

## ARTICLE 68

### SEC. 21-68 DEFINITIONS.

**68.1 Purpose and applicability:** To promote consistency and precision in the interpretation of the Zoning Ordinance. The meaning and construction of words and phrases as set forth shall apply throughout the Zoning Ordinance, except where the context of such words and phrases clearly indicates a different meaning or construction. Definitions contained in the Uniform Building Code shall be applicable except when in conflict with definitions contained in the Zoning Ordinance, in which case the Zoning Ordinance definition shall prevail.

**68.2 General rules for construction of language:** The following general rules of construction shall apply to the textual provision of the Zoning Ordinance:

- (a) **Headings:** Section and Subsection headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any provision of the Zoning Ordinance.
- (b) **Illustration:** In case of any difference of meaning or implication between the text of any provision and any illustration, the text shall control.
- (c) **Shall and May:** “Shall” is mandatory. “May” is discretionary or permissive.
- (d) **Tenses and Numbers:** Words used in the present tense include the future, and words used in the singular include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- (e) **Conjunctions:** Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:
  - 1. “And” indicates that all connected items or provisions apply.
  - 2. “Or” indicates that the connected items or provisions may apply singly or in any combination.
  - 3. “Either...or” indicates that the connected items or provisions shall apply singly but not in combination.
  - 4. All public officials, bodies, and agencies to which reference is made are those of the County of Lake unless otherwise indicated.

### **68.3 General terms:**

- (a) “Uses permitted” means permitted without the requirement for a minor or major use permit but subject to all other applicable permits or regulations.

- (b) “Department” means the Planning Department.
- (c) “Board” or “Board of Supervisors” shall mean the Board of Supervisors of the County of Lake.
- (d) “Commission” or “Planning Commission” shall mean the Planning Commission of the County of Lake.
- (e) “County” shall mean the County of Lake.
- (f) “Federal” shall mean the Government of the United States of America.
- (g) “State” shall mean the State of California.
- (h) “Used” includes “arranged for”, “designed for”, “occupied”, or “intended to be occupied for”.
- (i) “General Plan” means the Lake County General Plan.
- (j) “Director” means the Planning Director.
- (k) “Section” means a Section of the Zoning Ordinance unless otherwise indicated.
- (l) “Article” means an Article of the Zoning Ordinance unless otherwise indicated.
- (m) “Chapter” means Chapter 21 of the Lake County Code unless otherwise indicated.
- (n) “Code” or “this Code” means the Ordinance Code of the County of Lake, State of California.

**68.4 Words and phrases:** For the purposes of this Chapter, words and phrases used in this Ordinance shall be defined as follows:

- (a) DEFINITIONS (A)
  1. Abandonment: The relinquishment of property, or a cessation of the use of the property by the owner for a period of one (1) year or more.
  2. Abutting: Having a common boundary except that parcels having no common boundary other than a common corner shall not be considered abutting.
  3. Accessory: Incidental, appurtenant or subordinate to the principal use or structure on the same lot or parcel.
  4. Accessory residence: A single-family dwelling or mobilehome for the use of the business operator, caretaker or watchman whether as a portion of the business building, or as a separate structure.

5. Accessory structure: A structure containing no kitchen and located upon the same lot or parcel as the principal use or structure to which it is accessory. The structure is customary, incidental, appropriate and subordinate to the use of the principal building, or the principal use of the land; and structures accessory to uses permitted without first obtaining a use permit shall be constructed with, or subsequent to the construction of the principal structure or subsequent to activation of the principal use; and structures accessory to uses permitted by use permit shall be constructed with, or subsequent to the construction of the principal structure or subsequent to activation of the principal use only if authorized by the permit. Otherwise, the addition of such accessory structures shall require either an amendment to the permit authorizing the principal use or a separate use permit.
  
6. Accessory use: A use conducted upon the same lot or parcel as the principal use or structure to which it is accessory. The use is customary, incidental, appropriate and subordinate to the use of the principal building, or the principal use or the land; and uses accessory to uses permitted without first obtaining a use permit shall be activated with, or subsequent to the construction of the principal structure or activation of the principal use. Uses accessory to uses permitted by use permit shall be activated with, or subsequent to the construction of the principal structure or activation of the principal use only if authorized by the permit. Otherwise, the addition of such accessory uses shall require either an amendment to the permit authorizing the principal use or a separate use permit.
  
7. Accessory uses and structures, agricultural: Those uses and structures customarily incidental and subordinate to the agricultural use of the land including but not limited to: barns, storage sheds, corrals, pens, fences, windmills, watering and feed troughs; the storage and use of farm implements, irrigation and crop-protection equipment; the storage and use of fuels for heating buildings and operating farm equipment or appliances; water and wastewater treatment facilities and systems for private domestic use; exempt wireless communication facilities; permitted signs; storage structures or cargo boxes designed or once serving as commercial shipping or cargo containers when completely screened from public view by buildings, fences or walls, or when covered with wood siding, and a roof, and when equipped with a mechanical latch or other similar mechanism to hold the door in the open position when the structure is occupied or equipped with a mechanism to unlock the door from the inside when the structure is occupied; administrative gravel permits pursuant to Chapter 24 of the Lake County Code and gravel extraction of less than fifty (50) yards annually; and other accessory uses and structures which are determined by the Community Development Director to be customary and incidental to the agricultural use of the lot or parcel. "Accessory use, agricultural" shall not include residences of

any kind of construction equipment storage yards, mobile storage trailers, truck trailers or boxes. (Ord. No. 1749, 7/7/1988; Ord. No. 2128, 1/14/1993; Ord. No. 2594, 07/25/2002; Ord. No. 2961, 10/25/2011)

