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**CHAPTER 17.80 – GLOSSARY****Sections:**

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**17.80.010 Purpose**

This Article provides definitions of terms and phrases used in this Zoning Ordinance that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Article conflict with definitions in other provision of the County Code, these definitions shall control for the purposes of this Zoning Ordinance. If a word is not defined in this Article, or in other provision of the El Dorado County Code, the Director shall determine the correct definition.

**17.80.020 Definitions of Specialized Terms and Phrases**

As used in this Zoning Ordinance, the following terms and phrases shall have the meaning ascribed to them in this Article, unless the context in which they are used clearly requires otherwise.

**Accessory Structures and Uses.** A structure or use incidental to and on the same lot as the principal structure or use. (See also “Structure, accessory”). (See Section 17.40.030: Accessory Structures and Uses).

**Active Use Area (AUA).** Specific areas within a project site that are used to calculate parking requirements, as follows:

**Interior.** All developed areas within a commercial building except storage areas, restrooms, and employee lunchroom/cafeteria.

**Exterior.** All areas dedicated to the performance of the specific activity, such as individual ride and arcade areas in amusement parks, or the skating course within a skateboard park. Accessory facilities for public use, such as ticket booths and concession stands are included in calculating this area, while walkways, promenades, outdoor dining areas, restrooms, landscaping, and parking areas are not. (See Chapter 17.36: Parking).

**Adjacent.** Situated near or close to something or each other, especially without touching.

**Adjoin.** To be next to or share a common border with something, especially an area of land.

**Adult Business Establishment.** (Use Type) Bookstores, bars, lounges, restaurants, theaters, cabarets, hotels or motels, or other business or establishment which have a substantial or significant portion of the stock in trade, or fare, books, magazines, pictures, films, media or

live entertainment, which are distinguished or characterized by their emphasis on matter or live conduct depicting, describing, exposing, or relating to specific sexual activities or specified anatomical areas, as defined in Section 5.34.020 (Adult Related Establishments). (See Section 17.40.040: Adult Business Establishments).

**Agricultural Employee Housing.** See “Employee Housing: Agricultural”.

**Agricultural Fencing.** Fencing constructed of woven or mesh wire, barbed wire, electrified wire, board construction, and similar materials creating a barrier at least 50 percent open, as described in the California Food and Agricultural Code Section 17121 for the purpose of containing livestock and/or controlling predators.

**Agricultural Homestays. (Use Type)** See “Lodging Facilities”.

**Agricultural Labor Housing. (Use Type)** Living accommodations for employees and their immediate families employed for the exclusive purpose of agricultural pursuits either on the premises or off site. It includes single or multi-unit dwellings, including mobile homes and dormitories. (See Section 17.40.120: Commercial Caretaker and Agricultural Employee Housing).

**Agricultural Structure.** See “Structure”.

**Agricultural Support Services. (Use Type)** Agriculturally related services, such as processing, packing, and storage of agricultural products; sales, maintenance, and repair of farm machinery and equipment; domestic farm animal sales; veterinary clinics; custom farming services; agriculturally-related building, feed, and farm supply stores; agricultural waste handling and disposal services; and other similar related services. (See Section 17.40.070: Agricultural Support Services).

**Agriculturally Incompatible Uses.** See “Incompatible Uses: Agricultural”.

**Airport, Airstrips, and Heliports. (Use Type)** A place where aircraft take off or land, whether on land or water, but does not include places where aircraft land and take off solely for emergency purposes. It may include land improved and intended for aircraft storage, cargo, passengers, airport and airspace control facilities, repairs, or refueling.

**Airport Comprehensive Land Use Plan (CLUP).** The document prepared by the airport land use commission pursuant to Section 21675 of the Public Utilities Code that specifies land use and development policies to protect the safety and general welfare in the vicinity of county airports and to assure the safety of air navigation.

**Airport Hazard.** Any structure or natural growth that obstructs the navigable air space.

**Airport Imaginary Surfaces.** Surfaces established in relation to the end of each runway or designated takeoff and landing area, as defined in applicable Federal Aviation Regulations (Part 77). Such surfaces include imaginary approach, horizontal, conical, transitional, primary,

and other surfaces. These surfaces are specifically described for each airport in the airport comprehensive land use plan.

**Animal, Domestic Farm.** Any of a number of animal species commonly reared or used for food, fur, herding, riding, or other similar uses, including but not limited to horses, cattle, sheep, herding dogs, goats, pigs, rabbits, poultry, ostriches, emus, and small fur-bearing animals not classified as exotic or wild.

**Animal, Exotic.** Any bird, mammal, fish, amphibian, or reptile not normally domesticated in the state of California, as determined by the California Department of Fish and Game.

**Animal Keeping.** (Use Type) The maintaining, keeping, feeding, and raising of animals. (See Section 17.40.070: Animal Raising and Keeping).

**Animal Sales and Service.** (Use Type) Establishments engaged in animal-related sales and services, as follows:

**Kennel, Commercial.** Indoor and outdoor boarding of dogs, cats, and similar small animals, and dog training centers.

**Pet Grooming and Pet Stores.** The sale of dogs, cats, rodents, fish, birds, and similar small animals, the sale of pet food and supplies, grooming services, and limited indoor boarding.

**Veterinary Clinics.** A fully enclosed veterinary facility providing acute and long-term medical care for household pets and domestic farm animals. A clinic may include facilities for indoor boarding and grooming of dogs, cats and other small animals. (See Section 17.40.060: Agricultural Support Services).

**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 building or structure. (Ord. 4589, 2001) (See Section 17.40.130: Communication Facilities).

**Apartment.** See “Dwelling, multi-unit.”

**Appeal.** A formal request by the applicant or interested party for the review authority to reconsider and either uphold or overturn the decision of an earlier review authority, in compliance with Article 6 (Appeals).

**Arbor.** See “Structure”.

**Artificial Slope.** A slope created as a result of grading that is allowed under a grading permit.

**Automotive and Equipment.** (Use Type) Establishments that are primarily engaged in sales or services for motor vehicles, trucks, small engines, or heavy equipment. The following are Automobile and Equipment use types:

**Fuel Sales.** The retail sale of petroleum products and other motor vehicle fuels. Fuel Sales may be combined with uses such as “Restaurants” and “Retail Sales and Service” if those uses are otherwise allowed in the zone.

**Paint and Body Shops.** The repair and painting of motor vehicle, aircraft, and similar vehicle bodies.

**Repair Shops:**

**Automotive.** The repair and servicing of motor vehicles, construction equipment, farm machinery, aircraft, boats, automobile and heavy equipment repair garages, muffler shops, car stereo installation, car wash and detailing services. These uses may not include fuel sales, or body repair and/or painting.

**Equipment.** It also includes facilities that repair small engines such as chain saws, lawn mowers, and other gasoline powered gardening equipment or other uses that test or demonstrate equipment outside a building.

**Sales and Rental.** The sales or rental from the premises of automobiles, trucks, heavy construction equipment, motorcycles, recreational vehicles, trailers, farm machinery, aircraft, or boats, and may include sales of parts and repair services. Does not include repair, bodywork, and painting.

**Vehicle Storage.** The service and storage of operable vehicles, boats and trailers. Typical uses include recreational vehicle storage lots, fleet storage lots, impound lots, and construction vehicle storage areas. It also includes storage of vehicles incidental to a commercial use, such as delivery, taxicab, and towing services.

**Wrecking/Dismantling Yard.** See “Salvage and Wrecking Yard”.

**Avalanche.** A type of landslide involving unstable snow pack, which could include rock, vegetation, and other matter that is swept along with the swiftly moving snow.

**Bake Shop.** (Use Type – See “Ranch Marketing”).

**Bank and Financial Services.** (Use Type) Institutions such as banks, lending institutions, trust companies, credit agencies, brokers and dealers in securities and commodity contracts, investment companies, vehicle finance agencies, and similar financial services.

**Bars and Drinking Establishments.** (Use Type) Establishments such as bars, taverns, pubs, stand-alone tasting rooms, and similar establishments where alcoholic beverages are sold and consumed on site, where any food service is subordinate to the sale of alcoholic beverages. Uses may include indoor entertainment such as live music and dancing.

