

Sec. 25-21-45. Home Occupations and Cottage Food Operations.

(a)

Findings of Fact.

(1)

Home Occupations and Cottage Food Operations (CFOs) provide the following benefits:

(A)

Support opportunities for alternative employment forms that are nurturing to a family environment by allowing one or both parents to remain home during the day;

(B)

Increase the number of people at home during the day, which improves neighborhood safety;

(C)

Act as "incubators" for small business, which leads to increased commercial activity as businesses grow; and

(D)

Encourage telecommuting, thereby minimizing traffic congestion and air pollution.

(b)

Statement of Purpose. It is the purpose of this section to recognize the home as a viable location for some occupations and to ensure the compatibility of home occupations and CFOs with the surrounding neighborhood.

(c)

Definition. Home Occupation. "Home occupation: means any accessory use conducted within a dwelling, accessory building or private recreation area (such as a pool or tennis court) and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof or adversely affect the uses permitted in the residential zone of which it is a part".

Definition. Cottage Food Operations.* "Cottage food operation" means an enterprise that is operated by a cottage food operator and not more than one full-time equivalent cottage food employee, not including a family member or household member of the cottage food operator, within the registered or permitted area of a private home where cottage food products are prepared or packaged for direct or indirect sale to consumers, as defined and may be amended by the California Department of Public Health, Section 113758 of the Health and Safety Code. Gross annual sales are regulated by and subject to the provisions of California Health and Safety Code Section 113758.

* For the purpose of this Article, Cottage Food Operations shall be considered a Home Occupation. The term Home Occupation shall also mean Cottage Food Operations.

(d)

Performance Standards. No business registration (license) shall be granted for any home occupation business located in the A-1 zone, any residential zone, or in any residence unless the conduct and operation of the proposed business meets each of the criteria listed below. Business license applications will be reviewed by the ~~city~~ Community Development Director for their compatibility with the residential zone in which they will be located.

(1)

Accessory Use Only. The use of the dwelling for home occupation shall be clearly incidental and subordinate to its use for residential purposes. There shall be no outward appearance of the home occupation. The home occupation may be conducted in the principal dwelling or accessory structures on the subject property; provided, that the area does not exceed twenty-five percent of the total livable area or five hundred square feet (including inside storage areas), whichever is less.

(2)

Structural or Design Modifications. There shall be no external alteration of appearance to the dwelling or accessory structure in which a home occupation is conducted which would indicate a business use. Garage conversions are prohibited.

(3)

Number of Home Occupations. In no cases shall more than two home occupations be conducted on a single site, and where there are two permitted, the limitations of this section shall apply to the combined uses.

(4)

Owner Approval. Renters must obtain written approval of the property owner prior to operating a home occupation. This written approval shall be submitted with the business license application. The home occupation business shall terminate upon withdrawal of said approval by the property owner.

(5)

Employees. A home occupation may employ no more than one full-time equivalent employee. Only the actual resident(s) of the dwelling unit and one assisting employee may work at the home occupation at any time. ~~shall engage in the home occupation.~~

(6)

Clients/Patrons. The combined number of clients/patrons that can attend the residence is limited to no more than one per hour, with a maximum of eight per day.

(7)

Hours of Operation. Home occupation businesses may only shall be conducted between the hours of 8:00 A.M. to 8:00 P.M., seven days per week. No patrons shall be received outside of these hours.

(8)

Number of Vehicles. Vehicles related to the home occupation shall be restricted to standard noncommercial cars, trucks, and vans (one ton or less).

(9)

Advertising on Vehicles. Not more than one vehicle advertising a home occupation shall be permitted.

(10)

Deliveries. Deliveries other than standard parcel services are prohibited entirely as incompatible within residential zones.

(11)

Signs. Signs shall be prohibited in association with home occupations.

(12)

Storage. Storage of materials, goods, supplies or equipment related to the operation of a home occupation in excess of what would be considered normal for the zone is prohibited. Storage shall not be visible. Storage must be enclosed within a building. Storage must comply with the current edition of the Uniform Building Code and Uniform Fire Code.

(13)

Showrooms. Showrooms or other display arrangements shall be prohibited.