8. Accessory uses and structures, residential: Those uses and structures customarily incidental and subordinate to the residential use of the land including but not limited to: private garages, children's playhouses, patios, decks, fences, landings, porches, gazebos, outdoor gardens; art works including: lawn art, statuary, sculpture and other media; storage sheds; exempt wireless communication facilities; solar panels, flag poles; private boat docks, boathouses, and boat ramps; private pools, tennis courts, spas and hot tubs; domestic animal keeping; water and wastewater treatment facilities and systems for private domestic use; permitted signs; the storage and use of fuels for heating buildings or for operating light equipment or household appliances; the parking of or temporary storage of fully-operative automobiles, light trucks, boats, recreational vehicles, and motorcycles; storage structures or cargo boxes designed or once serving as commercial shipping or cargo containers when completely screened from public view by buildings, fences or walls, or when covered with wood siding and a roof, and when equipped with a mechanical latch or other similar mechanism to hold the door in the open position when the structure is occupied or equipped with a mechanism to unlock the door from the inside when the structure is occupied; administrative gravel permits pursuant to Chapter 24 of the Lake County Code and gravel extraction of less than fifty (50) yards annually; and other accessory uses and structures which are determined by the Community Development Director to be customary and incidental to the residential use of the lot or parcel. "Accessory use, residential" shall not include mobile storage trailers, truck trailers or boxes; or the parking of tractor-trailers or separate tractors or cargo trailers. Notwithstanding Sections 68.4(a)5 and 6, sea walls, bulkheads and fences, docks, piers and similar structures in compliance with other provisions of this Chapter and Code are permitted uses and structures on a residential lot or parcel which does not possess a principal use. (Ord. No. 1749, 7/7/1988; Ord. No. 1987, 12/7/1989; Ord. No. 2128, 1/14/1993; Ord. No. 2594, 07/25/2002; Ord. No. 2961, 10/25/2011)
9. Accessory uses and structures, commercial: Those uses and structures customarily incidental and subordinate to the commercial use of the land including but not limited to: trash storage areas and bins; vending machines; six (6) or fewer games/amusement devices and two (2) or fewer pool tables occupying less than twenty-five (25) percent of the net floor area of the principal use; required loading and unloading facilities; outdoor tables, benches, umbrellas, fountains, ponds, statues, sculpture, paintings and other works of art; exempt wireless communication facilities; the storage and use of fuels for fleet vehicles, heating buildings or for operating appliances or equipment used within a building; water and wastewater treatment facilities and systems; incidental services such as

cafeterias, storage facilities and garages, sales offices, showrooms and administrative offices; permitted signs; the storage and use of commercial fleet vehicles as part of the principal use; storage structures or cargo boxes designed or once serving as commercial shipping or cargo containers when completely screened from public view by buildings, fences or walls, or when covered with wood siding and a roof, and when equipped with a mechanical latch or other similar mechanism to hold the door in the open position when the structure is occupied or equipped with a mechanism to unlock the door from the inside when the structure is occupied; administrative gravel permits pursuant to Chapter 24 of the Lake County Code and gravel extraction of less than fifty (50) yards annually; and other accessory uses and structures which are determined by the Community Development Director to be customary and incidental to the commercial use of the land. "Accessory use, commercial" shall not include mobile storage trailers, truck trailers or boxes (**Ord. No. 1749, 7/7/1988; Ord. No. 2128, 1/14/1993; Ord. No. 2594, 07/25/2002; Ord. No. 2961, 10/25/2011**)

10. Accessory uses and structures, industrial: Those uses and structures customarily incidental and subordinate to the industrial use of the land including but not limited to: loading and unloading facilities and equipment, parking areas and shipping terminals; water and wastewater treatment facilities and systems; incidental services such as cafeterias, storage facilities and garages, sales offices, showrooms and administrative offices; exempt wireless communication facilities; the storage and use of fuels for fleet vehicles, heating buildings or for operating appliances or equipment used within a building; the storage and use of fleet vehicles, heavy equipment or trucks as part of the principal use; permitted signs; administrative gravel permits pursuant to Chapter 24 of the Lake County Code and gravel extraction of less than fifty (50) yards annually; and other accessory uses and structures which are determined by the Community Development Director to be customary and incidental to the industrial use of the land. (**Ord. No. 1749, 7/7/1988; Ord. No. 2128, 1/14/1993; Ord. No. 2594, 07/25/2002**)
11. Acre: A measure of land area containing 43,560 square feet unencumbered by any public or private street right of way or roadway easement except as provided for herein.
12. Addition: Any construction which increases the size of a building such as a porch, attached garage or carport, or new room or wing. An addition is a form of alteration.
13. Agricultural use: The tilling of soil, the raising of crops, horticulture, silviculture, viticulture, aviculture, aquaculture, apiculture, livestock grazing, the raising of small animals and poultry, domestic livestock farming, dairying, and animal husbandry.

14. Agricultural processing: The refinement, treatment, or packaging of agricultural products. Examples of agricultural processing include but are not limited to, packing sheds, fruit dehydrators, cold storage houses and hulling operations, and the sorting, cleaning, packing, and storing of agricultural products preparatory to sale and/or shipment in their natural form including all uses customarily incidental thereto. “Agricultural processing” shall not include wineries, or manufacturing of secondary products using agricultural products such as commercial kitchens, bakeries, breweries, and woodworking.
15. Agricultural service establishment: A commercial business principally established to serve farming or ranching activities and which relies on agriculture as its major means of support. Agricultural service establishments shall include blacksmiths or farriers; commercial harvesters, irrigation or crop sprayers; farm equipment repair services; and custom meat cutters.
16. Airport: Any area of land or water which is used or intended for use for the landing and taking off of aircraft and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, together with all airport buildings and facilities located thereon.
17. Airstrip: Any area of land or water used for the landing, take-off or taxiing of aircraft.
18. Alley: A public or private thoroughfare which affords a secondary means of access to abutting property and not intended for general traffic circulation.
19. Alteration: Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, or interior partitions, as well as any change in doors or windows, or any enlargement to or diminution of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another.
20. Animal husbandry: The breeding, keeping, care and production of animals.
21. Antenna: Any systems of wires, poles, rods, reflecting discs, or similar devices for the transmission or reception of electromagnetic waves. Such a system may transmit, receive, or repeat electromagnetic frequencies for purposes of communication uses such as radio, television, telephone, data, paging or other similar technologies. **(Ord. No. 2594, 07/25/2002)**

