

ARTICLE 8: DEFINITIONS

18.200.010 – “A” Definitions

Abandon. To cease or suspend from developing or maintaining a structure or use for 12 months or more.

Abutting. Having a common border with or being separated from a common border by a right-of-way, street, alley, easement, or having property lines in common.

Access. Safe, adequate, and usable ingress or egress to a property or use.

Accessory Dwelling Units (ADU). Residential dwelling units with permanent provisions for living, sleeping, eating, cooking, and sanitation that is located on the same lot as an existing single-family dwelling. An ADU is intended for the habitation by one or more persons, and may take one of the following two (2) forms:

- **Detached.** The unit is separated from the primary single-family dwelling.
- **Attached.** The unit is attached to the primary single-family dwelling (i.e., an addition).

Accessory Agricultural Structures. Structures used exclusively for farming operations, excluding residential uses. An agricultural activity must be clearly present on the property.

Accessory Offices. Office facilities for administration, or on-site business and operations management that are incidental and accessory to another business, sales, or service activity that is the primary use. For example, a business office within a grocery store or warehouse.

Accessory Uses and Structures. Uses and structures (e.g., carports, garages, storage sheds, workshops) that are customarily part of, and clearly incidental, related, secondary, and subordinate to a main use or structure and do not change the character of the main use or structure. See Section 18.60.020 (Accessory Uses).

Action. The decision made by the Review Authority concerning a land use application, including appropriate findings, environmental determination, and conditions of approval, where applicable.

Addition. Any increase in the square footage or height of an original structure after the Certificate of Occupancy has been issued for the original structure.

Adjacent. Near, close, or abutting.

Administrative Permit. A permit authorizing the operation of a specific use of land or a structure in a particular location in compliance with the provisions of this Zoning Code and the procedures specified in Chapter 18.114 (Administrative Permits).

Adult Entertainment Businesses. See Merced County Code Chapter 6.12 “Adult Entertainment Businesses.”

Agricultural Contractors, Service Repair, and Maintenance. An agriculturally-based business that directly serves farmers and ranchers, including water well drilling, land leveling, and hauling. To qualify as an agricultural contractor, service repair, and maintenance business, all services shall be exclusive to agricultural operations.

Agricultural Maintenance and Storage. The storage and maintenance of agricultural equipment that provides services exclusive to agricultural operations.

Agricultural Processing Plants. Commercial facilities or operations that transform, package, sort, or grade livestock or livestock products, agricultural commodities, or plants or plant products, excluding forest products and cannabis-related products, into goods that are used for intermediate or final consumption including goods for non-food use.

Agriculture. Farming, dairying, pasturage, apiaries, horticulture, excluding cannabis, floriculture, viticulture, and animal husbandry, but not including commercial feeding of waste materials to pigs or other animals.

Agricultural/Historical Museum. A place or structure in which 51 percent or more of the objects have an agricultural historical interest. The remaining 49 percent may have non-agricultural historical interest.

Agricultural Tourism. An agriculturally-based operation or facility which provides access to visitors at a working farm, ranch, or production facility that is available for the enjoyment and/or education of visitors.

Airports. Areas of land designated and set aside for the landing and taking off of any aircraft regulated by the Federal Aviation Administration.

Airstrips. Areas of land designated and set aside for landing and taking off of private aircraft under the control of property owners on their own property.

Alcohol Beverage Sales Businesses. The retail sale of alcoholic beverages.

Alleys. Public or private roadways, customarily located at the rear or side of properties, permanently reserved as means of vehicular or pedestrian access to abutting properties.

All-Weather Driving Surface. A driving surface constructed with a minimum of four inches of Class II Aggregate Base, or other approved materials capable of supporting a 25-ton vehicle load.

Alteration. Any construction or physical change in the internal arrangement of rooms or the supporting members of a structure or any change in the appearance of any structure.

Animal Confinement Facilities. Facilities where cattle, calves, sheep, horses, goats, pigs, fowl, rabbits, fish, or other domestic animals are corralled, penned, or otherwise caused to remain in a restricted area for agricultural purposes where feeding is other than grazing. for more than 45 days during the year. Range pastures for livestock are exempt from the definition of animal confinement facilities. School projects, 4-H, fairs and other individual educational projects are exempt from the definition of animal confinement facilities. See [Chapter 18.64](#) (Animal Confinement Facilities).

Animal Hospital or Veterinarian. A place where domestic animals or household pets are given medical or surgical treatment and are cared for during the time of treatment. Use as a kennel shall be limited to short time boarding and shall only be incidental to the hospital use.

Antenna. A device for transmitting or receiving radio, television, or any other transmitted signal.

Antiquated Subdivision. All or any portion of a parcel which is part of a subdivision for which a Final Map was recorded prior to April 1, 1965, and in which the parcel is less than the minimum parcel size.

Applicant. A person who submits a land use application and who is the property owner or an authorized agent of the owner who is legally authorized to act for the owner of record.

Art Galleries. Places where works of art are displayed and/or sold.

Art Studios. Places used primarily for art activities, including private and communal artist workspaces. Does not include Adult Entertainment Businesses, which are separately defined.

Asphalt Hot Mix Plants. See "Industry."

Attached. Any structure that has an interior wall or roof in common with another structure.

Auction Establishments. Indoor or outdoor facilities devoted to the sale of property (e.g., merchandise, vehicles, etc.) to bidders under the supervision of an agent or entity.

Awning. A sheet of canvas or other material on a frame that is used to keep the sun or rain off a storefront, window, doorway, or deck.

18.200.020 – "B" Definitions

Banks and Financial Institutions. Commercial establishments including federally chartered banks, savings and loan associations, industrial loan companies, and credit unions providing retail banking services to individuals and businesses.

Bars. Commercial establishments or part of an existing establishment used primarily for the sale of alcoholic beverages to be consumed on the premises.

Bed and Breakfast Inns. See "Short Term Rentals".

Berm. A linear mound or embankment of earth designed to control the flow of water, to provide visual screening, to attenuate noise, or to provide visual interest. See Chapter 18.36 (Landscaping).

Boat Building, Sales, and Repair. Commercial establishments building or selling boats and/or various other types of watercraft. Also includes repair and service of boats and other types of watercraft.

Bona Fide Farmer. Any individual who derives a majority (over 50 percent) of his or her income from actual farming practices including growing, harvesting, tilling, cultivating, and post-harvesting of crops, or the raising of animals, fowl, or bees. (Ordinance 1421, 1992).

Bottling Plant. See “Industry.”

Bowling Alleys. See “Commercial Recreation and Entertainment.”

Breweries. Establishments where malt beverages are manufactured on the premises.

Brick and Tile Manufacturing Plant, Electrical and Electronic Equipment. See “Industry.”

Buffers. Strips of land established to separate incompatible or different land uses. Normally a buffer area is landscaped and retained as open space. The term may be used more broadly to describe any area or use that separates two unlike land uses (e.g., the use of multi-family housing located between single-family housing and commercial uses).

Building Materials Sales. Indoor and/or outdoor retail establishments selling hardware, tools, appliances, lumber and other building materials, plants, portable spas, and other landscaping materials. May also include the rental of tools and equipment used in the building trades.

Building Site. The ground area occupied or to be occupied by a structure or structures together with all open spaces, parking and related facilities required by this Zoning Code.

Bus or Train Stations. Facilities where buses and trains regularly stop to load and unload passengers or goods.

Business Colleges or Vocational Schools. Schools offering specialized education and training that typically offer certifications rather than academic degrees.

18.200.030 – “C” Definitions

Caretaker Housing. A residence that is accessory to a nonresidential primary use and that is used for security, 24-hour care or supervision, or monitoring facilities, equipment or other conditions on the site.

Carpet and Rug Manufacturing. See “Industry.”

Carpport. A permanent roofed structure that is not completely enclosed to be used for vehicle parking.

Car Wash. Permanent, self-service and/or attended motor vehicle washing establishments, including fully mechanized facilities. May include detailing services and the limited sale of retail merchandise customarily used by the motorists.

Cement, Lime or other Building Materials. See “Industry.”

Cemetery and Mausoleum. An area set aside for or containing the long-term confinement of graves, tombs, or funeral urns.

Certificate of Occupancy. An approval issued by the County Department of Public Works prior to occupancy of a structure to ensure that the structure is ready for occupancy with all defects corrected and all construction debris removed, and the site graded to final grade. Additionally, all on-site amenities required as conditions of approval or code requirements (e.g., paving, landscaping) shall be in place prior to the issuance of the permit.

Childcare Facilities. Facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the State Department of Social Services:

Small Day Care Home. A child day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight or fewer children in compliance with Health and Safety Code Section 1597.44. Children under the age of 10 years who reside in the home count as children served by the day care facility. See Section 18.60.150 (Large and Small Family Child Care Facilities) for additional standards.

Large Day Care Home. A child day care facility located in a single-family residence where an occupant of the residence provides care and supervision for nine to 14 children in compliance with Health and Safety Code Section 1597.465. Children under the age of 10 years who reside in the home count as children served by the day care facility. See Section [18.60.150](#) (Large and Small Family Child Care Facilities) for additional standards.

Child Day Care Center. A child day care facility not operated as a small- or large-family day care home. Includes infant centers, preschools, and extended child day care facilities. These may be operated in conjunction with a business, school, or religious facility.

~~Lorem ipsum dolor sit amet~~**Small Day Care Home.** A child day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight or fewer children in compliance with Health and Safety Code Section 1597.44. Children under the age of 10 years who reside in the home count as children served by the day care facility. See Section [18.60.150](#) (Large and Small Family Child Care Facilities) for additional standards.