(14)

Equipment. No mechanical equipment shall be used that creates visible or audible interference in line voltage outside the dwelling unit or that creates noise, odor, glare, smoke, dust or hazardous conditions not normally associated with residential uses.

(15)

Health Hazards. No home occupation shall be detrimental to the public health, safety or welfare. Such prohibited uses include those which involve the use of hazardous materials and uses which entail the harboring, training or raising of animals.

(16)

Nuisances. No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, odor, electrical interference or

visual blight, and/or which constitutes a nuisance as defined by the city's nuisance ordinance.

(17)

Access for Inspection Purposes. The city may, at all reasonable times during regular business hours, enter the premises for the purpose of inspection to determine whether or not the home occupation is in compliance with the conditions of this section.

(18)

Other Applicable Regulations. Home occupations shall comply with provisions of health code requirements, relevant uniform building codes, applicable regulations of the Alcohol, Tobacco, and Firearms Division of the Federal Department of Treasury, and all other applicable federal, state or local regulations.

(19)

“Cottage food products” means nonpotentially hazardous foods, including foods that are limited to and described in Section 114365.5 of the State of California Health and Safety Code and that are prepared for sale in the kitchen of a cottage food operation.

A Cottage Food Operation shall obtain an annual registration or annual permit to operate through Yolo County Environmental Health Services prior to commencing operations. Yolo County Environmental Health Services shall review for compliance with the provision of state law related to cottage food operations as described below and as subject to periodic amendment by the state:

A “Class A” cottage food operation is a cottage food operation that may engage only in direct sales of cottage food products from the cottage food operation or other direct sales venues described in paragraph below.

A “Class B” cottage food operation is a cottage food operation that may engage in both direct sales and indirect sales of cottage food products from the cottage food operation, from direct sales venues described in the following paragraph from offsite events, or from a third-party retail food facility described in the paragraphs below.

All definitions are per section California Health and Safety Code Section 113758 and are subject to amendment by the State.

- (e) Exemptions. Day care facilities for twelve or less persons shall be exempted from this section.
- (f) Prohibited Uses. A home shall not be used for the following: (1) the use of hazardous materials of a type or quantity not normally associated with residential uses; (2) uses which entail the harboring, training, or raising of animals; (3) fortunetelling, tattoo parlors and massage parlors; (4) automobile related activities, including auto repair except for personal vehicles; (5) funeral homes; and (6) small engine repair, including lawn mowers and chainsaws. Woodworking shall be confined to noncommercial, hobby-type related activities.
- (g) Fees. Applicants for new or renewed home occupations/business licenses shall pay all appropriate fees pursuant to the city fee schedule.
- (h) Penalties. Any violation of the provisions of this section shall be subject to enforcement under the applicable provisions of the city's nuisance ordinance.

(Amended during the March 2009 supplement)

(Amended in February 2014)

Article 4. Residential Land Use Table.

Sec. 25-4-01. Purpose.

Sec. 25-4-10. Table 1—Permitted uses.

Sec. 25-4-20. Special conditions.

Sec. 25-4-01. Purpose.

The purpose of the residential land use table is to designate the residential uses permitted within each zone, subject to the development standards for such uses set forth in the articles describing those zones.

(Amended during the March 2009 supplement.)

Sec. 25-4-10. Table 1—Permitted uses.

To determine in which zone a specific use is allowed:

- (1) Find the use in the left-hand column;
- (2) Read across the table until either a "letter" or an "x" appears in one of the columns;
- (3) If a letter appears this means that the use is allowed in the zone represented by that column, but only if certain conditions are complied with. The conditions applicable to that use are those corresponding to the letter listed in [Section 25-4-20](#)
- (4) If an "x" appears in a column the use is allowed in the zone represented by that column without being subject to any of the conditions listed in [Section 25-4-20](#)
- (5) If neither a "letter" nor an "x" appears in a column, the use is not allowed in the zone represented by that column:
- (6) The planning commission shall interpret the appropriate zone for any land use not specifically listed in the Table, based on a finding of consistency with the purpose of the zone and that the use is of the same general character as that of the uses permitted in that zone;
- (7) Overlay zones are not included in table.