**Bed and Breakfast Inns.** (Use Type) See Lodging Facilities. (See Section 17.40.090: Bed and Breakfast Inns.)

**Breweries.** (Use Type) Facilities for the brewing and bottling of beer with or without on site consumption or retail sales..

**Broadcasting and Recording Studios.** (Use Type) Commercial and public communication uses such as telegraph, telephone, radio and television broadcasting and receiving stations; and television production and sound recording studios when entirely enclosed within buildings. This does not include towers, antennas, or reflectors that are defined under Communications Facilities.

**Building Codes.** Those codes regulating construction standards that are currently in use by the County, as adopted by the Board.

**Building Supply Stores.** (Use Type) The indoor and outdoor retail sales of lumber and other large building supplies, including paint, glass, fixtures, and similar building or construction material. Can also include accessory sales of lawn and garden supplies and nursery stock.

**Business Support Services.** (Use Type) Establishments providing other businesses with services associated with ongoing business operations. Typical uses include blueprinting, business equipment repair, computer services, small equipment rental (indoor), film processing, advertising services, and photocopying.

**Cabana.** (See “Pool house.”)

**California Department of Fish and Game (DFG).** The California State Department of Fish and Game, a part of the State Resources Agency.

**California Endangered Species Act or State Endangered Species Act.** Those statutes found at California Fish and Game Code sections 2050-2098 and implementing regulations.

**California Environmental Quality Act (CEQA).** Those statutes set forth at California Public Resources Code section 21000 et seq. The “CEQA Guidelines” are set forth in the California Code of Regulations (CCR), Title 14, Section 15000 et seq.

**Campground.** (Use Type) Any area or tract of land where one or more lots or campsites are rented or leased, or held out for rent or lease, to accommodate tents, trailers, and RV’s for transient occupancy (30 days or less), whether or not individual sewer hookups are available to individual campsites (*CCR Title 25, Sec. 2002*). (See Section 17.40.100: Campgrounds and Recreational Vehicle Parks.)

**Camping, Temporary.** A single campsite for self contained camping of a limited duration, only. No accessory accommodations such as restrooms, dining, or laundry facilities are offered on the site.

**Campsite.** An area within a campground occupied by a person or a group of not more than 10 persons. (See Section 17.40.100: Campgrounds and Recreational Vehicle Parks).

**Caretaker Unit.** (Use Type) A permanent or temporary housing unit used for caretakers employed on the site of a non-residential use where 24-hour security or monitoring of facilities or equipment is necessary that is secondary or accessory to the primary use of the property. (See Section 17.40.120: Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing).

**Casita.** See “Guest House” or “Secondary Dwelling”

**Catering.** Use of a commercial kitchen for the preparation of food to be served to the public either on or off site.

**Cemeteries.** (Use Type) Burial grounds, columbaria, and mausoleums. Does not include mortuaries or funeral homes. (See “Funeral and Internment Services”).

**Child Day Care Center.** (Use Type) Any child day care facility other than a day care home, including infant centers, preschools, extended day care facilities, and school age child care centers. (See Section 17.40.110: Child Day Care Facilities).

**Child Day Care Facility.** A facility that provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. Child day care facilities include day care homes, day care centers, and employer-sponsored day care centers.

**Child Day Care Home.** (Use Type) A residential dwelling that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home, as follows:

**Large Family Day Care Home.** 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 HSC Section 1597.465.

**Small Family Day Care Home.** A home that provides family day care for 8 or fewer children, including children under the age of 10 years who reside at the home, as set forth in HSC Section 1597.44. (See Section 17.40.110: Child Day Care Facilities).

**Christmas Tree Sales Lot.** (Use Type) Temporary facilities for the sale of Christmas trees and related merchandise, not located on the site of a Christmas tree farm (See “Seasonal Sales”).

**Churches and Community Assembly.** (Use Type) Facilities and activities typically carried on at public and quasi-public meeting areas, including but not limited to places of worship,

public and private non-profit meeting halls, public community indoor recreation facilities, and community centers.

**Co-location.** The placement of multiple antennae on a single structure, pole, or tower by different communication providers. (See Section 17.40.130: Communication Facilities).

**Commercial Caretaker Housing.** See “Employee Housing: Commercial Caretaker”.

**Commercial Facility.** Any structure, building, or property used primarily for the exchange or manufacture of goods and services.

**Commercial Kitchen.** A food preparation facility (see “Kitchen”) that is intended to provide food to the public, including customers, guests, or the general public, for on or off site consumption, that complies with the California Health and Safety Code requirements and is permitted by Environmental Management.

**Commercial Recreation.** (Use Type) Establishments engaged in providing recreation and entertainment activities for participants and spectators. This use may include secondary and incidental retail sales and food services. The following are Commercial Recreation use types:

**Arcade.** Places open to the public where four or more coin operated amusement devices are installed, including establishments where the primary use is not devoted to the operation of such devices.

**Indoor Entertainment.** Predominantly spectator uses conducted within a building, typical uses include concert halls, community assembly, and dance halls.

**Indoor Sports and Recreation.** Predominantly participant sports and recreation activities conducted within a building, typical uses include bowling alleys, skating rinks, indoor racquetball courts, gymnasiums, indoor batting cages and sport courts, athletic and health clubs.

**Large Amusement Complex.** Theme park or similar complex which exceeds two acres in size and which includes outdoor amusement attractions such as mechanized or carnival rides or water slides.

**Outdoor Entertainment.** Predominantly spectator uses conducted outside of or partially within a building, typical uses include amphitheaters, sports arenas, race tracks, and zoos.

**Outdoor Sports and Recreation.** Commercially operated, predominantly participant sports and recreation activities conducted wholly or partially outside of a building, including, but not limited to golf courses, tennis courts, swimming pools, outdoor batting cages, shooting and archery ranges, ball fields, and sport courts and courses.

**Communication Facilities.** (Use Type) Wireless communication facilities, not including home televisions and radio receiving antennas, satellite dishes, or communication facilities for

community services provide by a public agency. (See Section 17.40.130: Communication Facilities).

**Community Care Facility.** (Use Type) Any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, subject to licensing by the State Department of Social Services, Health and Welfare Agency. Such facilities typically serve the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Facilities included in this definition are listed under Health and Safety Code (HSC) Section 1502.a.1-a.12 and 1502.3, and include, but are not limited to, residential facilities and foster family homes. Excluded from this definition are any house, institution, hotel, homeless shelter, or other similar place that supplies board and room only, or room only, or board only, provided that no resident thereof requires any element of care. Also excluded are recovery houses or similar facilities providing group living arrangements for persons recovering from alcoholism or drug addiction where the facility provides no care or supervision or where the facility provides alcohol and/or drug recovery treatment or detoxification services (*HSC 1505, 11834.02*).

**Community Services.** (Use Type) Facilities and uses provided by public agencies for the community health, safety, and welfare. Community Services are divided into the following categories:

**Intensive.** Services that may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, such as sheriff substations, fire stations, correctional facilities, and landfill transfer stations.

**Minor.** Services such as post offices, libraries, museums, cultural centers, and government offices.

**Concurrent Applications.** Multiple applications for the same project that are processed together, and reviewed and approved, or disapproved, by the review authority.

**Congregate Care Facility.** (Use Type) A residential or group care facility, or similar facility providing 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. See “Community Care Facility”.

**Conservation Easement.** (Use Type) An easement granting a right or interest in real property that is appropriate to retaining land or water areas predominately in their natural, scenic, open, or wooded condition; retaining such areas as suitable habitat for fish, plants, or wildlife; or maintaining farming, ranching, or timber management areas.

**Contractor’s Office.** A temporary office for contractors engaged in construction projects that is used either on the construction site or off site during the course of construction. (See Section 17.40.190: Mobile/Manufactured Homes)



**Convenience Zone.** For purposes of locating a certified recycling center, the area within one-half mile radius of a supermarket meeting the definition under the California Public Resources Code Section 14526.5.

