

# C11 Definition

## C11.1 DEFINITIONS OF GENERAL TERMS

<b>Access, Building</b>	The physical point(s) and type of pedestrian access to a building from the public sidewalk. Also see building access.
<b>Access, Site</b>	The physical point(s) of vehicular access from a street or other right-of-way to a site.
<b>Access, Lot</b>	The physical point(s) of access to an individual lot for vehicles and pedestrians from a street, other right-of-way or sidewalk.
<b>Accessory Structure</b>	A subordinate building such as garages, carports, storage sheds, shelters, pools or similar structures, the use of which is incidental to that of the main building (residential, commercial, or industrial) on the same lot and/or building site.
<b>Alley</b>	A low capacity thoroughfare with one shared lane, designed and intended for service and/or secondary access purposes.
<b>Block</b>	All property fronting on one side of a street between intersecting and intercepting streets, or between a street and a right-of-way, wash, end of an existing cul-de-sac, or city boundary.
<b>Block Face</b>	The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural compatibility.
<b>Block-scale Building</b>	The physical appearance when a building by its physical length and overall size is massed and organized to be larger than a house in its footprint.
<b>Building Access</b>	Buildings are accessed in either of two ways: walk-up or point access. <ol style="list-style-type: none"><li>Walk-up access means when an individual suite or dwelling is accessed by the pedestrian directly from a public sidewalk or private open space directly accessed by the public sidewalk. House-scale buildings are accessed only by walk-up access.</li><li>Point access means when individual suites or dwellings are accessed by the pedestrian through a common lobby. Block-scale buildings are accessed by either walk-up or point-access or, through a combination of the two.</li></ol>
<b>Building Height</b>	The vertical extent of a building measured in stories to the eave of the highest story, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, and similar structures. Building height shall be measured from the average grade of the fronting thoroughfare.

<b>Building Type</b>	A structure defined by the combination of configuration, placement and function. The building types used in the Downtown Code are listed and described in Section 5.0 Building standards.
<b>Civic</b>	The term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.
<b>Civic Building</b>	A structure operated by governmental or not-for-profit organizations and limited to civic uses.
<b>Civic Space</b>	An outdoor area dedicated for civic activities.
<b>Courtyard</b>	An unroofed area that is completely or partially enclosed by walls or buildings.
<b>Driveway</b>	A vehicular lane within a lot, or shared between two lots, usually leading to a garage, other parking or loading area.
<b>Encroachment</b>	Any architectural feature or structural element, such as a fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.
<b>Frontage</b>	A strip or extent of land abutting a thoroughfare, civic space or other public right-of-way. <ul style="list-style-type: none"> <li>a. Frontage, Private. The area between the building facade and the shared lot line between the public right-of-way and the lot.</li> <li>b. Frontage, Public. The area between the curb of the vehicular lanes and the edge of the right-of-way.</li> </ul>
<b>House-scale</b>	The physical appearance when a building is massed and organized similar to a single-family house.
<b>Infill</b>	A site developed within existing urban fabric, balancing, completing and/or repairing the surrounding area.
<b>Lot</b>	A parcel of real property shown on a plat recorded in the office of the county recorder.
<b>Massing</b>	The overall shape or arrangement of the bulk or volume of buildings and structures.
<b>Nonconforming Buildings</b>	A building or portion thereof which was lawful when established but which does not conform to subsequently established zoning or zoning regulations.
<b>Nonconforming Use</b>	A land use lawful when established but which does not conform to subsequently established zoning regulations.
<b>Overlay</b>	The method for addressing additional topics such as certain types of commercial frontage.
<b>Parapet</b>	A low wall along the edge of a roof or the portion of a wall that extends above the roof line.
<b>Parkway (planting strip)</b>	The landscaped area between the sidewalk and the curb which is reserved for trees which are intended to shade the sidewalk and provide spatial definition to the streetscape.
<b>Paseo</b>	A public place or path designed for walking that is often within a block, between buildings or along the edge of a public open space.
<b>Pedestrian Shed</b>	An area centered on a major destination. 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. Pedestrian sheds are useful for planning walkable areas.
<b>Podium</b>	A continuous projecting base or pedestal under a building.