~~Lorem ipsum dolor sit amet~~**Large Day Care Home.** A child day care facility located in a single-family residence where an occupant of the residence provides care and supervision for nine to 14 children in compliance with Health and Safety Code Section 1597.465. Children under the age of 10 years who reside in the home count as children served by the day care facility. See Section [18.60.150](#) (Large and Small Family Child Care Facilities) for additional standards.

~~Lorem ipsum dolor sit amet~~**Child Day Care Center.** A child day care facility not operated as a small- or large-family day care home. Includes, but not limited to, infant centers, preschools, extended child day care facilities, and school age child day care centers. These may be operated in conjunction with a business, school, or religious facility.

Clothing Manufacturing. See “Industry.”

Commercial Apiaries. A place where bees are kept for commercial purposes; a collection of beehives.

Communication Equipment, Electrical Distribution, Transmission Stations. Facilities supporting electric and telecommunication services.

Community Care Facility. Any facility, place, or structure which 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, including, but not limited to the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes the following:

Adult Day Care Facilities. Facilities that provide nonmedical care to persons 18 years of age or older 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 Therapeutic Day Services Facilities. Facilities that provide nonmedical care, counseling, educational or vocational support, or social rehabilitation services on less than a 24-hour basis to persons under 18 years of age who would otherwise be placed in foster care or who are returning to families from foster care.

Community Treatment Facilities. Residential facilities that provide mental health treatment services to children in a group setting. Program components shall be subject to program standards developed by the State Department of Mental Health.

Foster Family Homes. Residential facilities providing 24-hour care for six or fewer foster children which is owned, leased, or rented and is the residence of the foster parent(s), including their family, in whose care the foster children have been placed. The placement may be by a public or private child placement agency, by a court order, or by a voluntary placement by a parent(s), or guardian(s).

Residential Care Facilities. Group care facilities, or similar facilities in a single-family home, as determined by the Director, for 24-hour nonmedical care of six or fewer persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Small-Family Homes. Residential facilities located within the licensee's family residence, which provides 24-hour care for six or fewer foster children who have mental disorders or developmental or physical disabilities and who require special care and supervision as a result of their disabilities.

Social Rehabilitation Facilities. Residential facilities which provide social rehabilitation services for no longer than 18 months in a group setting to adults recovering from mental illness who temporarily need assistance, guidance, or counseling.

Community Centers. Structures used for recreational, social, educational, or cultural activities, usually owned and operated by a public or nonprofit group or agency.

Commercial Recreation and Entertainment. Establishments (indoors or outdoors) where entertainment (participant or spectator) is provided for a fee (admission or membership) for the pleasure of the patrons, either independent of or in conjunction with another use. Does not include Adult Entertainment Businesses, Bars, and Nightclubs. Illustrative examples of commercial recreation and entertainment use include:

Amusement parks	Internet cafes
Arcades	Miniature golf course
Billiard parlors	Pool rooms
Bowling alleys	Scale-model courses
Cinemas	Sports stadiums and arenas
Golf courses	Tennis/racquetball courts
Ice/roller skating rinks	Theaters

Comprehensive Sign Program. A process through which permissible on-site signs are reviewed to provide for a coordinated, complementary program of signs within a single development project consisting of multiple tenant spaces or a district.

Concrete, Gypsum, Plaster Products. See "Industry."

Conditional Use Permit. A permit authorizing a specific use of land or a structure in a particular location in compliance with the provisions of this Zoning Code and the procedures specified in Chapter 18.116 (Conditional Use Permits).

Conference Centers. Facilities designed to host conferences, conventions, exhibitions, large meetings, and seminars.

Conservation Easement. Voluntary legal agreements between a landowner and a land trust (or other qualified organization) in which the land owner places restrictions on the use of the property, in order to protect the natural values of the land.

Convenience Stores. Retail establishments offering for sale prepackaged food products, household items, beer, wine, and other goods commonly associated with the same.

Contractors Storage Yards. Facilities operated by, or on behalf of a contractor licensed by the State of California for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of materials used for repair and maintenance of contractor's own equipment; and, structures for uses including offices and repair facilities.

Crematoriums. Facilities where the bodies of deceased people are cremated.

Crop, Orchard, Vineyards. Agricultural crops, fruit trees, hay crops, nurseries for producing trees, vines and other horticultural stock, orchards, pasture crops, nut trees, row crops, vineyards, and other plant crops of all kinds (excluding cannabis).

Cul-de-sac. A street closed at one end with a circular turnaround.

Cultural Centers and Facilities. Facilities that provide access to cultural resources, including art, scientific and historical items, performances, or reference materials. Examples include: aquariums, arboretums, public art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums. This may also include limited accessory retail uses (i.e., gift/book shops and restaurants).

18.200.040 – “D” Definitions

Day. A period of twenty-four hours as a unit of time, reckoned from one midnight to the next.

Defensible Space. Physical design characteristics that maximize observation and control of public areas within a public, semiprivate, or private area, structure, or community to help prevent crime and other antisocial behavior.

Density. The number of dwelling units per gross acre, unless otherwise stated, for residential uses, the number of people per acre for agricultural uses, and, the percentage of parcel coverage and people per square foot for commercial uses (See Figure 8-1 Density).

**Figure 8-1
Density**



Designated Urban Areas. Areas within Urban Communities (UC) boundaries, Rural Residential Center (RC) boundaries, and Highway Interchange Center (HIC) boundaries as indicated on the officially adopted Land Use Maps of the General Plan.

Distilleries. Establishments where distilled spirits are manufactured.

Dormitories. Structures intended or used principally for sleeping accommodations, where the structure is related to an educational or public institution, including religious institutions and fraternities and sororities.

Dry Cleaning Plants. See “Industry.”

Dwellings, Multi-family. Structures containing three or more residential dwelling units, each of which is for the occupancy by one or more persons living as a single housekeeping unit. Includes: triplexes (structures under single ownership with three dwelling units in the same structure); fourplexes (structure under single ownership with four dwelling units in the same structure); apartments (five or more dwelling units under single ownership in the same structure or complex); and common ownership attached unit projects including condominiums and townhouses. Does not include two-family duplexes or Single Room Occupancy (SRO) uses.

Dwellings, Single-Family. Residential structures containing one dwelling unit located on a single parcel of land for occupancy by one single household. Also includes manufactured housing, mobile homes, and tiny homes when placed on a permanent foundation system.

Dwelling, Temporary. See “Temporary Uses.”

Dwelling Unit. A structure or part of a structure containing permanent provisions for living, sleeping, eating, cooking, and sanitation for occupancy by one or more families.

18.200.050 – “E” Definitions

Easement. The right to use the real property of another for a specific purpose.

Electric Vehicle Charging Station (EV Station). A device or facility that provides power to charge the batteries of electric vehicles.

Employee Housing. Accommodations that may be one either of the following:

- Provided by an employer and maintained in connection with any work or place where work is being performed, as defined by Section 17008(a) of the California Health and Safety Code; or,
- Not provided by an employer and maintained in connection with any work or place where work is being performed, as defined by Section 17008(b) of the California Health and Safety Code.

Employee Housing, Agricultural. A housing accommodation provided to farmworkers that consists of any living quarters or dwelling, boarding house, barracks, bunkhouse, mobile home, manufactured home, travel trailer, or other accommodations maintained in one or more structures (also known as a Labor Camp) that consists of 36 beds or less in group quarters, or 12 units or less designed for use by a single family or household.

Employee Housing, Residential. Housing accommodations provided for six or fewer employees or less and shall be deemed a single-family structure and a residential use of the property by a single household. Residents of the employee housing must be employed by the owner of the home.

Emergency Shelters. Housing with minimal supportive services for homeless persons that is limited to an occupancy of six months or less by homeless persons or families, where no one may be denied emergency shelter because of an inability to pay; as defined and used in Section 508019 of the California Health and Safety Code.

Energy Generation Facilities, including Wind and Biomass Fuel. Facilities that generate electricity. The electricity may be generated from oil, gas, coal, or fuels or from “alternate” sources including water, wind, the sun, bio gas, municipal or agricultural wastes.

Events, Temporary. Carnivals, garage sales, art shows and so forth. (See Chapter 18.124 – Temporary Use Permits).

18.200.060 – “F” Definitions

Family. Two or more people related by blood or legal status or persons not related who are functioning as a family or single-housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, and share meals, household activities, expenses and responsibilities. Membership in the family is fairly stable as opposed to transient and members have some control over who becomes a member of the family. Family does not include a fraternity, sorority, club, or other group occupying a hotel, other transient lodging, or institution of any kind.

Farm Animal Keeping and Raising. The care and breeding of farm animals (e.g., cattle, goats, pigs, rabbits, sheep, horses), excluding the keeping of household pets (e.g., cats, dogs, fish).

Farm Equipment and Machinery Sales. Commercial establishments assembling, maintaining, renting, repairing, selling, and/or storing agricultural equipment machinery, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching.

Farmers Markets. Retail facilities located in a temporary and/or permanent structure(s), which sells eggs, locally-grown crops, and other agricultural products.

Feed Lots. See “Stock Yards and Feed Lots.”