**Cooking Facilities.** Any area within a structure that contains the following: a gas or electric range, stove top and/or oven (not including a microwave oven), or a space that can accommodate the range or stove top and oven; a refrigerator greater than five cubic feet in size; and a standard-sized kitchen sink.

**Coverage.** See “Lot Coverage”.

**Cropland.** (Use Type) Irrigated land that is used to grow grains, alfalfa, fruit or nut orchards, vineyards, or row and truck crops such as berries, pumpkins, or other fruits and vegetables.

**Cross-visibility Area (CVA).** For motorist safety purposes, the triangular area that is to be maintained free of impacts to line of sight visibility, formed as follows:

**At any Street Corner Intersection.** The CVA shall be a triangle having two sides 35 feet long, running along each roadway edge of pavement, said length beginning at their intersection, and the third side formed by a line connecting the two ends.

**At an Encroachment onto the Roadway.** The CVA shall be a triangle having two sides 15 feet long, running along the driveway/encroachment edge and the roadway edge-of-pavement, said length beginning at their intersection, and the third side formed by a line connecting the two ends.

**Density.** The number of dwelling units per unit of land.

**Development Plan.** The written and graphic materials required for review of a planned development, including but not limited to a written description of the development, a plat of subdivision, all covenants relating to use, location, and bulk of buildings and other structures, intensity of use or density of development, streets, walkways, landscaping, and parking facilities, and any other similar material necessary for consideration by the review authority. (See Section 17.52.040: Development Plan Permit).

**Development Project.** A project undertaken for the purpose of land use that requires the issuance of a discretionary or ministerial approval or permit, including a permit for construction or reconstruction, but not a permit to operate.

**Dining Facility.** (Use Type) See “Ranch Marketing”.

**Distillery.** (Use Type) A place where fortified alcoholic liquors such as whiskey, vodka, and brandy are made through the distillation process.

**Drive-through Business.** Any portion of a building or structure from which business is transacted or is capable of being transacted directly with customers located in a motor vehicle. (See Section 17. 35.050.H: Drive-through Businesses).

**Dwelling.** (Use Type) A building or portion thereof used exclusively for residential purposes that constitutes an independent living unit, that has interconnected sleeping, eating, and sanitation facilities, but not more than one kitchen; and is occupied or intended for use by one household on a long-term basis of more than 30 days. Dwellings may be structures, or modular or mobile units placed on a foundation. Types of dwelling units are further defined as follows:

**Multi-unit Residential.** A structure designed and intended for occupancy by two or more households living independently of each other, each in a separate dwelling unit, that may be owned individually or by a single landlord. This use includes apartments, condominiums, and co-op housing units.

**Single-unit Residential.** A structure designed exclusively for occupancy by one household. This use type includes both attached and detached dwelling units as defined below:

**Attached.** Single-unit residential structures attached to another residential unit where one or more walls, extending from foundation to roof, separate it from adjoining units to form a lot line. Each unit shall have separate kitchen, plumbing, and heating systems. This use includes townhouses, row houses, and half-plexes.

**Detached.** Single-unit residential structures not attached to any other residential unit. This use includes mobile homes and modular units.

**Emergency Shelter.** (aka “Homeless Shelter”) (Use Type) Housing with minimal supportive services for homeless persons within the County that are limited to occupancy on an emergency (not to be confused with disaster) and temporary basis of six months or less. (*HSC 50801*).

**Employee Housing.** (Use Type) One or more dwelling units permitted under California Health and Safety Code Section 17021.5 et seq, to serve as living accommodations for employees and their immediate families. Types of Employee Housing are further defined as follows:

**Agricultural.** For the exclusive use of employees hired to assist in agricultural operations either on the same premises or off site.

**Commercial Caretaker.** For the exclusive use of an employee hired for security purposes on the same premises as the commercial or industrial use.

**Construction.** For the exclusive use of employees hired to work on construction projects in remote areas where permanent housing is infeasible and temporary housing is unavailable.

**Seasonal Worker.** For the exclusive use of employees hired to assist in recreational operations that are seasonal and, by their nature, located in rural areas deficient in rental

housing. (See Sections 17.40.120: Commercial Caretaker and Agricultural Employee Housing and 17.40.190: Mobile/Manufactured Homes).

**Employer-sponsored Child Day Care Center.** (Use Type) Any child day care facility at the employer's site of business operated directly or through a provider contract by any person or entity having one or more employees, and available exclusively for the care of children of that employer, and of the officers, managers, and employees of that employer. (See Section 17.40.110: Child Day Care Facilities).

**Equivalent Occupancy.** The number of persons that can occupy a building or use where fixed seating does not exist.

**Farmers' Market.** (Use Type) The temporary use of an off site location for the sale of food and farm produce by multiple vendors that is usually conducted from parked vehicles or accessory display tables.

**Farmland Conservation Contract.** Contracts establishing agricultural preserves and zones in compliance with the California Land Conservation Act of 1965 (Williamson Act) and farmland security zone legislation under California Government Code Chapters 51200 and 51296-51297, respectively.

**Federal Endangered Species Act.** Those federal statutes found at 16 United States Code (USC) 1531 et seq. and their implementing regulations.

**Fire Code.** Those codes regulating fire-safety standards that are currently in use by the County, as adopted by the Board.

**Floor Area.** See "Gross Floor Area".

**Food and Beverage Retail Sales.** (Use Type) Establishments primarily engaged in the retail sale of food and beverages for off site consumption, typical uses include grocery stores, liquor stores, and specialty food stores.

**Free Food Distribution Center.** (Use Type) A location where food is distributed to general public without payments or consideration.

**Funeral and Internment Services.** (Use Type) Establishments engaged in providing services involving the care, preparation or disposition of human dead. Typical uses include funeral parlors, crematories, and mortuaries, but do not include cemeteries.

**Garage.** Enclosed parking space for storage of motor vehicles.

**Golf Course.** (Use Type) Publicly and privately owned golf courses open to the general public. Minor accessory uses such as pro shops and snack bars intended to serve the golfers may be considered a part of the golf course facility. Restaurants, banquet and reception facilities, and other commercial uses commonly associated with golf courses shall be considered separate use types.

**Grazing.** (Use Type) The raising and feeding of domestic farm animals where the primary source of food is the vegetation grown on the site, including irrigated and non-irrigated pastures.

**Gross Floor Area.** (GFA) The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the exterior faces of the walls, including basements; elevator shafts; stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet, six inches or more; penthouses; attic space providing structural headroom of six feet, six inches or more, whether or not a floor has actually been laid; interior balconies; and mezzanines. For the purpose of measurement of residential floor area, gross floor area shall be exclusive of any garage or carport.

**Guest House.** (Use Type) An accessory residential structure intended for the temporary and occasional housing of a visitor(s) to the primary residents that does not contain a kitchen. (See Section 17.40.160: Guest house).

**Handicrafts.** See “Ranch Marketing”.

**Hazardous Material Handling.** (Use Type) All industrial uses engaged in the handling of substances subject to the maintenance of a “Risk Management Prevention Program” under California Health and Safety Code (HSC), Section 25534. Typical uses include semiconductor manufacturing and electroplating.

**Health Resort and Retreat Center.** See “Lodging Facilities”.

**Hiking and Equestrian Trails.** (Use Type) Trails designed for non-motorized recreation, such as hiking, horseback and bicycle riding, and cross-country (Nordic) skiing.

**Historic Structure.** See “Structure: Historic”.

**Home Occupation.** (Use Type) Any business operated out of a residential dwelling or accessory structure by a resident of the premises and that is incidental and subordinate to the residential use of the property, such as work performed exclusively by telephone, mail, or over the internet; home offices; small scale production and repair, handicrafts, parts assembly; or work or craft that is the activity of creative artists, music teachers, academic tutors, trainers, or similar instructors. (See Section 17.40.170: Home Occupations).

**Hunting/Fishing Club, Farm, or Facility.** (Use Type) Privately operated areas and facilities for the pursuit of fish and game species that may include day uses and overnight accommodations.