<b>Setback</b>	The area of a lot measured from a lot line to a building facade or elevation that must be maintained clear of permanent structures excepting galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first floor level) which are permitted to encroach into the setback.
<b>Setback line, front yard (frontage zone).</b>	The line which defines the depth of the required front yard for the lot in order to generate and support the intended public realm of the zoning district.
<b>Setback line, rear yard or side yard.</b>	The line which defines the width or depth of the required rear or side yard. Said setback line shall be parallel with the property line, removed therefrom by the perpendicular distance prescribed for the yard in the zoning district.
<b>Story</b>	A habitable level within a building from finished floor to finished ceiling.
<b>Type</b>	A form determined by function and confirmed by culture. A type is physically defined by its function, and its configuration, and in the case of buildings, its disposition on the lot including frontage and height.
<b>Yard</b>	The area between the Buildable Area on a lot and a lot line. <ul style="list-style-type: none"> <li>a. Yard, Front. The area between the Buildable Area on a lot and the front lot line.</li> <li>b. Yard, Side. The area bounded by the Building Area on a lot, a side lot line, the front lot line and the rear lot line.</li> <li>c. Yard, Rear. The area between the Buildable Area on a lot and the rear lot line.</li> </ul>

## **C11.2 DEFINITIONS OF LAND USE TERMS**

<b>Artisan/craft manufacturing</b>	Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products.
<b>Assisted Living/Residential Care Home</b>	A residential building or buildings that provides housing and personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted Living Facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.
<b>Auto Service Station</b>	Retail sale, from the premises, of vehicle fuel which may include the incidental sale of other petroleum products, tires, batteries, and replacement items, and the incidental minor repairs and lubricating services.
<b>Bank/Financial Services</b>	Bank/Financial Services. Financial institutions, including, but not limited to: 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. Does not include check-cashing stores.
<b>Civic Building</b>	A building that is operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

<b>Cultural Institution</b>	A nonprofit institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, dance and events, museums, art galleries, and libraries.
<b>Day Care Center</b>	Any child day care facility, licensed by the State of California, other than a family day care home, and includes infant care centers, preschools, and extended day care facilities.
<b>Drive-through Services</b>	Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, photo stores, pharmacies, bank teller windows and ATMs, dry cleaners, etc., but do not include gas station or other vehicle services.
<b>Dwelling</b>	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.
<b>Dwelling Accessory</b>	An auxiliary dwelling unit located within an accessory structure of a primary dwelling on the lot. Includes, but is not limited to dwelling units in guest houses, pool houses and carriage houses, above or beside a garage.
<b>Electric Vehicle Charging Station</b>	A facility, also known as a charge point or electric vehicle supply equipment (EVSE), that supplies electrical power for charging plug-in electric or hybrid vehicles. Such facilities may be located either in an off-street location or on the public right-of-way, and may be an accessory to a parking use.
<b>Farmers' Market</b>	A multi-vendor market event, typically outdoors, certified by the state of California or County of Los Angeles, where agricultural products are sold by producers directly to consumers. A Certified farmers' market may be operated by one (1) or more certified producers, by a non-profit organization, or a local government agency.
<b>Group Homes</b>	A dwelling in which persons reside in a group occupancy setting, but not including a hotel, motel, fraternity, sorority, rooming and/or boarding house. Residents of a facility may also receive medical treatment in addition to any non-medical supportive services in a residential or congregate care setting, as opposed to a hospital.
<b>Health/Fitness Facility</b>	Establishments offering participant sports within an enclosed building. Typical uses include bowling alley, billiards parlors, pool halls, indoor ice or roller skating rinks, indoor racquetball courts, indoor batting cages, and health or fitness clubs.
<b>Home Occupation</b>	Residential premises used for the transaction of business or the supply of professional services. Home occupation shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the Director. No external employees are allowed.

<b>Hotel, Motel</b>	Establishments containing six or more rooms or suites for temporary rental and which may include incidental food, drink, and other sales and services intended for the convenience of guests.
<b>Live Entertainment</b>	Includes any live show, performance, singing, dancing, or artistic interpretation provided for the amusement of one or more persons, but which does not alter the nature or function of the primary land use or is not defined as “accessory.” Live entertainment is subject to SPMC Chapter 19A (Noise Regulation). If alcohol is offered for purchase in conjunction with the live entertainment, the use shall constitute a Night Club use as defined in SPMC Chapter 36.700 and a Conditional Use Permit shall be required.
<b>Live Entertainment, Accessory Use</b>	Includes accessory entertainment to a primary use with amplified or non-amplified sound.
<b>Medical Services, Clinic</b>	A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: medical offices with licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under “Offices - Professional.”
<b>Meeting Facility</b>	Consisting of group gatherings conducted indoors. Typical uses include churches, synagogues, mosques, temples, bingo halls, private clubs, fraternal, philanthropic and charitable organizations, and lodges. Does not include Theaters.