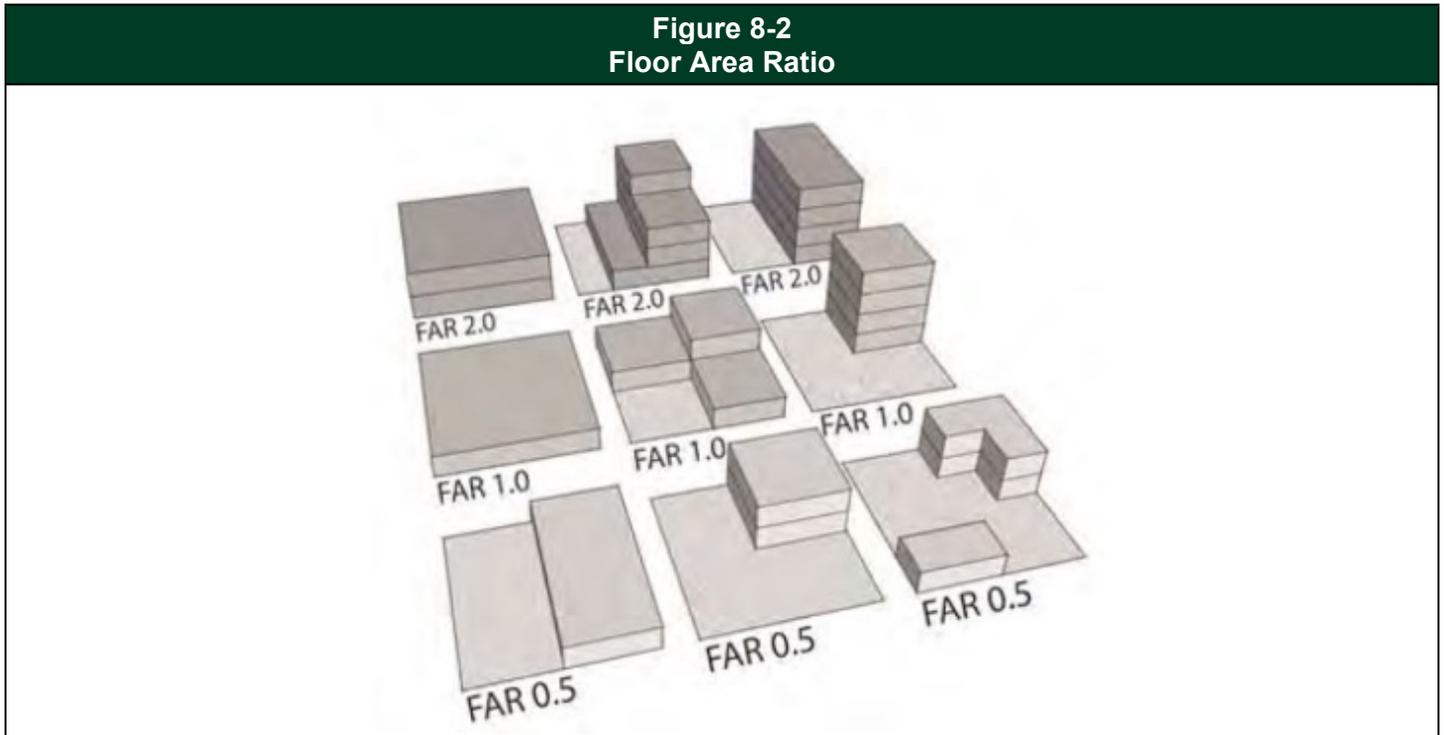
Fence. A barrier, railing, or other upright structure, typically of wood or wire, enclosing an area of ground to mark a boundary, provide screening, control access, or prevent escape.

Fertilizer Plants. See “Industry.”

Fertilizer/Manure Storage. A facility that stores bulk fertilizer or animal manures.

Flea Markets. Events where inexpensive or secondhand goods are sold or bartered. The activities may be conducted indoors (e.g., in a warehouse or school gymnasium) or they may be conducted outdoors (e.g., in a field or under a tent). Also known as outdoor auction sales and swap meets.

Floor Area Ratio. The relationship between the total amount of usable floor area that a structure has and the total area of the parcel on which the structure(s) stands. See Figure 8-2 (Floor Area Ratio).



Floor Area, Gross. The sum of the total horizontal areas of a structure, measured from the interior faces of exterior walls. The term gross floor area shall include 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, whether or not a floor has actually been laid, providing structural headroom of six feet, six inches or more; interior balconies; and mezzanines.

Food Products Packing Plants. See “Industry.”

Food Vendors, Mobile. Any moveable, motorized cart, push cart, or wagon, approved by the County Division of Environmental Health, and used for the preparation, sales, and/or distribution of food and beverages to the general public, without a fixed place of business and move site to site. Includes street vendors and sidewalk vendors.

Food Vendor, Semi-Mobile. Any licensed motor vehicles approved by the County Division of Environmental Health and permitted by the Department, used for the preparation, sales, and/or distribution of food and beverages to the general public, and provides service to one site per day.

Fowl. Any bird domesticated or not, that is eaten or used for its feathers, meat, skin and so forth (e.g., turkeys, chickens, quail, ostriches).

Frontage. A portion of a parcel of property which abuts a street or highway.

Frozen Food Lockers. Facilities that offer large-scale reach-in/walk-in freezers and cold storage boxes/rooms and other similar types of secured accommodations capable of storing beverage, ice, food, and other perishable materials for the food service industry, as well as retail and wholesale outlets.

Furniture Manufacturing. Manufacturing facilities producing wood and metal furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers, and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops, but not sawmills or planing mills, which are uses included under “Lumber and Wood Products Manufacturing.”

Furniture Retail Sales. Commercial facilities that sell furniture and related home furnishings including, draperies, floor coverings, glass and chinaware, refrigerators, stoves, other household electrical and gas appliances. televisions. home sound systems. and outdoor furniture including lawn furniture, spas, and hot tubs. Furniture retail sales also include the sale of office furniture and pianos.

18.200.070 – “G” Definitions

Game Preserves (Public or Private). Large areas of land where wild animals are either allowed to live safely or to be hunted in a controlled way for sport.

Garage, Public. A structure or portion of a structure for the private use of the owner or occupant of a principal structure situated on the same parcel of the principal structure for storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.

Garage, Private. A detached accessory structure or a portion of a main structure on the same parcel as a dwelling for the storage of motor vehicles of the occupants of the dwelling, including carports.

Garage or Yard Sales. The sales of goods, wares, or merchandise on a residential property principally used as a residence (commonly known as a patio, yard, garage, and/or backyard sale) on a temporary basis (See Section 18.60.290, Temporary Events).

Glare. A sensation of excessive brightness within the visual field that causes annoyance, discomfort, or loss in visual performance and visibility.

Grade, Existing. The surface of the ground or pavement at a stated location as it exists before disturbance in preparation for a project.

Grade, Finished. The surface of the ground or pavement at a stated location as it exists after completion of a project.

Grade, Natural. The unaltered natural surface of the ground at a stated location.

Greenhouses. Structures constructed chiefly of glass, glass-like translucent material, cloth, or lath which is devoted to the protection or cultivation of plants.

Gymnasiums. Structures containing space and equipment for various indoor sports activities and usually including spectator accommodations, locker, and shower rooms, offices, classrooms, or a swimming pool.

Gym/Athletic Clubs. Membership facilities that provides indoor and outdoor recreation (e.g., outdoor pools, tennis courts), exercise classes and courses, and health and lifestyle training for members who belong to the organization.

18.200.080 – “H” Definitions

Hazardous Materials. Materials that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.

Heavy Equipment Repair. Repair of large trucks, tractors, and other types of heavy motorized equipment. Does not include vehicle dismantling or salvage or tire retreading or recapping.

Structure, Height of. The vertical distance measured ~~from the average finished grade, nearest the structure, from the adjoining curb level where provided or from the crown on the roadway~~ to the highest point of the structure, exclusive of chimneys and ventilators; ~~provided, however, that where the structure(s) is set back from the street line, the height shall be measured from the average elevation of the finished grade at the front of the structure(s);~~ the miscellaneous structures specified in Section 18.30.030 C (2) (Height Measurement and Exceptions).

Heliports. Landing and takeoff areas used, designed, or intended to be used by helicopters for the receiving or discharging of passengers and cargo and may include ancillary facilities for passengers, cargo, or the storage and repair or servicing of the helicopters.

Helipads. Landing and takeoff areas used, designed, or intended to be used by helicopters for the receiving or discharging of passengers and cargo that does not include any ancillary facilities for passengers, cargo, or the storage and repair or servicing of the helicopters.

Home Occupation. An accessory use of a dwelling unit conducted entirely within the dwelling unit, and where the use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character or adversely affect the uses allowed in the residential zone of which it is a part. See Section 18.60.070 (Home Occupations).

Hospitals. Facilities providing medical, physical, psychiatric, or surgical services on a 24-hour basis for sick or injured persons primarily on an in-patient basis and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration, and ancillary services to patients, employees, or visitors (e.g. cafeteria, gift/flower shop, waiting rooms).

Hotels/Motels. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the public for transient lodging for up to 30 days, excluding hourly lodging. Hotels generally provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging (e.g. meeting facilities, personal services, restaurants). Motels generally provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities (e.g., accessory retail uses, indoor athletic facilities, swimming pools, tennis courts, etc.).

Hunting Clubs. Facilities that provide opportunities to hunt wildlife and are typically operated by a membership organization.

18.200.090 – “I” Definitions

Immediate Family Member. Husband, wife, child, father, mother, sister, brother, father-in-law, mother-in-law, son-in-law, daughter-in-law, grandchildren and foster parents, foster children or guardian and "dependent" relations.

Impervious Surface. A surface composed of any material that impedes or prevents natural infiltration of water into the soil. Impervious surfaces include but are not limited to roofs, solid decks, driveways, patios, sidewalks, parking areas, tennis courts, concrete or asphalt streets, or compacted gravel surfaces.