### **Incompatible Uses.**

**Agricultural.** Those uses of land including, but not limited to, residential structures, nursing homes, schools, playgrounds, swimming pools, daycare centers, spas, ponds, and churches, which are apt to conflict with agricultural uses involving equipment and

livestock that result in sprays, dust, odors, and noise. It also means those uses which are apt to cause conflict and threaten the viability of agricultural uses due to trespass, vandalism, theft, complaint, and dog-related problems. (See Section 17.30.030.E: Setback Requirements and Exceptions)

**Mining.** Land uses that are inherently incompatible with mining or that require public or private investment in structures, land improvements, and landscaping and that may prevent or limit mining because of the greater economic value of the land and its improvements. It includes, but is not limited to, residential and commercial structures, schools, and playgrounds. (See Section 17.30.030.G, Special Setbacks for Mineral Resource Protection)

**Industrial:**

**General.** (Use Type) Manufacturing, processing, assembling, or fabricating from raw materials to include any use involving an incinerator, blast furnace, or similar industrial process and any industrial process conducted wholly or partially outdoors. It includes, but is not limited to lumber mills; batch plants; truss manufacturing; co-generation plants; food and byproducts processing plants; and fabric, textile, and carpet mills.

**Specialized.** (Use Type) Establishments engaged in activities that generate noise, vibration, odor, dust, or smoke that may extend beyond the confines of the property boundaries; that involve special safety or public health considerations; or that do not clearly fit within another industrial use classification. It includes, but is not limited to bulk storage of gasoline, propane, or other flammable fuel sources, and material recovery facilities.

**Intermodal Facility.** (Use Type) Facilities to support the transportation of persons, such as bus and train stations.

**Junkyard.** See “Salvage and Wrecking Yard”.

**Kennel.** (Use Type) The keeping of five or more live domestic dogs or cats of at least four months of age (County Code, Title 6), under the following categories:

**Commercial.** See “Animal Sales and Service”.

**Private.** Any building(s) or land designed or arranged for the care of dogs and cats belonging to the property owner that are kept for personal purposes of show, hunting, working, or as pets.

**Kitchen.** A room with cooking facilities or provisions for storage and preparation of food. See “Cooking Facilities”.

**Lake.** A natural or manmade body that impounds water year round under normal conditions and of which the shoreline is primarily native earth or rock capable of supporting native or

natural vegetation. This term does not include pools, ponds, or landscape features constructed of concrete or similar material that does not support vegetation.

**Laundries, Commercial.** (Use Type) Establishments engaged in high volume laundry and garment services, excluding self-service laundries. Typical uses include garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, and carpet and upholstery cleaners.

**Laundries, Self-service.** (Use Type) A business that provides home-type washing, drying, or ironing machines for hire, to be used by customers on the premises. (See “Retail Sales and Service”.)

**Light Manufacturing.** (Use Type) The manufacture, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, paper, ceramic, metals, pre-cut wood, and wood products. It does not include saw and planing mill operations or manufacturing uses involving primary production of wood, metal, or chemical products from raw materials (See “Industrial, General”). It includes, but is not limited to electronics and computer component assembly and cabinetmaking; but can include small-scale, artisanal production of goods, such as soap, cheese, hand-loomed textiles, and garments.

**Livestock, High Density.** (Use Type) The keeping and raising of domestic farm animals, such as cattle, horses, pigs, goats, sheep, rabbits, poultry, ostriches, and emus, for commercial purposes, where the primary source of food is other than the vegetation grown on site, such as dairies, feedlots, and similar large-scale operations.

**Lodging Facilities.** (Use Type) Establishments primarily engaged in the provision of commercial lodging on a transient basis (30 days or less) to the general public. Lodging may include the incidental provision of food, drink, sales, and services for the convenience of overnight guests. Types of lodging are further defined as follows:

**Agricultural Homestays.** Lodging facilities operated by the resident and owner of the property on which the facility is located that is accessory and subordinate to the on site, bona fide agricultural or grazing operations. (See Section 17.40.170: Agricultural Homestays).

**Bed and Breakfast Inn.** Any owner-occupied residence that provides guest rooms, without individual kitchens, for paying guests, as a transient lodging facility. (See Section 17.40.170: Bed and Breakfast Inns).

**Dude Ranch (Guest Ranch).** (Use Type) A type of ranch facility engaged in agricultural tourism. The facility may be incidental to a working ranch, and may offer the following amenities and events: lodging and meals, overnight camping, horseback riding, cattle drives, rodeos, and other similar uses that are incidental to and compatible with ranching. (See Section 17.40. 170: Dude Ranch)

**Health Resort and Retreat Center.** Establishments engaged in recreational, educational, therapeutic, and similar group activities, with day use or overnight facilities to serve the guests. The use differs from Commercial Recreation by being focused on self improvement in a natural setting, although indoor facilities such as conference rooms, lodging, and dining facilities for the guests may be included. It includes, but is not limited to conference, retreat, or outdoor education centers, and health spas. (See Section 17.40.170: Health Resort and Retreat Center)

**Hotels and Motels.** Commercial lodging facilities that do not otherwise qualify as a Bed and Breakfast Inn.

**Vacation Home Rental.** Lodging provided to the general public in a private dwelling unit, where the unit is rented as a whole on a transient basis (30 days or less). (See Section 17.40.370: Vacation Home Rentals)

**Lot.** An individual, legal, platted parcel of land intended to be separately owned, developed, and otherwise used as a unit and does not include an administrative parcel used by the Assessor for tax purposes.

#### **Lot Configurations.**

**Corner.** A lot abutting on and at the intersection of two or more road easements or rights-of-way.

**Flag.** Lots that are approved with less frontage on a road easement or right-of-way than is normally required under the development standards for the zone and where the “flag pole” portion of the lot is used as an access corridor.

**Through.** A lot having its front and rear yards each adjoining a road easement or right-of-way.

**Lot Coverage.** A calculation of the area covered by all structures on a lot divided by the lot area. All coverage calculations shall include the area of a site covered by buildings or roofed areas, excluding projecting eaves, balconies, and similar allowed features.

#### **Lot Dimensions.**

**Area.** The measurement of the area formed within all property lines of a lot.

**Depth.** The average horizontal distance between the front and rear property lines.

**Width.** The horizontal distance between side property lines measured either as an average for the lot or as a minimum at the front property line in compliance with Section 17.30.030.C (Measurement of Lot Width).

#### **Lot Lines.**

**Front.** The property line adjoining a road easement or right-of-way or that forms the centerline of such roadways.

**Corner Lot.** All property lines adjoining intersecting road easements or rights-of-way or forming the centerlines of such intersecting roadways are front lot lines.

**Through Lot.** The property line adjoining that roadway which provides the primary access is the front lot line when a non-vehicular access easement (NVA) is recorded on the opposite property line. When no NVA is recorded, both property lines shall be considered front lot lines.

**Rear.** The lot line not intersecting a front lot line that is most distant from and most closely parallel to the front lot line.

**Side.** Any lot line not a front or rear lot line.

**Lot, Minimum Size.** Minimum acreage or square footage of a lot required for its zone. See “Lot Dimensions: Area”.

**Lot, Substandard.** A lot that has less than the minimum area or width required for its zone.

**Maintenance and Repair.** (Use Type) All uses that provide maintenance and repair of furniture, appliances, and equipment normally used within a building, exclusive of automotive repair. Typical uses include sewing machine, refrigerator, and upholstery repair.

**Manufactured Homes.** Residential structures that are constructed in a factory and which, since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See Section 17.40.190: Mobile/Manufactured Homes).

**Marina.** (Use Type) Facilities for the docking, mooring, or rental of boats to the public. Marinas are divided into the following categories:

**Motorized Craft.** Marinas serving motorized and non-motorized watercraft, including motorboats and personal watercraft. It may also include the sale of gasoline for use in watercraft.

**Non-Motorized Craft.** Marinas serving non-motorized watercraft only, such as sailboats, canoes, and rowboats.

**Medical Services.** (Use Type) Facilities that primarily provide medical or health care services. Medical Use types are further defined as follows:

**Hospital.** Facility that provides in-patient and out-patient medical, surgical, diagnostic, psychiatric, and emergency medical services. It includes, but is not limited to accessory out-patient radiology, laboratory, therapy and training, and pharmaceutical services.