(Amended during the March 2009 supplement.)

Table 1

Residential Land Uses

Uses	Zone													
	A-1	O-S	R-1	R-2	N-P	R-M	C-1	CBD	C-2	ESD	C-3	C-H	I	
Accessory buildings including guesthouses and uses customarily appurtenant to a permitted use.	x	x	x	x	x	x		m		n				
Apartments and multiple-family dwellings					a	p		m	d	n	d			
Bed and breakfast inns					k			m	d	n	d	x		
Boarding and rooming houses					a	b		m	b	n				
Businesses and uses prohibited by state or federal law														
Churches	d		d	d	d	d		m	d	n	d	d		
Day care centers			d	d	d	d	d	m	d	n	d	d	d	
Duplexes			c	x	x	x		m	l	n	l			
Emergency shelter						d				n				
Family day care homes/max of 14 children			x	x	x	x		x		n				
Family day care homes with more than 14 children			d	d	d	d				n				
Foster homes, residential care homes			b	b	b	b				n				
Deep lot developments				g	g					n				
Home occupations/ Cottage Food Operations	e		e	e	e	e		e		n				
Mobile homes on permanent foundations	h		h	h	h	h		h		n				
Mobile home parks	h		h	h	h	h				n				
Nursing and convalescent homes					a	d			d	n				
Public and private schools	d		d	d	d	d		m	d	n	d	d	d	
Residence for a caretaker or watchman	i								i	n	i	i	i	
Second-dwelling unit			f	f	f	f				n				

Single-family dwellings	x		x	x	x	x		m	l	n	l		
Split lot duplexes			c	x	x	x		m	l	n	l		
Supportive housing	q	q	q	q	q	q	q	q		q	q	q	q
Temporary tract offices	j		j	j	j	j				n			
Transitional housing	q	q	q	q	q	q	q	q		q	q	q	q

(Ord. No. 1513, § 5(exh. A), 12-15-09; Ord. No. 1547, § 5, 3-5-2013)

Sec. 25-4-20. Special conditions.

The following special conditions apply to those land uses indicated by corresponding letter in Table 1:

- a. Existing uses in N-P zone on December 6, 1979. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by conditional use permit;
- b. Conditional use permit required if for more than six guests or persons;
- c. Permitted on corner lots only. Each entrance must front on a separate street;
- d. Conditional use permit required;
- e. Accessory use, incidental to principal use; **Subject to Section 25-21-45, Home Occupations**
- f. Second dwelling units are permitted subject to the following standards and conditions:
 - 1. The second dwelling unit shall be architecturally compatible as to style, size, mass, color and materials and the primary dwelling,
 - 2. The size of a detached second dwelling unit is limited to a maximum of six hundred square feet for lots under eight thousand square feet, a maximum of one thousand square feet for lots over eight thousand,
 - 3. An attached second dwelling unit may not exceed thirty percent of the floor area of the primary unit excluding any garage,
 - 4. The second dwelling unit shall meet all setbacks that apply to other dwellings built in the residential or combined residential zone,
 - 5. Accessory buildings on a lot that do not meet the setback requirements for a main building on the lot may not be converted to a second dwelling unit,
 - 6. The project will provide two off-street parking spaces to city standards for the primary residence and one parking space for each bedroom in the second dwelling unit,
 - 7. The building converge for the site may not exceed fifty percent,
 - 8. The subject lot shall be at least the minimum width and area required within the zone or for the underlying residential zone in a combined zoning district,
 - 9. No more than forty percent of the front yard setback may be paved for parking,
 - 10. Any detached second dwelling unit shall be no taller than fifteen feet,