Industrial Parks. Planned, coordinated developments of a tract of land with two or more separate industrial structures. Development is customarily planned, designed, constructed, and managed on an integrated and coordinated basis with special attention given to on-site vehicular circulation, parking, utility needs, structure design and orientation, and open space.

Industry. Establishments engaged in the manufacturing of finished parts or products either from raw materials or previously prepared materials, within an enclosed structure. Includes processing, fabrication, assembly, treatment, testing (e.g. laboratories), packaging, storage/warehousing, incidental office space, sales, and distribution of the parts or products; and laundry and dry-cleaning plants. Excludes vehicle/equipment rentals, vehicle repair and service, and vehicle sales.

Industry, Heavy. The manufacturing and/or processing of materials and goods using large quantities of raw materials and generally requiring high capitalization and production of large quantities of output. Heavy industry often sells output to other business users rather than consumers. Characteristics of heavy industry include, but are not limited to, heavy trucking activity, noise, emissions requiring Federal or State environmental permits, use of large quantities of hazardous materials as defined the U.S. Environmental Protection Agency, and requirements for specialized permits from Federal and State occupational health and safety agencies. Examples of heavy industry uses include chemical manufacturing, glass product manufacturing, paving and roofing materials manufacturing, petroleum refining and related industries, plastics, other synthetics and rubber product manufacturing, primary metals industries, pulp and pulp paper product manufacturing, and textile and leather product manufacturing.

Industry, Light. The manufacturing and/or processing of consumer-oriented goods in a manner that does not produce noticeable odors, air emissions, or other environmental effects, and that has limited associated trucking activity. Light industries generally require limited amounts of raw materials to produce goods. Examples of light industry uses include artisan/craft product manufacturing, bottling plant, clothing and fabric product manufacturing, electronics, equipment and appliance manufacturing, handcraft industries, small-scale manufacturing, paper product manufacturing, wholesale photo/film processing, and printing and publishing (e.g., books, magazines).

Irrigation Pump Sales and Repair. See “Agricultural Contractors, Service Repair, and Maintenance.”

18.200.100 – “J” Definitions

Junk. Any worn out, cast off, or discarded article of material which is ready for destruction or has been collected or stored for salvage or conversion to some other use. Any article or material which, unaltered or unchanged and without further reconditioning, can be used for its original purpose as readily as when new, shall not be considered junk.

18.200.110 – “K” Definitions

Kennel and Animal Boarding. Any facility where five or more dogs, cats, or other small domesticated animals over the age of four months are kept, whether keeping is for pleasure, profit, breeding, or exhibiting, including places where the animals are boarded, kept for sale or hire.

Kitchen. Any room or space within a structure, all or part of which is designed or used for cooking, preparation, refrigeration and storage of food and which includes any of the following equipment: stove, oven, range top, dishwasher, kitchen sink, microwave oven, and refrigerator/freezer.

18.200.120 – “L” Definitions

Landscaping. The planting and continued maintenance of suitable vegetation in conformity with the requirements of this Zoning Code. Chapter 18.36 (Landscaping).

Laundromats. Commercial establishments offering coin-operated washing machines and dryers for public use. Excludes commercial laundries, dry cleaning plants, and other similar heavy commercial/industrial uses.

Lead Agency. The public agency which has the principal responsibility for carrying out or approving a project (Section 65929 of the State Planning, Zoning and Development Laws, 1996. See also Responsible Agency).

Liquor Sales/Bars. Businesses holding a current valid Alcohol Beverage Control License primarily devoted to the sales/serving of alcoholic beverages and in which food service is incidental to the on-site consumption of the beverages.

18.200.130 – “M” Definitions

Machine Tools Manufacturing. See “Industry.”

Maintenance Guarantee. Any security, other than cash, that may be accepted by the County to ensure the maintenance of required improvements.

Manufacturing Plants. See “Industry.”

Marina. Private, public, or commercial facilities for boats or other water vessels to be berthed and/or launched, which may include the sale of fuel and incidental supplies, rental, restroom facilities, and parking areas.

Massage Establishments. Establishments where massage services are provided in compliance with State law. Massages are defined as the application of a system of structured touch, pressure, movement, and holding to the soft tissues of the human body with the intent to enhance or restore the health and well-being of the client.

Massage Services, Accessory. Massage establishments, as defined above, which is operated as an accessory use in conjunction with an approved health club, athletic club, gym, or hotel, or in conjunction with a medical office or chiropractic office. For the purpose of this definition, an accessory use shall mean a use that is not more than 25 percent of the floor area of the related health or athletic activities of the primary use. Does not include “Adult Oriented Businesses.”

Mausoleum. See “Cemetery and Mausoleum.”

Median. An area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.

Medical Laboratories. Facilities which provides bacteriological, biological, medical, prosthetic, x-ray pathological, and similar analytical or diagnostic services to the medical profession. No fabricating is conducted on the premises.

Metal Fabrication and Sales. See “Industry.”

Mine, Quarry, Gravel Pit. A place from which rock, stone, aggregate, sand, gravel, and other minerals are excavated from the ground.

Mini Storage. A facility with structures containing generally small individual compartmentalized areas or lockers rented as individual storage spaces and characterized by low parking demand. Ancillary outdoor storage for RVs and water vessels is also allowed. (Also, commonly referred to as “Personal Storage” or “Self-Storage” facilities.)

Mini Golf. See “Commercial Recreation and Entertainment.”

Ministerial Approval. When an approval of a use requires no discretion or judgement of the governing official or governing body other than ensuring compliance with local Codes.

Mixed-use. A development consisting of one or more parcels developed as a cohesive development project and designed with a blend of various compatible uses (e.g., commercial retail, retail service, office, residential, civic, and institutional). The uses may be located vertically in the same structure or horizontally in separate structures.

Mobile/Manufactured Homes. Factory-built structures that are manufactured or constructed under authority of 42 U.S.C. Sec 5403, Federal Manufactured Home Construction and Safety Standards, or California law (Health and Safety Code Sections 18007 and 18008), and are to be used as a place for human habitation. The structure is manufactured either in whole or in substantial part at an off-site location, transported to the site, assembled on-site, and placed on a permanent foundation. For the purpose of the Zoning Code, a manufactured home shall be considered the same as any site-built single-family detached dwelling.

Mobile Home Park. Improved areas that provide spaces and utilities for mobile homes to be used for residential purposes.

Mortuary or Funeral Homes. Facilities where deceased persons are prepared for burial or cremation, and funeral services may be conducted. Includes funeral homes and funeral parlors.

Museums. See “Commercial Recreation and Entertainment.”

18.200.140 – “N” Definitions

Nail Salons. Establishments where 25 percent or more of the floor area used to provide manicure and/or pedicure services.

Nightclub. Commercial entertainment establishments open at night that typically provide food and alcoholic beverages and space for dancing and amplified music (e.g., live band, DJ, stereo sound system).

Noise Barrier. A wall, fence, berm, or landscaping intended to decrease excessive noise. See Chapter 18.36 (Landscaping).

Nonconformity, Illegal. An illegally created parcel or a sign, structure, or use that was illegally constructed, created, installed, or initiated without proper permits or approvals, does not comply with the provisions of this Zoning Code.

Nonconforming Parcel. A parcel legally created before the effective date of this Zoning Code, or subsequent amendment, which does not comply with the minimum area, depth, width, or other requirements of this Zoning Code.

Nonconforming Sign. A sign legally existing before the effective date of this Zoning Code, or subsequent amendment, which does not comply with the sign regulations of this Zoning Code.

Nonconforming Structure. A structure legally existing before the effective date of this Zoning Code, or subsequent amendment, which does not conform to the requirements of the zone in which it is located.

Nonconforming Use. A use of land and/or a structure, whether conforming or nonconforming, legally existing before the effective date of this Zoning Code, or subsequent amendment, but which is no longer allowed in the zone in which it is located.

Nurseries. Commercial establishments where plants and trees are grown for sale or for planting elsewhere. May also include the sale of tools and nursery products.

18.200.150 – “O” Definitions

Occupancy. A type of use or the act of using a site (e.g., dairy, grocery store, dwelling) .

Offices. Facilities or businesses that predominantly offers professional and/or business services, including banks, architects, attorneys, accountants, medical, advertising, computer support, land use planners, and other similar professional services and uses.

Oil and Gas Wells. Borings in the earth that are designed to bring petroleum oil or natural gas to the surface.

Open Space. Any land or water not covered by structures, roadways, or parking lots.

Orchard. See “Crop, Orchard, Vineyard.”

Outdoor Dining. An area adjacent to and directly in front of a street-level eating or drinking establishment located within the sidewalk area of the public right-of-way exclusively for dining, drinking, and pedestrian circulation. The encroachment area of outdoor dining may be separated from the remainder of the sidewalk by railings, fencing, or landscaping planter boxes, or a combination thereof. An Encroachment Permit must be obtained from the County Department of Public Works.

Outdoor Storage. An uncovered land area providing for the arrangement of objects, items, products, or other materials, typically not in a fixed position and capable of rearrangement.

18.200.160 – “P” Definitions

Paint, Shellac, Turpentine, Varnish Production. See “Industry.”

Paper Product Manufacturing. See “Industry.”

Parcels. Tracts or areas of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as allowed by this Code, and fronting upon a street or a private easement adequate for purposes of access.

Parcel Area. The total of the area, measured in a horizontal plane, within the parcel lines of a parcel.