<b>Neighborhood market/ convenience store</b>	A neighborhood serving retail store of 5,000 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience shopping needs.
<b>Offices —Professional</b>	Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include: accounting, advertising agencies, attorneys, commercial art and design services, counseling services, urgent care clinic, and medical clinic, scientific and research organizations, financial management and investment counseling, literary and talent agencies, management and public relations services, media postproduction services, news services, and photography studios.
<b>Parking Facility, Public or Private</b>	Parking lots or structures operated by the City or a private entity, providing parking either for free or for a fee. Does not include towing impound and storage facilities.
<b>Personal Services</b>	Establishments providing non-medical services for the enhancement of personal appearances, cleaning, alteration, or reconditioning of garments and accessories, and similar non-business related or non-professional services. Typical uses include reducing salons, barber shops, tailors, shoe repair shops, self-service laundries, and dry cleaning shops, but exclude uses classified under the Office and Trade School.
<b>Personal Services (Restricted)</b>	Personal services that may tend to have adverse effects upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include: bail-bonds, check cashing stores, massage (licensed, therapeutic, non-sexual), pawnshops, spas and hot tubs for hourly rental, tattoo and body piercing services, and tanning salons.
<b>Production, Artisan</b>	Establishments primarily engaged in on-site production of goods by hand manufacturing, involving the use of hand tools and small-scale equipment.
<b>Restaurants</b>	A commercial establishment where food is prepared for and served to the customer, for consumption on or off the premises. It shall be operated as a bona fide eating place that maintains approved and permitted suitable kitchen facilities within the establishment, thereby making actual and substantial sales of meals. A restaurant may provide entertainment for the customer by performers of the arts (music, dance, comedy, readings, etc.), and differs from a Night Club in that it does not provide floor space for customer dancing and dancing is prohibited. A restaurant differs from a Tavern because it must prepare and serve food at all times during business hours and the sale of alcoholic beverages is secondary to the sale of food. As allowed by the Downtown Code, a restaurant may operate on the sidewalk or open space adjacent to the main building in which the restaurant is located.
<b>Retail</b>	Stores and shops engaged in the sale of goods and merchandise such as antiques or collectibles, art galleries, art supplies, including framing services, bicycles, books, magazines, and newspapers, cameras and photographic supplies, clothing, shoes, and accessories, department stores, drug stores and pharmacies, dry goods, fabrics and sewing supplies, florists and houseplant stores, hobby materials, jewelry, luggage and leather goods, musical instruments, parts and accessories, orthopedic supplies, small wares, specialty shops, sporting goods and equipment, stationery, thrift shop (second hand store), toys and games, variety stores, videos, DVDs, records, CDs, including rental stores.

<b>School</b>	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), and facilities that provide any combination of those levels. May include any of these schools that also provide room and board.
<b>School — Business, Trade Schools, Colleges</b>	A school that provides education and/or training, including tutoring, or vocational training, in limited subjects. Examples of these schools include art school, ballet and other dance school, business, secretarial, and vocational school, computers and electronics school, drama school, driver education school, establishments providing courses by mail, language school, martial arts, music school, professional school (law, medicine, etc.), seminaries/religious ministry training facility.
<b>Studio — Art, Dance, Martial Arts, Music (School)</b>	Small scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Examples of these facilities are individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Larger facilities are included under the definition of “Schools. Business, Trade Schools, Colleges.”
<b>Supermarket</b>	A grocery market having 15,000 or more square feet of floor area devoted principally to the sale of food.
<b>Taverns</b>	An establishment whose primary business is the sale of alcoholic beverages to customers for consumption on the premises. This does not include on-site manufacturing of alcoholic beverages. While a Tavern may have facilities for performers of the arts (music, comedy, etc.) for the entertainment of the customer, it differs from a Night Club in that customer dancing is prohibited. A Tavern differs from a Restaurant in that it is not required to prepare and serve food.