22. Antenna, ground-mounted: Means any antenna with its base placed directly on the ground or a mast less than ten (10) feet tall and six inches in diameter and not exceeding the height limit for the zoning district. **(Ord. No. 2868, 07/10/2008)**
23. Antenna, structure-mounted: Any antenna, other than an antenna with its supports resting on the ground, directly attached or affixed to a building, tank, tower, building-mounted mast less than ten (10) feet tall and six inches in diameter and not exceeding the height limit for the zoning district. **(Ord. No. 2868, 07/10/2008)**
24. Apartment: A room or suite of rooms within a building but comprising an independent self-contained dwelling unit, with kitchen or cooking facilities, occupied or suitable for occupation as a residence for eating, living and sleeping purposes.
25. Apartment house: Any building or portion thereof containing five (5) or more apartments or dwelling units. See “Multi-Family Dwelling” or “Multi-Family Dwelling Group”.
26. Appurtenant: Accessory to a principal use or structure on the same site.
27. Aquaculture: The culture of plants or animals in water.
28. Automotive repairs, major: Repair or refurbishing of any motor vehicle including the dismantling of an engine by removal of the head or pistons; the removal of the transmission, rear-end or major assembly of any motor vehicle. Painting, body and fender work are excluded.
29. Automotive repairs, minor: Limited repair of any motor vehicle including the sales and installation of tires or replacement of fluids or minor automotive parts including, but not limited to, spark plugs, belts, batteries, mufflers, tires and wheels. Major automotive repair, painting, body and fender work are excluded.
30. Auto wrecking yards: Lands used for dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of motor vehicles exceeding the outdoor storage standards of [Article 41](#) which for a period exceeding thirty (30) days have not been capable of operating under their own power, or from which parts have been or are to be removed for re-use or sale shall constitute prima facie evidence of an automobile wrecking yard.

31. Average cross slope: The average degree of deviation of the surface of a parcel of land from the horizontal, expressed as a percentage. The following formula shall be used to determine the average cross slope of any given parcel:

$$S = \frac{.0023 (I)(L)}{A} \quad (\text{Ord. No. 1897, 12/7/1989})$$

where: S = The average cross-slope of the ground in percent.  
I = The contour interval in feet.  
L = The combined length in feet of all contours on the parcel map.  
A = The area of the parcel in acres.

(b) DEFINITIONS (B)

1. Bar: A structure or part of a structure used primarily for the sale or dispensing of liquor by the drink.
2. Barn: A building used for the shelter of livestock, the storage of agricultural products, the storage and maintenance of farm equipment or the storage of agricultural supplies.
3. Bed and breakfast: A commercial lodging use accessory to a principal dwelling and further defined as two (2) or fewer guest rooms located in the principal dwelling used, designated, or intended to be used, let or hired out for overnight sleeping accommodations.
4. Bed and breakfast inn: A commercial lodging use accessory to a principal use or as the principal use, and further defined as three (3) to eight (8) rooms or suites used, designated or intended to be used, let or hired out for overnight sleeping accommodations.
5. Blue-line creek: A creek, stream or watercourse indicated by a solid or broken blue line on a U.S. Geologic Survey 7.5 or 15 Minute Series topographic map.
6. Buildable area: The net lot area minus any required minimum yard provided the maximum lot coverage is not exceeded. **(Ord. No. 2128, 1/14/1993)**
7. Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or material of any kind or nature. "Building" shall include "structure".
8. Building, accessory: See "Accessory structure".



9. Building envelope: See “Buildable area”.
10. Building height: See “Maximum height”.
11. Building setback line: A development standard defined as a boundary line drawn on a sectional district map which separates buildable and non-buildable areas. The building setback line may be a specific distance from a physical feature such as a creek bank, stream centerline, roadway, or follow a contour elevation line on a topographic map.
12. Building, principal: A building or structure in which is conducted the principal use of the lot or parcel on which it is situated.
13. Bulk reverse vending machine: A bulk reverse vending machine is a reverse vending machine that is larger than fifty (50) square feet; is designed to accept more than one container at a time; and will pay by weight instead of by container. A bulk reverse vending machine is also defined as a “small recycling center”. **(Ord. No. 1749, 7/7/1988)**
14. Business, retail: The sale of any service, article, substance or commodity to the consumer.
15. Business, wholesale: The handling and sale of any article, substance or commodity for resale, including incidental retail sales.

(c) DEFINITIONS (C)

1. Campground/camping area: Any area or tract of land where one (1) or more campsites are used, rented or leased, or held out for use, rent, or lease to accommodate camping parties; not including the occasional and temporary use by a single camping party. **(Ord. No. 1749, 7/7/1988)**
2. Card rooms: A place whose main purpose is to provide card games of chance or legal gambling. **(Ord. No. 2128, 1/14/1993)**
3. Carport: A roofed structure, or a portion of a building, open on two (2) or more sides for the parking of automobiles.
4. Cattle and hog feed yard: Any area where cattle or hogs are held or maintained for the purpose of feeding and fattening where sixty (60) percent or more of the feed for such cattle is imported or purchased; when not incidental to a farm or ranch.
5. Cellular service: A telecommunications service that permits customers to use wireless, mobile telephones to connect, via low-power radio transmitter sites called cell sited, either to the public switched network or to other mobile cellular phones. **(Ord. No. 2868, 07/10/2008)**