**Clinic.** Facility that provides any combination of out-patient medical, diagnostic and minor emergency services; that may be open before and after typical medical office hours; and that generally accommodates walk-in patients.

**Long Term Care Facility.** Facilities that provides 24 hour supervised care serving seven or more persons. Typical uses include skilled nursing facilities, and extended and intermediate care facilities licensed by the State Department of Health Services.

**Medical Office.** See “Offices: Medical”.

**Mineral Exploration.** (Use Type) Prospecting and exploratory activities for mineral resources where less than 1,000 cubic yards of material is disturbed.

**Mineral Production.** (Use Type) The processing of mineral resources extracted on site or off site. Processing includes rock crushing, stockpiling, aggregate washing, screening and drying facilities, and wholesale or retail distribution of mineral products.

**Mining.** (Use Type) The act or process of extracting resources, such as rock, sand, gravel, ores, coal, oil, clay, hydrocarbons, or mineral from the earth. The term also includes quarrying; excavating; drilling; well operation; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the mine site or as part of a mining activity. Mining does not include “recreational mining/prospecting” as defined below. Mining use types are divided into the following categories:

**Recreational Mining/Prospecting.** The extraction of minerals for personal recreation and the use of such devices as pans, rockers, and dredges with intakes eight inches in diameter or less.

**Subsurface Mining.** The act of mining operations that are conducted below the surface of the ground except for surface access, and vent and escape shafts.

**Surface Mining.** All, or any part of mining operations that involve the removal of overburden and mining directly from the mineral deposit, open-pit mining of naturally exposed mineral, mining by the auger method, dredging and quarrying, or surface work related to a subsurface mine. (See Chapter 17.29: Mineral Resource Combining Zone, etc.).

**Mixed Use Development.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties. (See Section 17.40.180: Mixed Use Development).

**Mobile/Manufactured Home Park.** (Use Type) Any site that is improved to accommodate two or more mobile or manufactured homes used for residential purposes, on which the underlying land is rented or leased. This term excludes a single-unit residential lot on which a

mobile/manufactured home is placed either as a primary dwelling, secondary dwelling, or temporary mobile home in compliance with Section 17.52.060 (Temporary Mobile Home Permit). It includes sites that were converted from rental or lease to a subdivision, cooperative, or condominium complex. (See Section 17.40.190: Mobile/Manufactured Homes).

**Mobile/Manufactured Home Sales Lots.** (Use Type) Retail sales establishments providing outdoor display of mobile or manufactured homes for sale to the public.

**Model Home(s).** House(s) in a residential subdivision that are open for view to prospective buyers as a marketing tool for similar floor plan(s) within the development. Said model home(s) may or may not be furnished and decorated.

**Monopole.** A structure of single pole (non-lattice) design erected on the ground to support telecommunications antennae and connection appurtenances. (Ord. 4589, 2001) (See Section 17.40.130: Communication Facilities).

**Motorized Vehicle Recreation Area.** (Use Type) Areas and facilities that provide for public recreational use of motor vehicles. Typical uses are off-road vehicle parks, go-cart tracks, motocross courses, and snowmobile rental.

**Natural Resources.** Naturally occurring materials, such as minerals, timber, water sources, vegetation, and agriculturally productive soils that can be used or developed to provide a personal, common, or public benefit.

**Net Acreage.** The remaining area within a development lot or subdivision after deleting all portions for proposed and existing public roadways.

**Nuisance.** Any use or structure which is injurious to health and safety, or is indecent or offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs free passage or use, in the customary manner, of any navigable lake or river, bay, stream, canal, or basin or any public park, square, street, or highway. For the purpose of enforcement of the provisions of this Title, the Director or his designee shall make the determination whether a use constitutes a nuisance as defined herein.

**Nursery, Plants.** (Use Type)

**Retail.** A facility for the retail sale of plants, seeds, and accessory products, such as fertilizers and gardening supplies.

**Wholesale.** A place where plant material such as flowers, trees, fruits, vegetables, and/or herbs are cultivated in the ground or in greenhouses for sale to retailers.

**Offices.** (Use Type)

**Medical.** Establishments engaged in providing out-patient personal health services including prevention, diagnosis, treatment, or rehabilitation by health professionals.

Typical uses include, but are not limited to, offices for physicians, dentists, physical therapists, chiropractors, and medical or dental laboratories.

**Professional.** Establishments engaged in providing services such as accounting and bookkeeping services, advertising agencies, architectural and engineering services, attorneys, data processing and computer services, secretarial services, administrative offices, insurance agencies, real estate agencies, public relations, and consulting firms, photography and commercial art studios, telecommuting centers, and writers' offices.

**Off-Highway or Off-Road Vehicle Recreation Area.** (Use Type) Any area where motorized vehicles are driven for commercial recreational use or for competitive speed or skill events, of which all or a portion of the vehicular use is conducted outside of road easements or public rights-of-way.

**Open Space.** Any lot or area of land or water that is essentially unimproved and devoted to the preservation of natural resources; the managed production of resources; outdoor recreation, and/or public health and safety. Types of open space are further defined as follows:

**Common.** Open space within a development plan that is designated and intended for the use or enjoyment of all of the owners or occupants of the development. Common open space may contain such complementary structures and improvements as are necessary, desirable, or appropriate for the benefit and enjoyment of the owners or occupants of the development. Ownership of common open space is held by a homeowners association or similar organization and access is usually restricted to property owners and residents of the development and their guests. See also "Private Recreation Area".

**Public.** Open space which is available to the general public, such as parks, wildlife habitat, and natural resource conservation areas. Public open space is typically owned and managed by a governmental agency that may restrict public access to further its management goals. See also "Public Benefit".

**Orchard and Vineyards.** (Use Type) The cultivation of fruit trees, nut trees, or grape vines for the commercial sale of their agricultural produce.

**Ordinary High Water Mark (OHWM).** The line on the shore in non-tidal areas established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank; shelving; changes in the character of soil; destruction of terrestrial vegetation; the presence of litter and debris; or other appropriate means that consider the characteristics of the surrounding area. (See Subsection 17.30.030.H: Riparian Setbacks)

**Outdoor Retail Sales.** See "Retail Sales and Service – Outdoor".

**Packing.** (Use Type) The handling of fruit, grain, vegetables, trees, and other crops to ready it for shipping and sales without changing the nature of the product. Types of packing are further defined as follows:

**On Site Products.** The handling of agricultural products produced on the same lot of land which the packing facility is located, or on adjacent lots under the same ownership, lease, or management.

**Off Site Products.** The handling of agricultural products produced on a lot of land different from that on which the packing facilities are located.

**Panel Antenna.** Flat, conical or round surface receiving and/or transmitting device typically covering one of three 120-degree sectors, and used to concentrate a radio signal into or from that sector. (Ord. 4589, 2001.) (See Section 17.40.130: Communication Facilities).

**Parking Lot, Public.** (Use Type) Publicly and privately owned and operated areas available for general public use for the parking of motor vehicles including park and ride lots, leased parking, and hourly or daily parking.

**Parks.** (Use Type) Areas dedicated and used for passive and active recreation operated by a public agency and open to the public. Typical uses are playgrounds, ball fields, and picnic areas. Parks are divided in the following categories:

**Day Use.** Parks intended for use only during daylight hours. It precludes lighting for ball fields and play structures except as may be necessary for public safety or security purposes.

**Nighttime Use.** Parks designed and intended for activities to be carried on after sunset, such as lighted ballfields and tennis courts.

**Picnic Area.** (Use Type) Areas providing picnic tables and other facilities for day use outdoor eating, either as a primary use or accessory to other use types.

**Planned Development.** Land under unified control to be planned and developed as a whole in a single development operation or as a programmed series of development operations or phases. A planned development is built according to general and detailed development plans that include not only streets, utilities, lots, and building locations, but also construction, use, and relationships of buildings to one another, and plans for other uses and improvements on the land, such as common or public open space areas. A planned development includes a program for the provision, operation, and maintenance of such areas, facilities, and improvements that will be provided for common use by the occupants of the planned development or for use by the general public. (See Chapter 17.28: Planned Development).