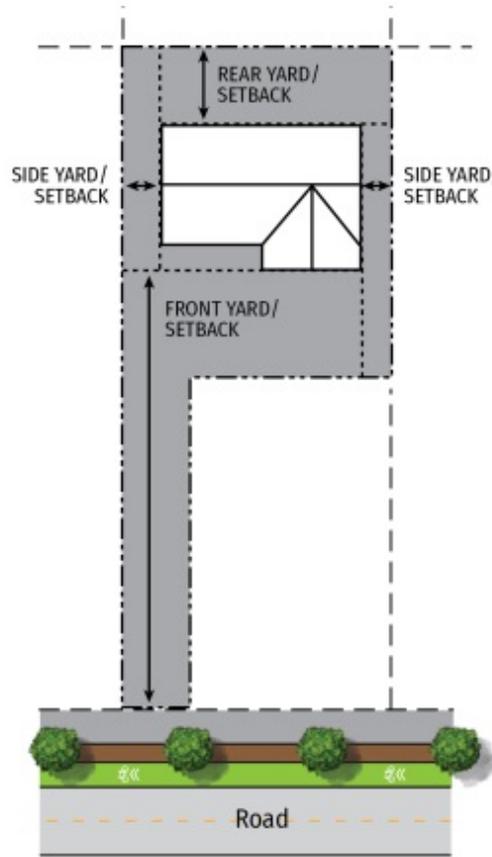
Parcel, Corner. A parcel located at the intersection of two or more streets at an angle of not more than 120 degrees. If the angle is greater than 120 degrees, the parcel shall be considered an “interior parcel.”

Parcel Coverage. A portion of a parcel or structure site which is covered by a structure(s) excepting structure overhangs, paved areas, walks, and swimming pools, regardless of whether or not the structure(s) is intended for human occupancy.

Parcel Depth. The horizontal distance between the front and the rear parcel lines measured in the mean direction of the side parcel lines.

Parcel, Flag. A parcel with access provided to the bulk of the lot by means of a narrow corridor (See Figure 8-3, Flag Parcel).

**Figure 8-3
Flag Parcel**



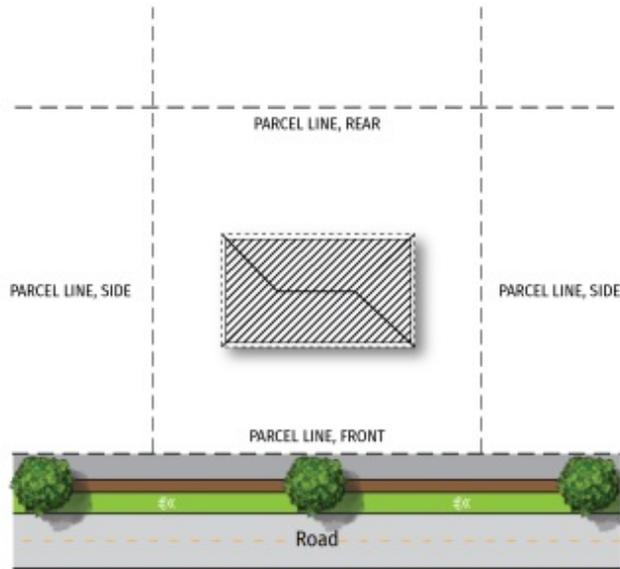
Parcel Line. Any line bounding a parcel as defined in this Article (See Figure 8-4 Parcel Lines).

Parcel Line, Front. A property line abutting a street.

Parcel Line, Rear. The parcel line opposite the front parcel line. Where the side property lines of a lot meet in a point, the rear property line shall be assumed to be a line not less than ten feet long, lying within the lot and parallel to the front property line. In the event that the front property line is a curved line, then the rear property line shall be assumed to be a line not less than ten feet long, lying within the lot and parallel to a line tangent to the front property line at its midpoint.

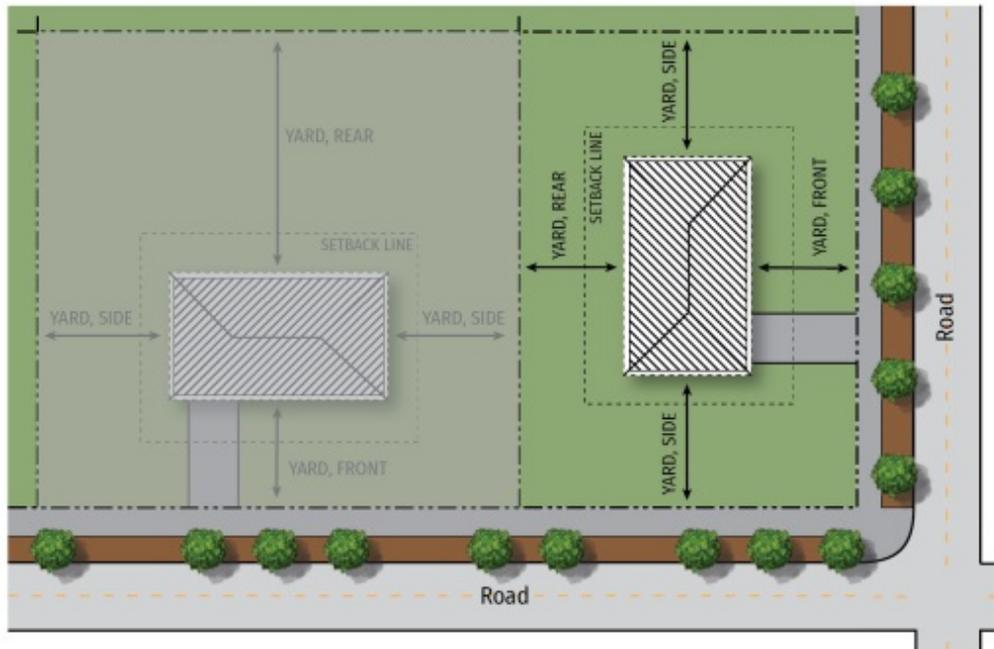
Parcel Line, Side. Any parcel line that is not a front parcel line or rear parcel line.

**Figure 8-4
Parcel Lines**



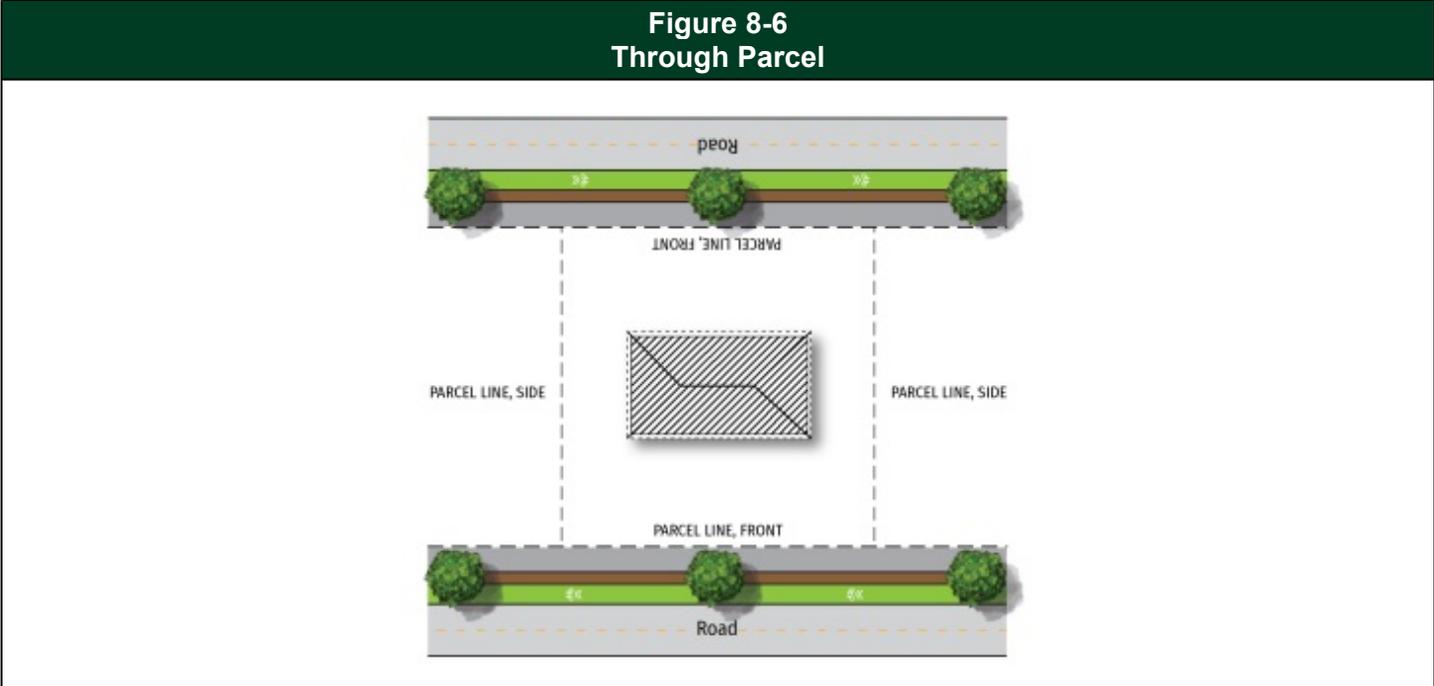
Parcel, Reversed Corner. A corner parcel, the side line of which is substantially a continuation of the front parcel lines of the parcels to its rear, whether across an alley or not (See Figure 8-5, Reverse Corner Parcel).