6. Cemetery: Land dedicated for the burial of animal or human remains, and for this Chapter including columbariums, crematoriums, mausoleums and mortuaries.
7. CEQA: California Environmental Quality Act. Guidelines established to identify and prevent potentially significant environmental impacts as well to identify ways that environmental damage can be avoided or significantly reduce by the use of alternatives or mitigation measures. **(Ord. No. 2868, 07/10/2008)**
8. Cocktail lounge: An area or room within or connected to a restaurant where alcoholic beverages are sold for consumption on the premises, structurally separated from the dining area.
9. Collector's permit: The open or enclosed storage of inoperable vehicles and the open or enclosed storage of other materials exceeding the performance standards of [Article 41](#), Section 41.12 for "collectors" of items such as antique cars, planes or other vehicles; furniture, handicrafts, memorabilia or other collector's items when incidental or accessory to a residential use on the same property. **(Ord. No. 1749, 7/7/1988)**
10. Co-located communication facility: Means a telecommunication facility comprised of a single telecommunication tower or building supporting one or more antennas, dishes, or similar devices owned or used by more than one public or private entity. **(Ord. No. 2868, 07/10/2008)**
11. Communication facility, collocated wireless: A wireless communication facility comprised of a single tower, building, water tank, or other such structure supporting one or more antennas, dishes, or similar devices owned or used by more than one public or private entity. **(Ord. No. 2594, 07/25/2002)**
12. Communication facility, wireless: A public, commercial or private facility for transmission, broadcast, repeating or reception of electromagnetic, or other communication signals, including, but not limited to, radio, telephone, data, paging, internet, television, telegraph, telephone, or other wireless communication signals. Includes but is not limited to towers, antennas, generators, accessory equipment, and buildings and the land on which they are situated. Telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections are not included in this definition. **(Ord. No. 2594, 07/25/2002)**
13. Community care facility: Any facility, place, or building which is maintained and operated to provide non-medical residential care, emergency shelters, adult day care, or home finding agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons.

“Community care facility” shall include residential facility, residential care facility for the elderly, adult day care facility, home finding agency, and social rehabilitation facility, as defined in Section 1502 of the Health and Safety Code.

14. Condominium: The joint ownership of certain common property along with private, separate ownership of living space, including stock cooperatives and timeshare developments.
15. Contractor’s equipment storage yard: Storage of large equipment, vehicles, or other materials commonly used in the contractor’s type of business; storage of scrap materials used for repair and maintenance of contractor’s own equipment; and buildings or structures for uses such as offices and repair facilities.
16. Conversion: A change in the use of land or a structure from one use to another.
17. Cottage industry: A small-scale commercial or manufacturing activity accessory to the principal residential or agricultural use.
18. Covered space: See “Parking, covered”
19. Coverage: See “Maximum coverage”.
20. Curb wall: A non-bearing, non-structural wall located underneath the exterior wall of a structure. **(Ord. No. 1974, 12/20/1990)**

(d) DEFINITIONS (D)

1. Dams, small, medium and large: An earthen, concrete, or stone wall to confine a flow of water, as a stream, and raise its level. Small dams do not exceed six (6) feet in height from the natural bed of the stream or watercourse at the downstream toe of the barrier. Medium dams are of seven (7) to fifteen (15) feet in height from the natural bed of the stream or watercourse at the downstream toe of the barrier. Large dams are those exceeding fifteen (15) feet in height from the natural bed of the stream or watercourse at the downstream toe of the barrier. The height of a dam shall be measured to the highest level of water that may be impounded. **(Ord. No. 1749, 7/7/1988)**
2. Density: The total number of dwelling units permitted per acre of land.
3. Density bonus: A density increase over the otherwise maximum permitted density for residential dwelling units as specified by the zoning district and land use category of the Lake County General Plan.
4. Detached: Not sharing a common wall or roof.

5. Development: On land, in or under land or water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density of intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, and timber harvesting operations.
6. Development standards: A set of regulations contained within each zoning district of this Chapter setting forth minimum requirements or specifications which must be met by all applicants for permits; including but not limited to: lot dimensions, setbacks and height limits; lot coverage; animal densities; parking and signs.
7. De Novo: A new hearing. The Review Authority may approve, disapprove, or modify any proposed permit without regard to any previous testimony or action by another Review Authority.
8. Domestic animal keeping: “Pets” raised by the occupants of the premises including dogs, cats, birds, fish or other such animals when, in the opinion of the Planning Director in consultation with the Animal Control Director, kept at a level not to create a habitual nuisance or endanger the health and safety of the community in accordance with this Chapter or Chapter 4, Article 1 of the Lake County Code.
9. Driveway: A private access for vehicles located on a single parcel, excepting that “Driveway” also includes shared, reciprocal access along both sides of a common property boundary serving no more than two (2) adjoining parcels. **(Ord. No. 1897, 12/7/1989; Ord. No. 2128, 1/14/1993)**
10. Drop-off recycling center: Any premises where recyclable items such as newspapers, magazines, glass bottles, or aluminum cans are accepted, whether for compensation or not, and stored within containers until such time as the recyclable items are transferred to a recycling processing center. A drop-off recycling center also includes “reverse vending machines”, “bulk reverse vending machines”, “mobile recycling unit”, and “small recycling center” as defined in this Article. **(Ord. No. 1749, 7/7/1988; Ord. No. 1897, 11/7/1989)**