11. Any detached second dwelling unit shall be no closer than ten feet to the primary dwelling,
 12. One of the dwelling units must be occupied by the owner of the property. If the owner ceases to reside on the site then one of the dwelling units shall be vacated and remain vacant in the absence of an owner occupant. The applicant shall sign an enforceable agreement with the city of Woodland to abide with this requirement,
 13. Applications for second dwelling units are subject to staff level site and design review and their commensurate fees,
 14. Any application for a second dwelling unit that does not meet the standards specific to this section may apply for a conditional use permit to construct a second dwelling unit,
 15. Failure to comply with any part of this section shall be a violation of law and punishable by fine;
- g. Conditional use permit subject to [Section 25-21-30](#)
 - h. Subject to [Section 25-21-50](#)
 - i. Residence must be located in the building of the use. If use is open storage that has no buildings a mobile home is permitted;
 - j. Office must be converted to residences when sales activity ceases;
 - k. Conditional use permit required. Only allowed in neighborhood preservation/transitional overlay zone (NP/T);
 - l. Zoning administrator permit required;
 - m. Refer to downtown specific plan and the Land Use Area Matrix contained in [Article 14.5](#)
 - n. Refer to East Street Corridor specific plan;
 - o. Refer to East Street Corridor specific plan;
 - p. Permitted use if in compliance with zoning requirements and community design standards, site plan and design review by the planning commission is required.
 - q. Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

(Amended during the March 2009 supplement.)

(Ord. No. 1547, § 5, 3-5-2013)

Article 3. Definitions.

Sec. 25-3-10. Definitions.

Sec. 25-3-20. Interpretation.

Sec. 25-3-10. Definitions.

For the purpose of this chapter, certain terms and words are herewith defined as follows:

"Accessory building" means a detached building located on the same lot with the principal (main) building, the use of which is normally incidental and entirely secondary to that of the principal building.

"Adult bookstore" means a building or portion thereof with a retail sales use having a substantial or significant portion of its stock books, magazines or other periodicals which are distinguished or characterized by their emphasis on matter explicitly depicting, describing or relating to "specified sexual activities."

"Adult motion picture theater" means a building or portion thereof or area, enclosed or open, used for the presentation to the public of motion pictures distinguished or characterized by an emphasis on matters explicitly depicting, describing or relating to "specified sexual activities."

"Agent of owner" means any person who can show written proof that he is acting for the property owner.

"Alley" means a public thoroughfare less than thirty feet in width, which affords only a secondary means of access to abutting property.

"Appeal board" means the city council shall be the "appeal board" for appeals from the decisions of the planning commission.

"Auto dismantling and wrecking establishments" means the business of dismantling or wrecking of used motor vehicles or trailers and sale of parts.

"Basement" means a story partly or wholly underground. See "Story."

"Boarding or rooming house" means a dwelling where rooms are rented to paying guests, who may be provided with meals. The term boarding house shall include rooming house.

"Building" means any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or property.

Building, Height of. "Height of building" means the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the top most point of the roof excluding chimneys, elevators, ventilation and air conditioning equipment, and parapet walls.

"City council" means the city council of the city of Woodland.

"Commission" means the planning commission of the city of Woodland.

"Condominium" means real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a multi-unit building on the real property.

"Construction office (job shack)" means a temporary structure or trailer placed on or adjacent to a project site for the duration of construction. May include a construction materials yard.

"Cottage Food Operation" means an enterprise that is operated by a cottage food operator and not more than one full-time equivalent cottage food employee, not including a family member or household member of the cottage food operator, within the registered or permitted area of a

private home where cottage food products are prepared or packaged for direct or indirect sale to consumers, as defined and may be amended by the California Department of Public Health, Section 113758 of the Health and Safety Code. Gross annual sales are regulated by and subject to the provisions of California Health and Safety Code Section 113758.

"Court" means an open unoccupied space, on the same lot with a building or buildings and bounded on two or more sides by such building or buildings.

"Day care center" means a facility licensed to regularly provide care, protection and supervision in a facility which is not the provider's home.

"Density" means the ratio between dwelling units and land, expressed as the number of dwelling units per acre, or as square feet of land required per dwelling unit.

"Density bonus" means a density increase not to exceed twenty-five percent over the otherwise allowable residential density in that zone. See [Section 25-21-25](#).

"Department" means the community development department.

"Director" means the community development director.

District. See "Zone."

"Dwelling" means any building or portion thereof designed or used exclusively for residential occupancy.

Dwelling, Duplex. "Duplex dwelling" means a building designed for occupancy by two families living independently of each other located on a single parcel of land.