**Figure 8-5
Reverse Corner Parcel**



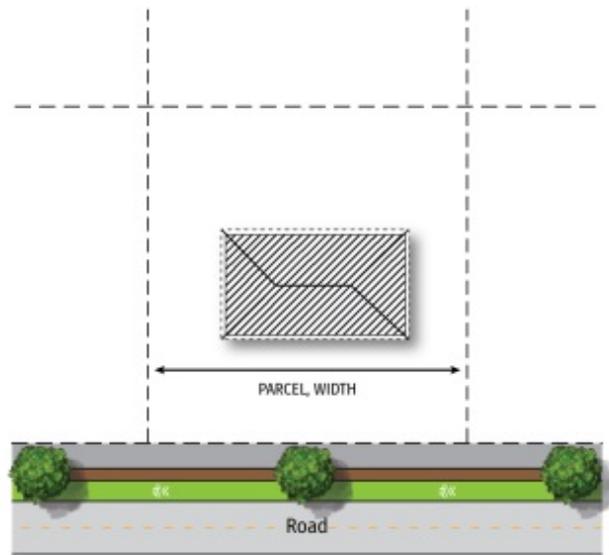
Parcel, Substandard. A parcel of land that has less than the required minimum land area, width, or depth as established by the zone in which it is located.

Parcel, Through. A parcel having frontage on two dedicated streets, not including a corner or reversed corner parcel (See Figure 8-6, Through Parcel)



Parcel Width. The average horizontal distance between the side parcel lines, measured at right angles to the parcel depth at a point midway between the front and rear parcel lines (See Figure 8-7, Parcel Width).

**Figure 8-7
Parcel Width**



Parks and Playgrounds. An outdoor recreation facility that may provide a variety of recreational opportunities, including playground equipment, open space areas for active and passive recreation and picnicking, and sport and active recreation facilities. May also include enclosed structures providing for recreational opportunities.

Parkway. An area located between a sidewalk and the curb or traffic lane. It may be planted or unplanted, and with or without pedestrian egress.

Personal Services, General. Commercial establishments that provide recurrently needed services of a personal nature. Illustrative examples of these uses include:

- Barber and Beauty Shops
- Clothing rental shops
- Dry cleaning pick up stores with limited equipment
- Laundromats (self-service laundries)
- Locksmiths
- Nail salons
- Shoe repair shops
- Tailors and seamstresses

These uses may also include accessory retail sales of products related to the personal services provided.

Personal Services, Restricted. Commercial establishments that may tend to have a blighting and/or deteriorating effect upon surrounding areas/uses and that may need to be dispersed from other similar uses to minimize adverse impacts. Illustrative examples of these uses include:

- Day spas
- Healing arts (acupuncture, aromatherapy, etc.) with no services qualifying under “Massage Establishments”
- Internet cafes
- Palm and card readers

- Tobacco, paraphernalia, and vaping products and supplies
- Tanning salons
- Tattoo service and body piercing studios

These uses may also include accessory retail sales of products related to the personal services provided.

Pet Stores. See “Retail Sales.”

Pharmacies. See “Retail Sales.”

Places of Assembly. Facilities and appropriately-related opportunities for public or private assembly and meetings, including civic and private auditoriums, banquet halls, community centers, conference and convention facilities, and meeting halls for clubs and other membership organizations. Also, any structure used for non-profit purposes by an established religious organization holding either tax exempt status under Section 501(c)(3) of the Internal Revenue Code or under the California property tax law, where the structure is primarily intended to be used as a place of worship. The term includes, but is not necessarily limited to, church, temple, synagogue, and mosque.

Planned Development. Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations or phases. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans that include not only streets, utilities, parcels and structure location, and the like, but also site plans for all structures that are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the structures. A planned development includes a program for the provisions, operations, and maintenance of such facilities, and improvements that will be for common use by some or all of the occupants of the planned development district, but which will not be provided, operated or maintained at general public expense. Also called Planned Unit Development (See Chapter 18.20 Planned Development Zone).

Planned Development Permit. A permit authorizing the development of land that may not conform with all of the applicable zone-driven standards or related regulations, but which complies with the goals and policies of the General Plan and any applicable specific plan for a particular area in compliance with Chapter 18.118 (Planned Development Permits).

Plot Plan. See “Site Plan.”

Pool Halls. See “Commercial Recreation and Entertainment.”

Principal Use. The main use of land or structure, as distinguished from a secondary or accessory use (See Section 18.60.020 Accessory Uses).

Printing and Publishing. See “Industry.”

Private Clubs. See “Places of Assembly.”

Project. The whole of an action with potential for resulting in a physical change in the environment directly or ultimately. Any activity involving the issuance of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

Produce Market. See “Retail Sales”.

Produce Stands. Temporary commercial establishments, operated for a specific time period, selling unprocessed fruits, vegetables, nuts, and other agricultural products in a raw or natural state, grown or produced on-site, and that is accessory to an on-site or adjacent agricultural operation.

Public Agency. The Government of the United States; the government of California or a political subdivision thereof (e.g., city, county, or special district).

Public Buildings. Structures used (both owned and rented) by public agencies, including city, county, Federal, and State administration buildings; fire stations and other fire prevention and firefighting facilities; police and sheriff substations and headquarters, including interim incarceration facilities; public libraries; and post offices. Does not include facilities specifically identified under another land use category, including schools.

Public Parks and Recreation Areas. See “Parks and Playgrounds.”

18.200.170 – “Q” Definitions

Qualified Agricultural Workers. Individuals who derive over half of his or her income from employment in actual farming practices, including growing, harvesting, tilling, cultivating, and post-harvesting of crops, or the raising of animals, fowl or bees (See Ordinance 1421, 1992).

Quarries. See “Mines, Quarries, and Gravel Pits.”

18.200.180 – “R” Definitions

Radio and Television Antennas. Structures or towers used for broadcasting and receiving radio and television signals.

Radio and Television Studios. Commercial establishments that create and broadcast radio and television programs.

Ranch or Farm Office. An office that is incidental and accessory to on-site ranch and/or farming operations.

Recreational Events, Weddings. The use of the property or on-site facilities, for which a fee is charged, for a wedding or similar private event.

Recreational Vehicle (RV). A vehicle built on a single chassis and designed to be self-propelled or towed by another vehicle. A recreational vehicle is not designed or intended for use as a permanent dwelling, but as temporary living quarters for recreational camping, travel, or seasonal use. This definition includes vehicles such as travel trailers, fifth wheels, motor homes, and overhead campers.

Recreational Vehicles and Water Vessels. A camping trailer, motor home, travel trailer, or truck camper, with or without self-propelled motive power, and that may be moved upon a public highway without a special permit or chauffeur's license or both without violating any provision of the California Vehicle Code. A “self-contained recreational vehicle” shall be a recreational vehicle with a kitchen sink, cooking appliance, refrigeration facilities, and a separate bathroom containing a water closet with a flush toilet, lavatory, and bathtub or shower.

Recreational Vehicle Parks (RV). A commercial use providing spaces and facilities for travel trailers, motor homes, and other recreational vehicles for recreational use and transient lodging. Uses where unoccupied recreational vehicles are offered for sale or lease or are stored are not included.

Recreational Vehicle Sales. Commercial businesses devoted to the sales and service of recreational vehicles.

Recycling. The series of activities by which discarded materials that would otherwise remain waste are collected, separated, or processed and used to make new products (See Chapter 18.60.240, Recycling Facilities).

Reverse Vending Machines. A kiosk where the public may donate, redeem, or sell recyclable materials using an automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or redeemable credit slip with a value, as determined by State law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers.

Redemption Centers. Facilities where the public may donate, redeem, or sell recyclable materials.

Recycling Facilities. A variety of facilities involved with the collection of recyclable materials. A “certified” recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. Recyclable material includes reusable materials that can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, paper, and plastic. Recyclable material does not include refuse or hazardous materials. This land use does not include storage containers located on a residential or nonresidential site used solely for the recycling of material generated on the site.

Rendering Plants. Facilities that converts packing house waste, kitchen grease, and livestock carcasses into industrial fats and oils (e.g., tallow soap and various other products).

Responsible Agency. Any public agency, other than the lead agency, which has the responsibility for approving or denying the project where more than one public agency is involved.

Review Authority. The individual or official County body identified by this Zoning Code as having the responsibility and authority to review and approve or deny ministerial and discretionary permit applications and appeals described in this Zoning Code. Includes the Board, the Commission, the Director, and the Department.

Restaurants. Retail establishments (i.e., cafes, coffee houses, diners, food services) engaged in the business of selling/serving food and beverages prepared for both on-site and off-site consumption. This includes restaurants with sit down table service and fast food restaurants that may include drive-thru service.