11. Duplex: A two-family dwelling. (Ord. No. 1897, 11/7/1989)
12. Dwelling unit: A single unit providing independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking and sanitation, and having only one (1) kitchen. (Ord. No. 1897, 11/7/1989)
13. Dwelling, single-family: A single detached dwelling designed for and occupied exclusively by one family alone, and having but one (1) kitchen. Single-family dwelling includes “factory-built housing” as defined in Section 19971 of the Health and Safety Code. (Ord. No. 1897, 11/7/1989)
14. Dwelling, two-family: A single detached building designed for and occupied by two families alone, and having but two kitchens. “Two-family dwelling” includes duplex. (Ord. No. 1897, 11/7/1989)
15. Dwelling, multi-family: A single detached building designed for and occupied exclusively by three or more families living independently of each other as separate housekeeping units, including apartment houses, condominiums, triplexes, and fourplexes. (Ord. No. 1897, 11/7/1989)
16. Dwelling group: A group of two (2) or more detached or semi-detached single-family, two-family, or multi-family dwellings occupying a parcel of land in one ownership and having any yard or court in common. (Ord. No. 1897, 11/7/1989)

(e) DEFINITIONS (E)

1. Egress: A point of vehicle, bicycle or pedestrian exit from a parking area, lot, garage, driveway or building.
2. Enclosed building: A structure supported by columns, enclosed on all sides by walls, and covered by a roof.
3. Equipment repair, light: A shop for the restoration or the replacement of parts or machinery powered by motors of fifteen (15) horsepower or less.
4. Equipment repair, heavy: A shop for the restoration or the replacement of parts or machinery powered by motors greater than fifteen (15) horsepower.
5. Equipment storage yard: See “Contractor’s equipment storage yard”.
6. Equipment Structure: With respect to communication facilities, a structure, shelter, cabinet, or vault used to house and protect the equipment necessary for processing communication signals. Associated equipment may include, but is not limited to, switching devices,

transmitters, receivers, air conditioning, backup power supplies and generators. (Ord. No. 2594, 07/25/2002)

7. Exotic animal keeping: The keeping of wild animals for which a wild animal permit is required according to Chapter IV, Article 3 of the Lake County Code.

(f) DEFINITIONS (F)

1. FAA: Federal Aviation Administration. (Ord. No. 2868, 07/10/2008)
2. Factory-built housing: A single-family dwelling defined as “factory-built housing” by Section 19971 of the Health and Safety Code which has the approval of the Department of Housing and Community Development of the State of California. Factory-built housing also includes “Modular home or housing”.
3. Family: One or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house. The family shall be deemed to include necessary servants.
4. Family care home: Any residential facility providing twenty-four (24) hour care and supervision for six (6) or fewer juveniles or adults.
5. Family home, small: Any residential facility providing twenty-four (24) hour care for six (6) 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.
6. Farm labor quarters: Rooming and boarding houses, trailer coaches, mobilehomes, single-family dwellings and mess halls for any number of farm help customarily employed principally on land owned by the owner of the building site occupied by said structures.
7. Farm labor camp: Living accommodations, including structures, tents, trailers and mobilehomes, mess halls, garages, and accessory buildings and uses, for any number of persons, maintained in connection with any work or place where work is being performed, and including the premises on which said buildings and uses are situated or the area set aside for them. Labor camp and labor quarters shall also include any such living accommodations, and the premises which they occupy, which are owned, operated or maintained by any person engaged in the business of supplying lodging or meals for five (5) or more persons who are or may be employed by him or by others.

8. Farmers' Market: A seasonal or year-round open air market where agricultural products are sold directly to consumers. **(Ord. No. 2512, 4/27/2000)**
9. FCC: Federal Communications Commission. **(Ord. No. 2868, 07/10/2008)**
10. Feedlot, commercial: See "Cattle and hog feed yard".
11. Flood plain: The area adjoining the channel of a natural stream or river which has been or may be covered by floodwater.
12. Floor area, gross: The total area of all floors of a building as measured to the surfaces of interior walls and including corridors, stairways, elevator shafts, attached garages, porches, balconies, basements, and offices. Notwithstanding the above, for the purpose of determining "gross floor area" or "living space" or "minimum floor area" for "single-family dwellings", "residences" or "mobilehomes", floor area, gross shall be the total area of all floors of a building as measured to the surfaces of exterior walls, not including external open or enclosed porches, stairways, corridors, balconies, breezeways, or attached or detached carports and garages; or any other accessory structure or building. **(Ord. No. 1749, 7/7/1988)**
13. Floor area, net: The gross floor area excluding vents, shafts, stairs, corridors, attics, and unenclosed porches and balconies.
14. Foster family home: Any residential facility providing twenty-four (24) hour care for six (6) or fewer children which is owned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed.
15. Front yard: That yard or area within the front one half of the lot.

(g) DEFINITIONS (G)

1. Game preserves: A public or private land area, chiefly in a natural state, set aside for the protection, enhancement and enjoyment of wild animals or birds; includes "game reserve".
2. Game rooms/amusement arcades: A place wherein games/amusement devices occupy twenty-five (25) percent or more of the net floor area, or which contains seven (7) or more games/amusement devices and three (3) or more pool tables and does not include any card games of chance or gambling.
3. Garage: An accessible and usable covered and completely enclosed space of not less than ten (10) feet by twenty (20) feet per vehicle for storage of

automobiles, measured from the outside of the structure, provided that a minimum dimension of nineteen (19) feet by ten (10) feet within the garage for a one-car garage or nineteen (19) feet by nineteen (19) feet within the garage for a two-car garage is free of any permanently constructed or attached fixture or appliance. **(Ord. No. 2128, 1/14/1993)**

4. Granny unit: An accessory dwelling unit either separate from or attached to the principal residence intended for the sole occupancy of one (1) or two (2) persons who are sixty (60) years of age or older.
5. Green waste: Green waste includes, but is not limited to, yard trimmings, untreated wood wastes, natural fiber products, and construction and demolition wood waste. Green waste does not include food material, biosolids, mixed solid waste, material processed from commingled collection, wood containing lead-based paint or wood preservative, mixed construction or mixed demolition debris. **(Ord. No. 2947, 5/3/2011)**
6. Group care home: See “Community care facility”.
7. Guest house: A detached living quarters of a permanent type of construction without kitchen or cooking facilities of any kind, intended and used for temporary guests and not rented or leased separately from the main dwelling.