Dwelling, Multiple-Family. "Multiple-family dwelling" means a building or portion thereof designed for occupancy by three or more families living independently of each other located on a single parcel of land.

Dwelling, Single-Family Attached. "Single-family attached dwelling," means a dwelling unit designed exclusively for occupancy by one family and attached to one or more similar units located on separate parcels of land. See "Split lot duplex."

Dwelling, Single-Family Detached. "Single-family detached dwelling" means a detached building designed exclusively for occupancy by one family.

"Dwelling unit" means one or more rooms and a single kitchen area designed for occupancy by one family for living and sleeping purposes.

"Emergency shelter" means 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.

"Factory-built home" means a residential building constructed in conformance with the state of California Factory-Built Housing Code. A factory-built home shall not be deemed to include a mobile home or manufactured home as defined in this section.

"Family" means one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, or hotel, as herein defined.

Floor Area, Gross. "Gross floor area" means the total interior floor area of all stories of a building or structure, including basements, as well as above ground stories, interior balconies and mezzanines.

Floor Area, Net. "Net floor area" means the total interior floor area of all stories of a building or structure, excluding corridors, hallways, stairways, balconies, breezeways, elevators, restrooms, closets, vaults, garages, carports, and other similar space used by all occupants of a building rather than by any individual occupant.

"Foster home" means a facility licensed to regularly provide care, protection and supervision to children in the licensee's home on a twenty-four hour basis for varying periods of time. See "Residential care home."

"Frontage" means the property line of a site abutting on a street.

Frontage, Lot or Parcel. "Lot of parcel frontage" means the portion of property that abuts one side of a public street which allows primary access to the property. The public street frontage for residential lots fronting on a curved street, or on the curved portion of a cul-de-sac street, shall be measured along a chord located twenty feet from the edge of the street right-of-way, provided that the frontage at the street right-of-way is not less than forty feet. Two-car garages shall be required for all units measuring the minimum lot width at the setback.

Garage, Repair. "Repair garage" means a building, or portion thereof used for the commercial repair maintenance or painting of motor vehicles.

"Garage or Yard Sale" means a sale conducted from any location on the premises of a residence in any kind of residential zone for the purpose of permitting occupants of that residence to dispose of their personal property accumulated during the course of ordinary residential living to sell the same to the public.

"Gross acreage" means the gross area of a parcel of land measured to the center lines of abutting streets or alleys.

"Guest house" means living quarters within an accessory building for use by temporary guests of the occupants of the premises, having no kitchen or cooking facilities and not rented or otherwise used as a separate dwelling.

Halfplex. See "Split lot duplex."

"Home occupation" means any accessory use conducted entirely within a dwelling, accessory building or swimming pool, and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof or adversely affect the uses permitted in the residential zone of which it is part. (See [Section 25-21-45](#)).

"Hospital" means a facility staffed and equipped to provide various types of hospital care, which is licensed under the provisions of Section 238 or 237, respectively of Title 17 of the California Administrative Code, or amendments thereto.

"Hotel or motel" means a building or portion thereof or a group of attached or detached buildings containing individual guest rooms or suites where lodging is provided for transients for compensation.

"Junk or salvage yard" means a site or portion of a site on which waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, excepting an auto dismantling and wrecking establishment as defined in this section.

"Landscaping" means plantings, including trees, shrubs, lawn, flowers, and ground covers, suitably designed, selected, installed and maintained. May include rock, fountains, pools, screens, walls, fences, benches, walkways, and concrete plazas.

"Loading space" means an off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

"Lot" means a parcel of land shown on a subdivision map, parcel map or record of survey map or described by metes and bounds and recorded in the office of the county recorder of Yolo County, and/or a building site in one ownership having an area for a building or buildings, together with such yards, open spaces, or width, and lot areas as are required by this chapter, and have frontage upon a public street, road or highway (other than an alley), unless otherwise approved.

"Lot area" means the total horizontal net area within the lot lines of a lot or parcel exclusive of streets, highways, roads, and alleys.

Lot, Corner. "Corner lot" means a lot situated at the intersection of two or more streets having an angle of intersection of not more than one hundred thirty-five degrees.

"Lot coverage" means the area of a lot occupied by buildings. It shall not include fences, walls, hedges, swimming pools, or uncovered patios.