**Pool House (or Cabana).** A residential accessory structure associated with a private swimming pool, containing changing area(s) and restroom facilities, but which does not contain sleeping quarters or cooking facilities, and is not intended for permanent occupancy.

**Prepared Food Stand.** See “Ranch Marketing.”

**Printing and Publishing.** (Use Type) Establishments engaged in printing by letterpress, lithography, engraving, screen, offset or similar process, but not including xerographic copying

and other “quick printing” services. It also includes the publishing of newspapers, books, and periodicals where the printing is done on the premises.

**Private Recreation Area.** (Use Type) Recreational facilities owned and operated by a homeowners’ association or similar entity for the benefit of property owners within a subdivision or multi-unit residential complex. It may include swimming pools, indoor or outdoor sport courts, meeting rooms, clubhouse, and any facilities required to maintain said recreation areas.

**Processing of Agricultural Products.** (Use Type) The handling of agricultural products whereby the nature of the product is changed or altered, such as making juices, jams, and sauces from fruit, and the slaughtering of animals raised on the premises or on land in the vicinity under common ownership. This use type does not include the processing of grapes and other fruit juice into wine. See definition for Winery.

**Produce Sales.** (Use Type) The public sale of agricultural products grown on the same property where the sale is being conducted. This term specifically excludes the sale of products grown off site and processed products. (See Section 17.40.240: Produce Sales).

**Produce Stand.** Producer owned and operated facility for the sale of produce grown on the same site or as part of a shared multi-farm operation. (See Section 17.40.240: Produce Sales).

**Public Benefit.** A benefit enjoyed by the general public. When applied to lands set aside for public benefit in order to utilize the density bonus provisions of Section 17.28.060 (Planned Development Combining Zone), it shall be considered open space for public use, such as parks and trail easements, or for the public good and not necessarily for public use, such as natural resource conservation areas and wildlife habitat areas.

**Public Utility Infrastructure.** Public utility towers and structures supporting power lines of 50 kilovolts (kV) potential and greater, trunk telephone lines and supporting structures, sewer and water lines of 12 inches or more inside diameter, natural gas pipe of six inches or more inside diameter, sewer and water lift stations, telephone equipment buildings, and natural gas storage and distribution facilities. (See Section 17.40.250: Public Utilities).

**Public Utility Service Facilities.** (Use Type) Facilities necessary to provide the community with power, water, sewage disposal, telecommunications, and similar services. Public Utility Service Facilities are divided in the following categories: (See Section 17.40.250: Public Utilities).

**Intensive.** Service Facilities that may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, such as electrical receiving facilities or substations, sewage treatment facilities, and power generating facilities.

**Minor.** Service facilities such as water, sewer, gas pipelines, and pump stations; telephone and electrical distribution lines 12 kilovolts (kV) or less; and drainage facilities.

**Qualified Professional.** A professional specializing in any of the following categories of natural sciences:

**Certified Arborist.** A person certified by the International Society of Arboriculture (ISA), American Society of Consulting Arborists (ASCA), or other recognized professional organization of arborists who provides professional advice and is a licensed professional to do physical work on trees.

**Certified Rangeland Manager.** A person licensed by the State of California through the California State Board of Forestry who applies scientific principles to the art and science of managing rangelands and is recognized by the California Section of the Society for Range Management as meeting the education, experience, and ethical standards for professional rangeland managers.

**Qualified Biologist.** A person who has a BA/BS or advanced degree in biological sciences or other degree specializing in the natural sciences; professional or academic experience as a biological field investigator; taxonomic experience and knowledge of plant and animal ecology; familiarity with plants and animals of the area including species of concern; and familiarity with the appropriate County, State, and Federal policies and protocols relating to special-status species and biological surveys, as determined by the Director of Development Services.

**Qualified Hydrologist.** A person who has a BA/BS or advanced degree in hydrology or other degree specializing in the scientific study of the properties, distribution, and effects of water on the earth's surface, in the soil and underlying rocks, and in the atmosphere, as determined by the Director of Development Services

**Registered Professional Forester (RPF).** A person licensed by the State of California to perform professional services that require the application of forestry principles and techniques to the management of forested landscapes. RPFs have an understanding of forest growth, development, and regeneration; forest health; wildfire; soils, geology, and hydrology; wildlife and fisheries biology; and other forest resources.

**Radio Frequency (RF).** Of, or pertaining to, any frequency within the electromagnetic spectrum normally associated with radio wave propagation. Cellular and personal communication services wireless networks operate in the 824-894 Megahertz (MHz) and the 1850-1990 MHz ranges, respectively. (See Section 17.40.130: Communication Facilities).

**Ranch Marketing.** (Use Type) Commercial activities on a site qualifying as a bona fide agricultural operation, as determined by the Agricultural Commissioner, including packing and processing of agricultural products and edible byproducts grown on site, and the following types of uses:

**Bake Shop.** A facility for the preparation and consumption of food items in which agricultural products grown on site are used as a main ingredient for at least one of the baked goods, such as apples used to make apple pies, apple turnovers, or other apple

pastries. Baked goods made from other ingredients may be offered for sale concurrently with goods made from produce grown on site.

**Dining Facility.** An establishment where food, other than that produced on the premises (such as at a Bake Shop), is prepared and served to the public in an established seating area.

**Handicrafts.** Products that are made domestically by hand, normally sold by the person who made them, and do not include items that are mass produced by others.

**Food Stand.** A facility for serving prepared food for consumption on the premises where indoor seating and dining facilities do not exist. In determining whether a facility is a dining facility or a prepared food stand, the Director shall consider the hours and scale of operation, type of food sold, and any other applicable criteria.

**Special Events.** See “Special Events”. (See Section 17.40.260: Ranch Marketing).

**Recreation Facilities.** See “Commercial Recreation”.

**Recreational Vehicle.** A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational or emergency occupancy with a living area of 320 square feet or less and bearing the state or federal insignia of approval for recreational vehicles.

**Recreational Vehicle Park.** (Use Type) Any area or tract of land, or a separate designated section within a mobilehome park where two or more lots are rented, leased, or held out for rent or lease to accommodate owners or users of recreational vehicles, camping cabins, or tents (*HSC 18862.39*).

**Research and Laboratories Services.** (Use Type) Establishments engaged in the study, testing, design, analysis, and experimental development of products, processes, or services. Typical uses include soils and materials testing, electronics research, and pharmaceutical research laboratories.

**Resource Extraction.** See “Mining”.

**Resource Protection and Restoration.** (Use Type) Lands and management activities dedicated to the protection and conservation of natural resources, such as riparian corridors, wetlands, water recharge areas, and rare or endangered plant or animal habitat.

**Restaurant.** (Use Type) Establishments engaged in the sale of prepared food and beverages for on-premise consumption or as “to-go”, excluding those uses classified as Bars and Drinking Establishments. Typical uses include full-service restaurants, fast-food restaurants, sandwich shops, ice cream parlors, and pizza parlors. The sale of alcoholic beverages is secondary to the sale of prepared food. “To-go” or fast-food restaurant use types are divided into the following categories:

**With Drive-through.** Restaurants which contain one or more drive-up windows, and may contain seating.

**Without Drive-through.** Restaurants where food and beverages are ordered and served at a table or walk-up counter, only.

**Retail Sales and Service.** (Use Type) Establishments engaged in the sale of new or used goods and merchandise or in providing property and personal services, excluding those uses classified under Animal Sales and Service, Automotive and Equipment, Business Support Services, Food and Beverage Retail Sales, and Mobile/Manufactured Home Sales Lots. Retail Sales and Service use types are divided into the following categories:

**Sales:**

**Indoor.** Those retail sales establishments where merchandise is displayed and sales are conducted entirely within a building. Typical sales uses include hardware, auto parts, drug and discount, furniture, and sporting goods stores; and bakeries.

**Outdoor.** Those retail sales establishments where merchandise is displayed and sales are conducted entirely or partially outside of a building, such as landscape materials, lumber and construction material, mobile/manufactured home sales lots, and plant nursery sales.