(h) DEFINITIONS (H)

1. Health care facility: Any facility, place, or building which is organized, maintained, and operated for the diagnosis, care, prevention, and treatment of human illness, physical or mental, including after convalescence and rehabilitation and including care during and after pregnancy, or for any one (1) or more of these purposes, for one (1) or more person, to which the persons are admitted for a twenty-four (24) hour stay or longer. “Health care facility” shall include general acute care hospital, acute psychiatric hospital, skilled nursing facility, intermediate care facility, intermediate care facility/developmentally disabled habilitative, special hospital, or intermediate care facility/developmentally disabled.
2. Height: See “Maximum height”.
3. Hobby kennel: See “Kennel, hobby”.
4. Hog farm, commercial: See “Cattle and hog feed yard”.
5. Home occupation: An occupation conducted within a dwelling principally by a person(s) residing in the dwelling unit, which is incidental and secondary to the residential use of the dwelling.



6. Hospital: See “Health care facility”.
7. Hotel: Any building, portion thereof or group of buildings, providing transient accommodations containing six (6) or more rooms; used, designed or intended to be used, let or hired out for transient occupancy.
8. Hunting cabin: A building used by hunters for hunting expeditions, not permanently occupied for residential uses. A hunting cabin located at a hunting club of one hundred (100) acres or larger and not visible from a public road may consist of one recreational vehicle, travel trailer, mobilehome, or cabin constructed to all Building and Health Department requirements, but not subject to the residential construction standards of the zoning district in which it is located. A hunting cabin or recreational building shall not be occupied for more than ninety (90) days per calendar year.
9. Hunting club, private: An area used or leased for hunting by the owners or “lessees” of the land or invited guests.
10. Hunting club, commercial: An area used for hunting and available for hunting by payment of fees or on membership basis to the general public.

(i) DEFINITIONS (I)

1. Import/Export of fill: The deposit or removal of earth in amounts exceeding five hundred (500) cubic yards in any one (1) lot or parcel. **(Ord. No. 1749, 7/7/1988)**
2. Incidental: Secondary, accessory, appurtenant, or subordinate to another use, structure or activity.
3. Interior lot: See “Lot, interior”.
4. Itinerant vendor: An itinerant vendor is any person who has not established a place of business in the County and who either goes from door to door or place to place for the purpose of selling goods, wares or merchandise, or who solicits orders for the sale of goods, wares or merchandise to be delivered at some future time or date, or who solicits contributions for any charitable, social, fraternal or similar purpose, cause or organization. **(Ord. No. 1749, 7/7/1988)**
5. Inoperable vehicle: See “Vehicle, inoperable”. **(Ord. No. 1749, 7/7/1988)**

(j) DEFINITIONS (J)

1. Junk: Means any used, waste, discarded, or salvaged machinery, scrap iron, steel, other ferrous and nonferrous metals, tools, implements or

portions thereof, glass, plastic, cordage, building materials or other waste which has been abandoned from its original use and may be used again in its present or in a new form. Also including automobiles, other vehicles, or dismantled vehicles in whole or part.

2. Junkyard: The use of a parcel of land for open or outdoor storage in excess of the permitted amount of Section 41.12(b)1 or 5; or, the use of any parcel or portion of a parcel of land for the commercial keeping, storage, salvaging, reconditioning, sorting, distribution, bartering or sale of “junk”, including the dismantling or wrecking of automobiles or other vehicles for sale or storage. **(Ord. No. 1749, 7/7/1988)**

(k) DEFINITIONS (K)

1. Kennels, commercial: Any premises where dogs, cats, or other similar animals are kept, maintained, bred, boarded, or cared for, for compensation, or are kept for the purposes of sale, hire, breeding or exhibition. **(Ord. No. 2128, 1/14/1993)**
2. Kennels, large: Any premises where more than seven (7) dogs, cats or similar animals over six (6) months of age are kept or maintained for non-commercial purposes. Dogs used in herding farm animals, incidental to an agricultural use, are excluded from this definition. **(Ord. No. 2128, 1/14/1993)**
3. Kennels, small: An accessory use of a principal residential or agricultural use where five (5) to seven (7) dogs over six (6) months of age are sheltered, bred or trained. **(Ord. No. 2128, 1/14/1993)**

(l) DEFINITIONS (L)

1. Landscaping: The planting of ornamental trees, shrubs and groundcovers, including mulching, borders, irrigation systems and incidental ornamental features such as fencing, wagon wheels, fountains, antique farm equipment, planters and plant containers. **(Ord. No. 1749, 7/7/1988)**
2. Large family day care home: A home which regularly provides care, protection and supervision of seven (7) to twelve (12) children, including children who reside at the home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away.
3. Lot: See “Lot of record”. **(Ord. No. 1897, 12/7/1989)**
4. Lot area, gross: The area included within the boundaries of a “lot of record”, including any portion described in the map or deed creating the lot as lying within a public or private street right-of-way or roadway easement. For lots five (5) or more acres in size, or when the zoning

regulations require minimum lot size of five (5) or more acres, up to, but not exceeding, fifteen (15) percent of the minimum lot size or maximum permitted density requirement may consist of any area required for new road dedication or one half (1/2) of any existing public right-of-way.