Retail Sales. Retail establishments, completely enclosed within structures, engaged in selling goods or merchandise to the general public for profit. Examples of these establishments and lines of merchandise include:

General. Retail establishments, completely enclosed within structures, engaged in selling goods or merchandise to the general public. Examples of these establishments and lines of merchandise include:

- | | |
|--|--|
| Antiques | Locksmiths |
| Appliances | Luggage and leather goods |
| Artists' supplies | Medical supplies and equipment |
| Motor vehicle parts and accessories | Musical instruments, parts and accessories |
| Bakeries (retail only) | Newsstands |
| Bicycle sales and rentals | Office supplies |
| Books | Orthopedic supplies |
| Cameras and photographic supplies | Paint and wallpaper |
| Carpeting and floor covering | Pharmacies |
| Clothing and accessories | Religious goods |
| Convenience market | Secondhand clothing sales |
| Drug and discount stores | Shoe stores |
| Electronic equipment | Small wares |
| Fabrics and sewing supplies | Specialty food and beverage |
| Florists and houseplant stores (indoor sales only) | Specialty shops |
| Gift shops | Sporting goods and equipment |
| Grocery store | Stationery |
| Handcrafted items | Supermarket |
| Hardware | Toys and games |
| Hobby materials | Travel services |
| Jewelry | |
| Kitchen utensils | |

Bulk Retail Merchandise. Retail establishments engaged in selling goods or merchandise to the general public as well as to other retailers, contractors, or businesses, and rendering services incidental to the sale of the goods. Bulk retail is differentiated from General Retail Sales by a high volume of sales of related and/or unrelated products in a warehouse setting (i.e., “big box” retail) or the sale of goods or merchandise that require a large amount of floor space and that are warehoused and retailed at the same location. Does not include “Warehousing,” “Wholesaling,” or “Vehicle Sales.” Examples of items for sale include:

- | | |
|--|------------------------|
| Electrical and heating fixtures and supplies | Household products |
| Groceries | Nursery stock |
| Household appliances | Personal care products |

Household furnishings

Lumber

Sales (Firearms). Retail establishments customarily selling a wide variety of fire arms, ammunition, and related accessories and equipment under Federal laws governed by the Bureau of Alcohol, Tobacco, and Firearms (ATF).

Right-of-way. The right to make a way to and from another parcel of land. A type of easement granted or reserved over land for transportation purposes (e.g., a highway, street, sidewalk, rail transport, or canal), as well as electrical transmission lines, and oil and gas pipelines.

Road, Private. Any way open to vehicular ingress and egress owned and maintained by a private individual, organization, or company rather than by a public agency.

Road, Public. Any right-of-way or street under the jurisdiction of or maintained by a public agency and open to public travel.

Rubber Fabrication. See “Industry.”

18.200.190 – “S” Definitions

Satellite Dish Antenna. An apparatus capable of receiving or transmitting communications from a satellite.

Schools. Educational institutions, whether public or private, including elementary, middle, junior high, and high schools, serving transitional kindergarten through 12th grade students, offering general academic instruction equivalent to the standards prescribed by the State Board of Education, and including denominational and sectarian, boarding schools, charter schools, and military academies. Also includes community colleges, public or private colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.

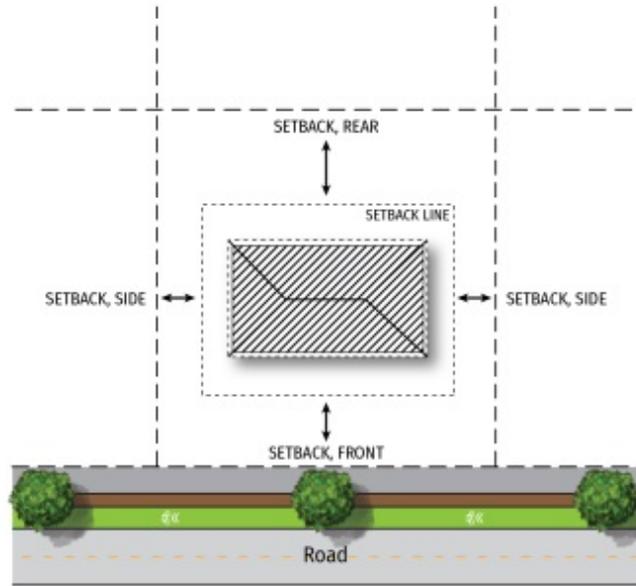
Screening. The use of fences, walls, hedges, berms, or other features to shield, conceal, separate, or hide from view adjacent land uses.

Setback. The distance a structure, parking area, or other development feature must be separated from a parcel line, other structure, development feature, or street centerline (See Figure 8-8, Setback).

Setback, Front. The line which defines the depth of the required front yard.

Setback, Rear or Side. The line which defines the width or depth of the required rear or side yard.

**Figure 8-8
Setbacks**



Shoe Stores and Repair. See "Retail Sales."

Shopping Centers. A group of commercial establishments, planned, generally constructed, and managed as a single entity with employee and customer parking provided on-site under common control or shared under a reciprocal agreement. Shopping centers are further defined as regional (50 or more acres), community (15-49 acres), and neighborhood (up to 14 acres).

Short Term Rentals. A single-family dwelling, or portion of a single-family dwelling, that is rented to transient guest occupants for periods of 30 days or less. Short term rentals include County-approved hosted and vacation rentals, and do not include transient lodging in County-approved hotels, hostels, motels, and time shares.

Hosted Rental. The rental of a portion of a private residence that is concurrently occupied by the owner or operator during the duration of the transient renter's stay. May include, but not limited to, bed and breakfasts and homestays.

Vacation Rental. The rental of an entire private residence that is not concurrently occupied by the owner or an operator during the duration of the transient renter's stay.

Sign. Structures or other visual devices designed, constructed, and used for the purpose of communicating a message or identifying or attracting attention to a parcel, product, service, person, cause, or event (See Chapter 18.44 Sign Regulations).

Signs and Banner Shops. Commercial establishments providing advertising materials which include banners and signs, both premade and custom, to the public.

Sign Permit. A permit authorizing a variety of signs, including individual signs for promotional advertising, in compliance with specific provisions and conditions of this Zoning Code and Chapter 18.44 (Sign Regulations).

Single Room Occupancy (SRO). Any residential structure containing more than five units intended or designed to be used, rented, or hired out to be occupied for sleeping purposes, generally for one person per unit. Individual units typically share communal features, (e.g., kitchen, bathroom, entertainment area).

Sight Distance Area. A space on a corner parcel and any driveway or alley in which all visual obstructions (e.g., structures and plantings), that inhibit visibility and thus cause a hazard to traffic and pedestrian safety are prohibited. (See also Chapter 18.34 Fences, Walls and Hedges and Merced County Code Chapter 13.24 Sight Distance at Public Intersections and Private Driveways).

Site Plans. Plans, prepared to scale, showing complete and accurate dimensioning, the boundaries of a site and the location of all structures, uses, and principal site development features proposed for a specific parcel of land, may also include elevations and floor plans as may be required (Also called Plot Plan).

Site Plan and Design Review. An administrative review process providing for review of projects for compliance with the provisions of this Zoning Code and with any site plan or architectural design guidelines adopted by the County and as provided in Chapter 18.122 (Site Plan and Design Review).

Skating Rinks. See “Commercial Recreation and Entertainment.”

Slope. A natural or artificial incline, as a hillside or terrace. Slope is usually expressed as a ratio (e.g., a horizontal distance of 100 feet with a rise of 50 feet would be expressed as a 2:1 slope).

Small Appliance Repair. Commercial establishment providing on-site repair and accessory sales of supplies for appliances, office machines, and office/home electronic/mechanical equipment, conducted entirely within an enclosed structure.

Soap Manufacturing. See “Industry.”

Stables, Private. Accessory structures in which horses are kept for private use and not for remuneration, hire, or sale.

Stables, Public. Commercial establishments for donkeys, horses, and/or mules, which are rented, used, or boarded for compensation (e.g., boarding stables, riding schools and academies, horse ranches, horse exhibition facilities (for shows or other competitive events)), and barns, corrals, paddocks, and stables accessory and incidental to these uses.

Stock Yards and Feed Lots. Commercial establishments where cattle or other animals are held or maintained for the purposes of feeding and/or marketing, including feeding and sales of lots/yards when not operated as a secondary occupation in connection with, or as part of, a bonafide agricultural operation.

Storage Yards. See “Outdoor Storage.”

Street, Private. See “Road, Private.”

Street, Public. See “Road, Public.”

Structural Clay and Pottery Products. See “Industry.”

Structure, Primary. A structure in which the principal use is conducted.

Subdivision. The division of any tract, lot, or parcel of land into two or more lots or parcels for the immediate or future purpose of residential, commercial, industrial, or agricultural development for rent, lease or sale, including changes to streets and/or proposals for streets (See also Merced County Subdivision Code, [Title 17](#)).

Subdivision Sales Offices. A temporary commercial office used ancillary to a residential subdivision, typically located in a residential structure, that is used for on-site real estate sales. May also include similar temporary facilities located in a commercial or industrial condominium development.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, maximizing his or her ability to live, and when possible, work in the community. Supportive housing units are residential uses allowed in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

Storage Yards. See “Outdoor Storage.”

Structures. Anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on the ground or is attached to something having a location on the ground, including swimming and wading pools and covered patios, excepting outdoor areas (e.g., paved areas, walks, tennis courts), and similar recreation areas.

18.200.200 – “T” Definitions

Television Antennas. See “Antenna.”

Temporary Events. See “Event, Temporary.”

Temporary Uses. Uses established for a specified period of time, typically less than 12 months, with the intent to discontinue the use at the end of the designated time period.

Temporary Use Permit. An administrative permit authorizing specific limited term uses in compliance with conditions and performance criteria specified in Chapter 18.124 (Temporary Use Permits).

Textile and Leather Products. See “Industry.”

Theaters and Auditoriums. See “Commercial Recreation and Entertainment.”

Tire Manufacturing, Rebuilding, Capping, Tread. See “Industry.”

Train Stations. See “Bus or Train Station.”

Transportation and Equipment Yard. An outdoor storage facility that stores large equipment and machinery, including agricultural, farm and building equipment, but not including passenger vehicles. May include ancillary office and maintenance facilities.

Transitional Housing. Rental housing 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 from the beginning of the assistance. Transitional housing units are residential uses allowed in any residential zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

Truck Parking. See “Vehicle Storage.”