"Lot depth" means the horizontal distance between the front and rear lot lines measured on the longitudinal center line.

Lot, Flag. "Flag lot" means a lot so shaped and designed that the main building site area does not have street frontage, but is connected to the street by a strip of land which is used for access purposes.

Lot, Interior. "Interior lot" means a lot other than a corner lot.

Lot, Key. "Key lot" means the first interior lot to the rear or a reversed corner lot.

Lot Line, Front. "Front lot line" means in the case of an interior lot, a line separating the lot from the street right-of-way. In the case of a corner lot, the owner may choose which street he shall designate as the front of the lot. Once the choice of frontage has been made, it cannot be changed unless all requirements for yard space are complied with.

Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line or, in the case of an irregular or triangular shaped lot, a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.

Lot Line, Side. "Side lot line" means any lot boundary line not a front lot line or a rear lot line.

Lot, Reversed Corner. "Reversed corner lot" means a corner lot the side street line of which is substantially a continuation of the front lot line of the first lot to its rear.

Lot, Through. "Through lot" means a lot having frontage on two parallel or approximately parallel streets.

"Lot width" means the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear property lines.

Manufactured Home. For purposes of this chapter, a "manufactured home" is the same as a mobile home as defined in this section.

"Mini mart" means a convenience store which sells snacks, groceries, personal items, and personal services typically associated with the sale of gasoline and/or sale of alcoholic beverages and open fourteen to twenty-four hours a day. Building size typically range between one thousand five hundred square feet and five thousand square feet.

"Mini-storage/warehouse facility" means a building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

"Mixed-use commercial/residential development" means a development that involves structures that include both residential and retail and/or office uses. A mixed-use commercial/residential development shall only be permitted if there are no residential units located on the ground floor.

"Mobile home" means a transportable structure built on a chassis for future movement, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and intended for occupancy by one family. No such structure shall be deemed to be a mobile home which is less than eight feet in width for a single section, and not less than thirty-two feet in length for at least one section.

"Mobile home park" means a facility designed and equipped in accordance with the requirements of Section 25-21-50 and applicable state laws for the accommodation of occupied mobile homes.

"Nonconforming building" means a building or structure or portion thereof lawfully existing at the time of the adoption of this chapter, and which does not conform to the applicable regulations of this chapter. Includes any building or structure or portion thereof lawfully existing in an area annexed to the city at the time of such annexation, and which does not conform to the applicable regulations of this chapter.

"Nonconforming use" means a use which lawfully occupies a building or land at the time of the adoption of this chapter, and which does not conform to the applicable regulations of this chapter. Includes any use which lawfully occupies any building or land in an area annexed to the city at the time of such annexation, and which does not conform to the applicable regulations of this chapter.

"Nursing and convalescent home" means a facility providing bed care, or chronic or convalescent care for persons who by reason of illness, physical infirmity, or age are unable to properly care for themselves. A facility shall be deemed to be a nursing and convalescent home for the purpose of this chapter, notwithstanding the designation applied to the facility by the operator, or any federal, state or local regulatory agency, such as hospital or rest home, so long as the facility provides care as herein described, and does not qualify as a hospital as defined in this section.

"Occupant load" means as defined and determined in Chapter 33, Uniform Building Code.

"Parking area" means a permanently surfaced open area, other than a street or alley, used for the parking of motor vehicles, either free, for compensation, or as an accommodation for resident, clients, or customers. See [Article 23](#).

"Parking space" means a permanently surfaced space, directly accessible to a driveway, street, or alley, exclusive of access, driveways, ramps or maneuvering areas, designed or used for the parking of one motor vehicle. See [Article 23](#).

"Permitted uses" means and includes principal, conditional and accessory uses.

"Plan lines" means officially established right-of-way lines for future streets or for the extension or widening of existing streets within which the construction of structures is prohibited.

"Planned development (PUD)" means an integrated development consisting of a building or group of buildings situated on a site in such a manner that each unit may be sold separately from all other units, and where all owners of units may also own an interest in recreation facilities, parking facilities, open space, or any combination thereof along with appurtenant facilities.