5. Lot area, net: The gross lot area minus any public or private street right-of-way, and minus any roadway easement.
6. Lot, corner: A lot or parcel of land abutting upon two (2) or more streets at their intersection, or upon two (2) parts of the same street forming an interior angle of less than one hundred thirty four (134) degrees.
7. Lot coverage: See “Maximum lot coverage”.
8. Lot, interior: A lot which is bordered on three sides by other lots, and which fronts upon a street or right-of-way.
9. Lot, key: A lot, the side line of which abuts the rear line of one or more adjoining lots.
10. Lot, through: A lot having frontage on two parallel, or approximately parallel streets.
11. Lot line: A line separating the frontage from a street; the side from adjoining property; or the rear from an alley or street or adjoining property.
12. Lot line, front: A line separating a front yard of a lot from the street.
13. Lot line, rear: The lot line most distant from and generally opposite the front lot line; or on a lot with two front lot lines, the lot line opposite the narrowest front lot line.
14. Lot line, side: Any lot line not a front lot line or a rear lot line.
15. Lot of record: A single parcel of land, the boundaries of which are delineated in the latest recorded parcel map, subdivision map, certificate of compliance, or deed provided that such recorded deed does not create or attempt to create a lot in violation of the provisions of any applicable California law or County Ordinance.
16. Lot width, minimum average: The average horizontal distance between the side lot lines measured at right angles to the lot depth of the lot at a point midway between the front and rear lot lines. In the case of triangular lots, or lots that are bound by more than four straight lines, or that have curvilinear side lines, the Planning Director shall determine lot width.

17. Lumberyard: An area used for the storage, distribution, and sale of lumber and lumber products, but not including the manufacture, remanufacture, or fabrication of lumber, lumber products or firewood.

(m) DEFINITIONS (M)

1. Manufactured home: A single-family factory-constructed housing unit built on or after June 15, 1976, that is in compliance with the standards of the United States Department of Housing and Urban Development promulgated under the federal National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401 and following). “Manufactured Home” does not include a recreational vehicle, Park Model RV, commercial coach or factory-built housing defined by the California Health and Safety Code. **(Ord. No. 3027, 8/04/2015)**
2. Maximum height: The height for any principal or accessory structure or auxiliary facility, above which air space cannot be occupied by any building, structure or ancillary facility. The maximum height shall be the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the topmost point of the roof.
3. Maximum lot coverage: A development standard which shall have the following meaning: the percentage of the net lot area covered by the vertical projection of any structure, excluding any structure not extending above grade. Lot coverage shall not include swimming pools, and shall not include underground accessory structures such as septic tanks, gas tanks, or water and sewer lines.
4. Maximum permitted density: A development standard indicating the maximum number of dwelling units per acre.
5. Minimum lot size: The smallest permitted size of any newly created lot(s) or parcel(s). For lots less than five (5) acres in size all minimum lot sizes shall be net lot area; for lots five (5) acres or more in size all minimum lot sizes shall be gross lot area.
6. Minimum yards: Defined herein the same as “required yard” or “setback” which establish areas of a lot or parcel which shall be left unobstructed by permanently affixed buildings and structures to provide for adequate light, air and open space, and which is a development standard applied to the placement of structures and is the shortest possible distance (setback) between every structure and the front, rear or side lot line of the subject yard. **(Ord. No. 1749, 7/7/1988)**
7. Ministerial: Describes a governmental decision involving little or no personal judgement by the public official as to the wisdom or manner of

carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgement in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgement in deciding whether or how the project should be carried out. Examples of ministerial permits of this Chapter include: zoning clearance, zoning and development review permits. **(Ord. No. 1749, 7/7/1988)**

8. Mining and resource extraction: For the purposes of [Article 27](#), mining and resource extraction shall mean the removal and processing of natural mineral resources such as aggregate, ore, water (including bottling plants), and other minerals. This definition shall not apply to geothermal resources; or to administrative gravel permits pursuant to Chapter 24 of the Lake County Code. **(Ord. No. 1749, 7/7/1988)**
9. Minor additions or alterations: The repair, maintenance, or minor alteration of structures, buildings, or topographic features involving negligible or no expansion of use beyond that previously existing, including but not limited to interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards; or additions to existing structures or uses provided that the addition will not result in an increase of more than twenty (20) percent of the floor area of the structure or use area of the current use before the addition. **(Ord. No. 1749, 7/7/1988)**
10. Mobile recycling unit: A mobile recycling unit means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles which is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers, transported by trucks, vans or trailers, and used for the collection of recyclable materials. A mobile recycling unit is also defined as a “small recycling center”. **(Ord. No. 1749, 7/7/1988)**
11. Mobilehome: See “Manufactured Home”. **(Ord. No. 3027, 8/04/2015)**
12. Modular home: See “Factory-built housing”. **(Ord. No. 1749, 7/7/1988)**
13. Monopole: A structure erected on the ground to support wireless communication antennas and connecting appurtenances, and consisting of one (1) pole. **(Ord. No. 2868, 07/10/2008)**
14. Motel: See “Hotel”. **(Ord. No. 1749, 7/7/1988)**

15. Motorhome: A “housecar” as defined by the California Department of Motor Vehicles, which is any vehicle designed for human habitation. **(Ord. No. 1749, 7/7/1988)**
16. Multi-family dwelling: See “Dwelling, multi-family”. **(Ord. No. 1749, 7/7/1988)**
17. Multi-family dwelling group: A group of two (2) or more detached or semi-detached two-family or multi-family dwellings that occupy a parcel of land in one ownership. **(Ord. No. 1749, 7/7/1988)**

(n) DEFINITIONS (N)

1. Newspaper distribution center: Any premises where newspapers are picked up by vendors employed for redistribution either by house-to-house delivery or in small quantities to retail stores.
2. Non-conforming lot: A legal lot of record having less area, dimensions or frontage than required in the regulations of the district in which it is situated.
3. Non-conforming structure: A legal building or structure, where the setbacks, height or area of the structure does not meet the regulations of the district in which it is situated.
4. Non-conforming use: Any legal use of land which does not conform to the regulations of the district in which it is situated.
5. Nursery, retail: See “Plant nursery, retail”.
6. Nursery, wholesale: See “Plant nursery, wholesale”.
7. Nursery school: A public or private school for children usually under five (5) years of age.
8. Nursing home: A form of “Health care facility”.