Truck Repair and Services. See “Vehicle Repair and Maintenance.”

Truck Scales. Large scales permanently mounted on a foundation and available for public use to weigh cars and trucks. Also known as weigh stations.

Truck Stops. Commercial establishments intended primarily for trucks that typically provides fuel, food service, showers, and other comfort facilities for truck drivers. May include short term truck storage.

Truck Terminals. Facilities for loading and/or unloading of fuel, food products, materials or freight merchandise and may include related fueling facilities, traffic routing offices, temporary truck storage areas, wash racks, maintenance, and other ancillary facilities.

18.200.210 – “U” Definitions

Use. The purpose (type and extent) for which land or a structure is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

18.200.220 – “V” Definitions

Variance. An action granting exception to the development standards of this Zoning Code in cases where strict compliance would result in a unique hardship in compliance with Chapter 18.126 (Variances and Minor Deviations).

Vehicle Impound Yards. Holding or storage places for motor vehicles until they are placed back in control of the owner, recycled for their metal, stripped of their parts at a wrecking yard, or auctioned off for the benefit of the impounding agency.

Vehicle, Inoperable. Any private or commercial vehicle or water vessel that is not currently registered and/or is not operable and clearly cannot be readily made operable because of damage, missing parts or any other condition that precludes its use. Vehicles shall only be considered operable if they are in a condition to be currently registered and capable of being driven on a public roadway.

Vehicle Parts Sales. See “Retail Sales.”

Vehicle Rentals.

Vehicle Rental, General. Commercial establishment that rents automobiles, construction equipment, motorcycles, recreational vehicles, trucks, trailers, and similar vehicles and equipment, including on-site storage and incidental maintenance that does not require pneumatic lifts, and only when conducted within a fully enclosed structure.

Vehicle Rental, Limited. Commercial establishment that rents small vehicles (e.g., mopeds, scooters, Segway’s), and similar sized vehicles with electric power or engines less than 100cc. May also include the maintenance, minor repair, and on-site storage of the equipment offered for rent, and only when conducted within fully enclosed structure.

Vehicle Rental, Office Only. Office activities offering the rental of automobiles, motorcycles, recreational vehicles, trucks, and other types of transportation vehicles. Does not include the on-site storage of or incidental maintenance of these vehicles.

Vehicle Repair and Maintenance. The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, water vessels, golf carts, and other motor vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This includes the following categories:

Vehicle Repair, Major Motor. Major repair of automobiles, motorcycles, recreational vehicles, or trucks including light duty trucks (i.e., gross vehicle weight of less than 10,000 pounds) and heavy-duty trucks (i.e., gross vehicle weights more than 10,000 pounds). Examples of uses include full-service motor vehicle repair garages; body and fender shops; brake shops; machine shops; paint shops; tire sales and installation shops; towing services; transmission shops; and tire recapping. Does not include vehicle dismantling.

Vehicle Repair, Minor Motor. Minor repair of golf carts, automobiles, motorcycles, recreational vehicles, or light duty trucks, vans, or similar size motor vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds) including detailing services; installation of electronic equipment (e.g., alarms, stereos); servicing of cooling, electrical, fuel and exhaust systems; brake adjustments; relining and repairs; oil and lube shops; smog shops, tire and battery sales and installation (not including recapping); and wheel alignment and balancing. Does not include any type of car washing service.

Vehicle Sales.

Vehicle Sales, General. Sale of automobiles, construction equipment, motorcycles, recreational vehicles, trucks, and similar vehicles and equipment, including display, storage, maintenance, repair, and incidental rental of the vehicles and equipment. May include the sale, installation, and servicing of related equipment and parts. All maintenance and repair activities shall be conducted within a fully enclosed structure.

Vehicle Sales, Wholesale. Sales limited to an office only, offering the sale of automobiles and light duty trucks. Does not include on-site inventory, display, storage, maintenance, or repair of these vehicles. May be subject to parking requirements of the Department of Motor Vehicles.

Vehicle Service Station. A commercial facility that sells gasoline or diesel, or alternative fuel (i.e., hydrogen fuel, ethanol, natural gas, propane, or other alternative fuel) for the on-site fueling of individual motor vehicles. May include incidental “minor” maintenance and repair (i.e., battery charging and tire changing and repair) of vehicles and light duty trucks, vans, or similar size motor vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds). May also include a convenience store operated by the service station owner.

Vehicle Storage. A commercial facility that provides short-term and long-term storage and/or parking of vehicles (e.g., automobiles, motorcycles, recreational vehicles, trucks).

Vernal Pool. A shallow depression that fills with water during the winter and dries by evaporation in the spring and is a habitat for unique plant and animal species.

Vineyard. See “Crop, Orchard, Vineyard.”

Vocational Schools. See “Business Colleges or Vocational Schools.”

18.200.230 – “W” Definitions

Wall, Masonry. A wall built from individual units which are often laid and bound together by mortar. Masonry walls are commonly used for separating/screening incompatible uses and for safety reasons.

Warehouses. Commercial establishments offering the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or personal, self, or mini-storage facilities offered for rent or lease to the public (see “Mini Storage”; or “Warehouse Distribution” for warehouse facilities in which the primary purpose of storage is for wholesaling and distribution).

Weigh Station. See “Truck Scales.”

Wetland. An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Wholesale Distribution. A commercial establishment engaged in the sale of goods or merchandise to retailers, industrial, commercial, institutional, or other professional business users, or to other wholesalers. In general, it is the sale of goods to anyone other than a standard consumer.

Wildlife Management Areas. Areas designated by a public agency, typically State or Federal, and owned by a private or public entity for the purposes of protecting, maintaining, and studying important vegetative, water, fishing, and wildlife areas.

Windsheds. Defined areas surrounding an existing or proposed animal confinement facility used to determine compatibility with adjacent properties. Distances within a windshed shall be measured from the periphery of the animal facility and not the property line. See Section 18.10.020(C) (Agricultural Zone Land Uses and Permit Requirements: Windshed).

Wine Tasting Rooms. Facilities in which wine products grown or processed on the owner's property may be tasted and sold. Merchandise offered for sale within the tasting room may also include souvenirs and clothing bearing the logo of the winery, as well as wine related items and other products that reflect or enhance the character or theme of the winery.

Wineries. Bonded agricultural processing facilities primarily used for the commercial processing of grapes or other fruit products into wine or similar spirits or the refermenting of still wine into sparkling wine. Processing consists of controlled fermentation combined with any of the following: crushing, blending, barrel aging, and bottling. Storage of case goods shall only occur in conjunction with processing. Retail sale of related promotional items may be allowed as part of the winery operation. A winery may include a tasting room as part of an accessory use if the floor area used for the tasting room is less than or equal to 25 percent of the total floor area of the facility.

Wireless Telecommunication Facilities. Facilities that includes equipment which supports the transmission and/or receipt of electromagnetic/radio signals. Wireless telecommunication facilities include cellular radiotelephone service facilities, personal communications service facilities (including wireless internet), specialized mobile radio service facilities, and commercial paging service facilities. Components of these types of facilities can consist of the following: antennas, repeaters, microwave dishes, horns, and other types of equipment for the transmission or receipt of the signals, telecommunication towers or similar structures supporting the equipment, equipment structures, parking area, and other necessary development.

Wrecking Yards. The storage and dismantling of automobiles, trucks, or other motor vehicles and machinery and equipment for commercial purposes. Includes salvage yards, dismantling yards, and junk yards.

18.200.240 – “X” Definitions

No terms defined.

18.200.250 – “Y” Definitions

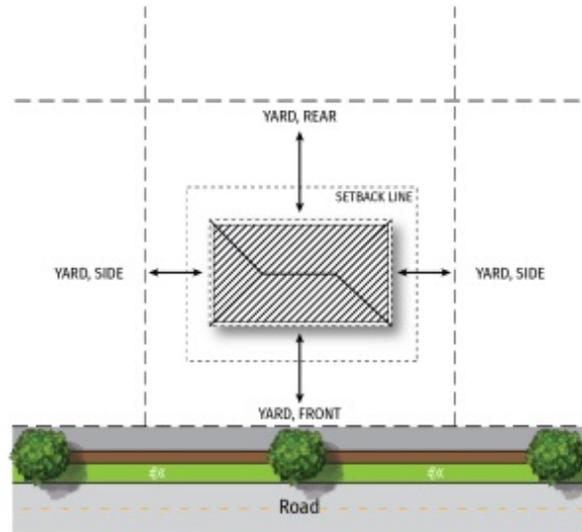
Yard. Any open space on the same parcel with a structure(s) or a dwelling group which open space is unoccupied and unobstructed from the ground upward to the sky, except for the projections or accessory structures allowed by this Zoning Code (See Figure 8-9, Yards).

Yard, Front. The space between the front of the structure and the front parcel line or highway setback line and extending the full width of the parcel.

Yard, Rear. The space between the rear of the structure and the rear parcel line and extending the full width of the parcel.

Yard, Side. The space extending from the front yard, or from the front parcel line where no front yard is required by this Zoning Code, to the rear yard, or rear parcel line, between a side parcel line and the side of the structure.

**Figure 8-9
Yards**



18.200.260 – “Z” Definitions

Zone. A portion of the territory of the County within which certain uses of land, premises, and structures are permitted, other uses are permitted through approval of a discretionary permit from the County, and other uses are not permitted and within which certain development standards are established.

Zoning Clearance. An administrative “plan check” type process of nonexempt uses and structures that do not otherwise require review to determine compliance with applicable provisions of this Zoning Code as provided in Chapter 18.128 (Zoning Clearances).