"Public and quasi-public uses" means these include such uses as cemeteries, corporation yards, fire stations, hospitals, parks, public utility distribution sub-stations, communication equipment buildings, etc.

"Recreational vehicle" means a motor home, travel trailer, truck camper, or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy with a living area of less than two hundred twenty square feet excluding built-in equipment.

"Regional retail center" means a regional-oriented retail shopping center at least twenty acres in size and located adjacent to an interstate freeway.

"Residential care home" means a state authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a twenty-four hour basis.

"Roadside stand" means a temporary structure designed or used for the display or sale of agricultural products.

Shelter, Fallout. "Fallout shelter" means a structure or portion of a structure intended to provide protection to human life during periods of danger to human life and nuclear fallout, air raids, storms, or other emergencies.

Signs. See [Article 24](#).

"Specified sexual activities" means:

- (a) The display or manipulation of human genitals in a state of sexual stimulation or arousal;
- (b) Acts of human masturbation, sexual intercourse or sodomy; or
- (c) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

"Split lot duplex" means a dwelling unit designed exclusively for occupancy by one family and attached to one other similar unit located on separate parcels of land. See "Dwelling, single-family attached."

"Stable" means a detached accessory building for the shelter of houses or other hoofed animals.

"Story" means that portion of a building included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the ceiling or roof above it. If the finished floor level directly above a basement or cellar is more than six feet above grade, such basement or cellar shall be considered a story.

"Street" means a public thoroughfare thirty feet or more in width, other than an alley, which affords the principal means of access to abutting property.

"Structural alterations" means any change in the supporting members of a building or structure such as bearing walls, columns, beams, girders or rafters.

"Structure" means anything constructed or erected which requires location on the ground or attached to something having location on the ground, including swimming pools, but not including fences or walls used as fences seventy-two inches in height or lower.

"Supportive housing" means 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" means adults with low-income having one or more disabilities including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act, and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

"Temporary tract office" means a temporary sales office located on the site of a new development, usually in a model home, and operated until sales are completed.

"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.

Travel Trailer. See "Recreational vehicle."

"Travel trailer park" means a facility designed and equipped in accordance with the requirements of Section 25-21-50 and applicable state laws, for the accommodation of travel trailers, motor homes and recreational vehicles on a temporary basis.

"Truck Terminal" means a facility for the loading and/or unloading of fuel, food products, materials or merchandise, and may include the fueling, repair, service, and temporary storage of trucks and trailers.

"Use" means the purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, or enlarged.

Use, Accessory. "Accessory use" means a use incidental and accessory to the principal use of a lot or building located on the same lot.

Use, Conditional. "Conditional use" means a use which may be suitable only in specific locations in a zoning district or only if such use is designed or laid out on the site in a particular manner.

"Use permit" means a permit approved by the planning commission for any use listed as a conditional use in that zone.

Use Permit, Minor. "Minor use permit" means a permit approved by the zoning administrator.

Use, Principal Permitted. "Principal permitted use" means a permitted use not requiring a conditional use permit in that zone.

"Yard" means an open space other than a court on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

Yard, Front. "Front yard" means a yard extending across the full width of the lot measured between the front property line and the nearest vertical support or wall of the main building.

Yard, Rear. "Rear yard" means a yard extending across the full width of the lot measured between the rear property line and the nearest vertical support or wall of the main building.

Yard, Side. "Side yard" means a yard extending from the front yard to the rear yard measured between the side lot line and the nearest vertical support or wall of the main building.

"Zone" means a portion of the territory of the city within which certain uniform regulations and requirements, or various combinations thereof apply, pursuant to the provisions of this chapter.

"Zoning administrator" means the officer designated to perform the duties and exercise the powers of the zoning administrator as set forth in this chapter or the designated representative of such officer.

"Zoning administrator permit" means a minor conditional use permit approved by the zoning administrator.

(Amended during the March 2009 supplement.)

(Ord. No. 1547, § 4, 3-5-2013)

Sec. 25-3-20. Interpretation.

Notwithstanding the foregoing, the definitions above shall be interpreted as provided in [Article 30](#).

(Amended during the March 2009 supplement.)