**Temporary Outdoor.** The retail sales of merchandise displayed outside of a building or structure on a specified, temporary basis. Typical uses include sidewalk or parking lot sales, and farmers' markets. (See also "Seasonal Sales.")

**Services:**

**Property.** Establishments engaged in providing services relating to maintenance and support of off site development, including, but not limited to landscaping, pest control, professional painting, delivery, janitorial, pool, and security services.

**Personal.** Establishments engaged in providing services relating to personal improvement or appearance, such as barber shops, beauty salons, therapeutic message parlors, tailors, shoe repair shops, self-service laundries, and dry cleaners.

**Review Authority.** The agency, board, group, or other legally designated individual or authority which has been charged with review and approval of project plans and permit development applications.

**Ridgeline.** (1) A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another; or (2) The intersection of two roof surfaces forming the highest horizontal line of the roof.



**River Put-In- and Take-Out.** (Use Type) Sites and facilities for the put-in and take-out of rafts, canoes, kayaks, and other non-motorized watercraft primarily on the South Fork of the American River, which serve commercial outfitters or are open to the general public.

**Roads.** As used in this Title, roads shall be categorized as follows:

**Easement.** A grant by the property owner of the use of his/her property to another person, the general public, or an entity such as a homeowner's association for transit, access, or egress purposes where legal title to the underlying land is retained by the property owner for all other purposes. A "prescriptive easement" can be claimed after continuous and open use by the non-owner against the rights of the property owner for a period of five years.

**Right-of-Way.** A strip of land acquired by fee title or easement that is occupied or intended to be occupied by certain transportation and/or public use facilities, such as roadways, walkways, trails, railroads, and/or utility lines, whether or not the entire area is actually used for such purpose(s).

**Rooming House.** (Use Type) A single-unit or multi-unit dwelling where two or more individual bedrooms are rented by the property owner or manager in residence, for a period exceeding 30 days, whether or not meals are provided, provided that no resident thereof requires any element of care.

**Salvage and Wrecking Yards.** (Use Type) Establishments engaged in the dismantling of automobiles and other vehicles, equipment, machinery, or appliances; and the storage, sale, or dumping of such material and other materials, such as tires or scrap metal.

**Schools.** (Use Type) Educational facilities and institutions including classrooms and associated administration offices, playgrounds, and assembly areas. Schools are divided into the following categories:

**Colleges and Universities.** Institutions of higher education operated by a public or private agency granting associated arts degrees, certificates, undergraduate and graduate degrees, and requiring at least at high school diploma or equivalent general academic training for admission.

**Elementary and Secondary, Private.** Schools operated by a private company, non-profit, or religious entity providing education to students from kindergarten through grade 12, excluding those categorized under Specialized Education and Training.

**Elementary and Secondary, Public.** Schools operated by a public school district serving students from kindergarten through grade 12.

**Seasonal Sales.** The off site, outdoor, wholesale or retail sale of seasonal, holiday-related products, such as pumpkins and Christmas trees.

**Seasonal Worker Housing.** See "Employee Housing: Seasonal Worker".

**Secondary Dwelling.** (Use Type) A residential unit, either attached or detached, with independent living, sleeping, dining, kitchen, and sanitation facilities that is accessory to the primary dwelling on a lot zoned for single-unit residential development. (See Section 17.40.300: Secondary Dwellings).

**Self Storage (Mini-storage).** See “Storage, Self”.

**Septic System.** An on site sewage disposal system, including any combination of septic tanks and leaching or evaporative systems or areas, subject to the requirements of the El Dorado County Environmental Management Department.

**Shade Structure.** Awnings, arbors, gazebos, and similar structures used to provide shade, either attached to another structure or free-standing. See “Structure, arbor”.

**Sign.** A structure or device designed or intended to convey information to the public or to identify or direct attention to a business, profession, commodity, service, or entertainment in written or pictorial form. Sign categories include the following:

**Free-standing.** A sign supported by one or more poles, columns, or braces placed in or on the ground and not attached to any building or structure.

**Monument.** A sign placed upon a monument made of stone, masonry, or similar material and where such monument is not an integral part of a building or wall.

**Off-premises.** A sign that advertises a use, product, or service conducted or available at a location other than the lot on which the sign is located, or that otherwise conveys information unrelated to an authorized activity on the lot on which the sign is located.

**Portable.** A sign not permanently affixed to the ground or to a building, including any sign attached to or displayed on a vehicle that is used for the expressed purpose of advertising a use, product, or service when that vehicle is so parked as to attract the attention of the motoring or pedestrian public.

**Projecting.** A sign that is attached to and projects more than six inches from the wall or face of a building or structure.

**Roof.** A sign erected upon or attached to a roof or roof eave and extending above any portion of the roof.

**Temporary.** A sign intended for use for a limited period of time, including banners, balloons, flags, pennants, and similar devices.

**Wall.** A sign that is attached to a wall of a building.

**Ski Area.** (Use Type) Land areas and facilities to accommodate downhill (alpine) skiing and snowboarding, to include ski lifts, day lodge, and restaurant facilities, but not overnight accommodations.

**Slaughterhouse.** (Use Type) Establishments engaged in the commercial butchering of animals, including facilities dedicated for dead animal reduction and fat rendering.

**Slope.** The land gradient described as the vertical rise divided by the horizontal run and expressed in percent.

**Solar Collection Systems.** (Use Type) Any solar panel system or structural design feature whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling; for domestic, recreational, therapeutic, or service water heating; and for the generation of electricity. Generally, solar collection systems include active thermal systems and/or passive thermal systems. Active thermal systems include the use of photovoltaic panels or solar thermal collectors, with electrical or mechanical equipment to convert sunlight into useful outputs. Passive solar techniques include orienting a building to the sun, selecting materials with favorable thermal mass or light dispersing properties, and designing spaces that naturally circulate air. Active thermal systems increase the supply of energy, while passive solar techniques reduce the need for alternate resources. See Section 17.40.210: Solar Collection Systems.

**Snow Play Area.** (Use Type) Areas used for snow play without developed facilities such as rope tows or ski lifts.

**Special Events.** (Use Type) Temporary events that are usually held outdoors whether or not for compensation, such as auctions, carnivals, rodeos, concerts, and religious revival meetings. Special events may be further defined based on the use types below:

**Special Events, Wineries.** Events held on site that are not considered to be tasting or marketing activities, as described in Section 17.40.400 (Wineries), such as charitable, promotional, or facility rental events, including those listed under “Special events, Ranch Marketing”, below.

**Special Events, Ranch Marketing.** Events such as weddings, parties, company picnics, birthdays, reunions, or other social gatherings. (See Section 17.40.260: Ranch Marketing).

**Specialized Education and Training.** (Use Type) Private establishments providing training or education programs where all activities are carried on inside a building, such as vocational schools, drama, dance or music studios, language schools, computer training centers, and similar non-industrial type uses.

**Stables.** (Use Type) Stables are divided into the following categories:

**Commercial.** Facility for keeping horses available to the public for hire. This may also include larger facilities that specialize in equestrian training, exhibitions, and

boarding; and their accessory structures, such as arenas, spectator stands, and training facilities. Commercial stables do not include the keeping of horses for personal use, training, or horse boarding consistent with a home occupation. (See Section 17.40.210: Outdoor Recreation Facilities).

**Private.** An accessory building to a primary residential use that is used to shelter horses and other domestic farm animals for the exclusive use of the property owner or occupant, or for training and horse boarding consistent with a home occupation. (See Section 17.40.170: Home Occupations).

**Start of Construction.** The date the building permit was issued, provided the actual construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. For the purposes of floodplain management, permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of street or walkways; nor does it include excavation for a basement, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For other purposes, permanent construction shall include all of the above activities.

**Storage, Self.** (Use Type) A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access units, stalls, or lockers for the storage of lessees' goods or wares. (See Section 17.40.320: Storage Facilities)

**Storage Yards: Equipment and Material.** (Use Type) All uses related to outdoor storage of large construction equipment or machinery, company vehicles, and materials produced or constructed on site for off site sales and/or delivery. Parking lots accommodating the personal vehicles of employees or visitors to the site are not included in this definition. Equipment and Materials Storage Yards are divided into the following categories:

**Permanent.** Those storage yards that are intended to be used on a permanent or long-term basis including, but not limited to, contractor's storage yard(s), corporation yards, and incidental outside storage associated with transportation corridor, manufacturing, and resource extraction operations.

