Examples of light industrial uses include, but are not limited to the manufacture of electronic instruments, equipment, and appliances; brewery and alcohol production, pharmaceutical manufacturing; and production apparel manufacturing.

RESEARCH AND DEVELOPMENT. 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 soils and other materials testing laboratories (see “Laboratory – Medical, Analytical, Research, Testing”), or blood drawing and specimen collection from patients (see “Hospitals and Clinics, Clinic”), or testing of computer software (see “Office”). Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

TRANSIT STATION. Passenger stations for vehicular and rail mass transit systems. Includes buses, taxis, and railway.

UTILITY FACILITIES. A structure or improvement built or installed above ground for the purpose of providing utility services, communications services, and materials transfer to more than one lot. Generating plants; electric substations; solid waste collection, including transfer stations and materials recovery facilities; solid waste treatment and disposal; water or wastewater treatment plants; and similar facilities of public agencies or public utilities, including corporation and maintenance yards. Utility facilities with on-site staff include those that have office and/or working space for employees, and/or that require employees to be located on site for general operation of the facility. Utility facilities with no on-site staff do not include working space for employees, and where on-site staff are required intermittently only for maintenance and/or infrequent monitoring.