**Temporary.** Those storage yards that serve a single construction project and which shall be removed after a specified period of time. (See Section 17.40.320: Storage Facilities).

**Stream.** A natural or man-made channel through which water flows. It does not include channels and ditches lined with concrete or similar impervious material that are devoid of riparian vegetation, nor does it include underground drainage and sewer systems. The term can be interchangeable with "watercourse" or "river". Types of streams are as follows:

**Intermittent.** Defined and normally flowing for at least 30 days after the last major rain of the season and dry the remainder of the year.

**Perennial.** Either shown on the USGS 7.5 minute map series as a solid blue line or normally flowing year round.

**Structure.** Something built or erected from multiple parts, such as a building, bridge, framework, or other object, and is 30 inches or greater in height at its tallest point, as measured from the finished grade directly below said point. Specific types of structures are further defined as follows:

**Accessory.** A subordinate building detached from and incidental to the principal building on the same lot. In this instance, “detached” shall mean not sharing a common wall with any portion of the principal building. For example, a breezeway connecting two buildings does not create a shared common wall between them; therefore the buildings are considered detached from each other. (See Article 4, Section 17.40.030: Accessory Structure and Uses).

**Agriculture.** (Development Standards) Any structure associated with agricultural activities on a lot including, but not limited to barns, stables, and animal shelters; and storage facilities for animal feed, farm machinery, and chemicals. “An agricultural structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place used by the public.” (*Fire Code Section 202*).

**Arbor.** A framework structure used to support vegetation that forms a covered area from interwoven leaves and branches in order to provide shade. Also known as a “pergola”.

**Building.** A structure having a roof supported by columns or by walls, and designed for the shelter or housing of any person, animal, use, or personal property.

**Historic.** Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on the County inventory of historic places, if and when a historic preservation program has been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

**Trellis.** A framework for the support of climbing vegetation that differs from an arbor in that it does not provide a covered area.

**Studio.** See “Workshop”.

**Substantial Damage.**

1. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before damage occurred; or
2. Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred. This is also known as ‘repetitive loss.’

**Substantial Improvement.** Any repair, reconstruction, or improvement to a structure, the cost of which exceeds 50 percent of the market value of the structure, before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage” regardless of the actual repair work performed. The term does not include any alteration of a “historic structure” provided the alteration will not preclude the structure’s continued designation as a “historic structure.” (See Appendix: “Checklist for Determination of Substantial Improvement”).

**Swimming Pool, Public.** (Use Type) Publicly owned swimming pools and pools that are part of a private recreation facility operated by a membership club or a homeowners’ association, as part of a subdivision.

**Tandem Parking.** Two or more parking spaces aligned end to end so that a vehicle occupying one space must move to access the second space.

**Technical Advisory Committee.** A committee consisting of the Department staff assigned to a project and representatives of other county, local, and state agencies having jurisdiction or interest in the project.

**Temporary Mobile Home.** (Use Type) A mobile or manufactured home placed on a single-unit residential lot, as a temporary dwelling unit accessory to an existing primary dwelling.

(See Sections 17.40.190: Mobile/Manufactured Homes and 17.52.060: Temporary Mobile Home Permit).

**Temporary Use.** A short-term activity lasting more than one hour within any 24-hour period, not usually requiring permanent structures, and not exceeding the frequency of use allowed in Section 17.52.070 (Temporary Use Permit).

**Tennis Courts, Public.** (Use Type) Publicly owned tennis courts and tennis courts that are part of a private recreation facility operated by a membership club or a homeowners' association, as a part of a subdivision.

**Timber.** (Use Type) The growing and harvesting of trees, whether planted or of natural growth, standing or down, including Christmas trees and nursery stock for restocking commercial forest land.

**Top of Bank.** The visible high water mark of any lake, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil. (See Subsection 17.30.030.H: Riparian Setbacks).

**Tower, Communications.** A free-standing lattice work structure, pole, monopole, or guyed tower used to support antennae. (See Section 17.40.130: Communication Facilities).

**Trade Schools.** (Use Type) Private establishments providing vocational training or education programs of an industrial nature where activities can be carried on inside or outside of a building. Typical uses include, but are not limited to training in auto repair, welding, or truck driving.

**Trail Head Parking or Staging Area.** (Use Type) Parking lots, restrooms, and similar non-commercial facilities for the convenience of hikers, equestrians, cyclists, and skiers at a trail head or intersection of a trail and road easement or right-of-way.

**Trails, Non-motorized.** (Use Type) A path or track linking other paths and points of interest for the use of non-motorized vehicle traffic, such as hiking or horseback riding.

**Transitional Housing.** (Use Type) A dwelling unit or building used for temporary housing for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing differs from an "emergency shelter" in that it includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible. Rents and service fees are limited to an ability-to-pay formula reasonably consistent with U.S. Department of Housing and Urban Development requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing (*HSC 50801*).

**Trellis.** See "Structure".

**Undevelopable Land.** Land that is not suitable as a location for structures and infrastructure, such as (1) Lakes, rivers, and perennial streams; (2) Wetlands that meet the Army Corps of Engineers definition of jurisdictional wetlands; (3) Areas with 30 percent or steeper slopes; (4) Areas encumbered by road and/or public utility easements; or (5) Other land that cannot be developed because of regulatory limitations that would preclude structures or infrastructure.

**Use, Accessory.** See “Accessory Structures and Uses”.

**Vacation Home Rental.** (Use Type) See “Lodging Facilities”.

**Vehicle, Heavy Commercial.** Vehicles used for commercial purposes that require a Commercial Drivers License in compliance with state Department of Motor Vehicle regulations. These vehicles include, but are not limited to buses or cars that seat ten or more passengers, tow trucks, dump trucks, truck tractors with or without semi-trailers, flat bed trucks, fork lifts, front end loaders, backhoes, logging vehicles, graders, bulldozers, and other similar construction equipment.

**Warehouse.** See “Wholesale Distribution”.

**Water Feature.** A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools where water is artificially supplied. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features.

**Wet Bar.** A single, bar-sized sink with minimal cabinets and counters. A wet bar shall not include a gas or electric range, stove top, or oven (not including a microwave oven); a refrigerator in excess of 5 cubic feet in size; or a standard-sized kitchen sink.

**Wetland.** Land that qualifies as a jurisdictional wetland by displaying hydric soils, hydrophilic plants, and wetlands hydrology, as defined by the U.S Army Corps of Engineers. Wetlands include those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

**Wholesale Distribution.** (Use Type) Establishments engaged in wholesaling, storage, warehousing, and bulk sale distribution. It does not include uses classified under “Equipment and Materials Storage Yard”.

**Wineries.** (Use Type) Facilities producing and bottling wine for sale. Wineries are divided into the following categories:

**Production Facilities.** Those facilities used for production and bottling without tasting room and accessory retail sales facilities.



**Full-service Facilities.** Those facilities used for production, bottling, wine tasting, and retail sales of wine and other incidental goods. (See Section 17.40.400 Wineries).

**Workshop.** A residential accessory structure typically associated with craftwork, hobbies, woodwork, artwork, and similar activities by the property owner or lessor, which does not contain sleeping quarters or kitchen facilities, and is not intended for permanent occupancy.

**Yards.** The area of a lot extending between the property line and its setback line as follows:

**Front Yard.** An area extending across the full width of a lot between the edge of any road easement or right-of-way and the front setback line for the zone. Where a lot adjoins more than one road, all portions of the lot between the front setback lines and the road easements or rights-of-way shall be considered front yards. (See: 17.30.030: Setback Requirements and Exceptions).

**Rear Yard.** An area extending across the full width of a lot between the rear lot line or point, if a triangular lot, and the rear setback line for the zone.

**Side Yard.** Area(s) across the full length of a lot between the front and rear property lines that extends between the side property line(s) and the side setback line(s) for the zone.