(o) DEFINITIONS (O)

1. Off-road vehicle course: An area improved for the use of off-road vehicles, including dirt bikes, motorcycles, and four-wheel drive vehicles. Includes facilities for spectators. Off-road vehicle courses are available for the general public either without charge, or on an hourly, daily, weekly, monthly, yearly or membership basis. **(Ord. No. 2716, 02/03/05)**
2. Off-sale liquor: The sale of alcohol or alcohol products for human consumption outside the place of sale.

3. On-sale liquor: The sale of alcohol or alcohol products for human consumption inside the place of sale.
4. Open storage: The storage of new or usable supplies, materials, products, motor vehicles or other appurtenances in the “open” or in view of the general public. “Open storage” is a form of “outdoor storage” but does not include a “junkyard”.
5. Open to the public: Hours of operation of a commercial use when the goods or services provided are “available for use by persons other than employees”.
6. Outdoor storage: The storage of supplies, materials, products, motor vehicles or other articles outside of a building and left uncovered by roofs or walls.
7. Outdoor recreation facility: Any premises which offers open-air recreational opportunities to the general public either on a membership basis, or on an hourly, daily, weekly, monthly or yearly rate including but not limited to golf courses, tennis courts, swimming pools, equestrian trails, and private hot springs. “Outdoor recreation facility” shall not include commercial resort uses such as skateboard parks, BMX tracks, miniature golf, waterslides, jet ski and other boat rentals.

(p) DEFINITIONS (P)

1. Parcel: See “Lot of record”. **(Ord. No. 1897, 12/7/1989)**
2. Parking space: An accessible and usable space on the lot at least nine (9) by twenty (20) feet in dimension for the parking of automobiles, except as otherwise provided for in [Article 46](#).
3. Parking, covered: An accessible and usable parking space of not less than ten (10) by twenty (20) feet in dimension located within a structure of columns and roof or enclosed by walls and roof. Includes “carport” or “garage”.
4. Performance standards: A set of regulations in [Article 41](#) setting forth minimum requirements or maximum allowable limits on the effects or characteristics of a use; including but not limited to performance standards on air quality, erosion, glare, landscaping, hazardous wastes, noise, outdoor storage and satellite dish antennas.
5. Person: Any individual, firm, co-partnership, corporation, company, association, joint association or local agency and includes, any trustee, receiver, assignee or other similar representative thereof.

6. Plant nurseries, retail: The retail handling of any article, substance or commodity related to the planting, maintenance or harvest of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals or other nursery goods and related products in small quantities to the consumer.
7. Plant nurseries, wholesale: The growing, storage and sale of garden plants, shrubs, trees or vines for resale; including incidental retail sales.
8. Power generation: Any electrical generating facility using thermal, wind, or water energy including but not limited to, biomass plants, wind farms, coal-fired plants, or thermal power plants.
9. Principal use: The primary or dominant use of the land, whether it be to farm, to ranch, to reside within a dwelling, or to operate a business.
10. Principal structure: A structure in which is conducted the principal use of the lot on which it is situated, except for agricultural uses.
11. Private utility: Any utility which is not a public utility.
12. Private water system: An individual well or mutual water system.
13. Private sewer system: An individual septic system.
14. Public area: An area, structure or building owned by a governmental agency and operated for use by the public including but not limited to: public parks, playgrounds, trails, paths, and other recreational areas and other public open spaces; schools, libraries, police stations, corporation yards and other public uses, buildings and structures.
15. Publicly maintained road: Any road in Lake County accepted for maintenance, or owned and maintained by a city, county, special district or state.
16. Public sewer system: Means any sewage disposal system of one hundred (100) or more connections operated and maintained by any municipality, district, public or private corporation, organized and existing under and by virtue of the laws of the State of California.
17. Public utility: Production, storage, transmission and recovery facilities for water, sewerage, energy, communications and other similar utilities owned or operated by a business organization and subject to the jurisdiction of the Public Utilities Commission.
18. Public water system: Means a system, regardless of type of ownership, for the provision of piped water to the public for domestic use, if such system has at least one hundred (100) service connections; or a system of



any number of connections utilizing a riparian water right to surface waters of Clear Lake. **(Ord. No. 1749, 7/7/1988)**

19. Public and private non-profit campgrounds: Non-profit camping facilities for the general public, youth organizations, or community service groups.

(q) DEFINITIONS (Q)

(r) DEFINITIONS (R)

1. Rear yard: That yard or area within the rear one half (1/2) of the lot which extends from the rear wall of the principal building or structure to the rear lot line.
2. Recreational vehicle: A motorhome, travel trailer, camper or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, with an area of less than four hundred eighty (480) square feet. Recreational vehicle shall also include trailered boats.
3. Recreational vehicle park: Any area or tract of land, where one or more spaces are rented or leased or offered for rent or lease or held out for use to owners or users of recreational vehicles or tents and which is occupied for temporary purposes.
4. Recycling center: A collection center for the acceptance by donation, redemption or purchase of recyclable materials from the public, and further defined as follows: **(Ord. No. 1749, 7/7/1988)**
  - i. Recycling center, small: A collection center of less than five hundred (500) square feet in area, accessory to a commercial or industrial district use including “mobile recycling unit”, and “bulk reverse vending machines”, but not including any powered recycling processing except for reverse vending machines, or bulk reverse vending machines. **(Ord. No. 1749, 7/7/1988)**
  - ii. Recycling center, large: A collection center of five hundred (500) square feet or larger in area, or a small recycling center not accessory to a commercial or industrial district use, not including any powered recycling processing, except for reverse vending machines, or bulk reverse vending machines. **(Ord. No. 1749, 7/7/1988)**
  - iii. Recycling processing center: A center that may include collection and processing of recyclable materials. Processing may include powered or unpowered preparation of material for efficient shipment, or to an end-user’s specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing,

mechanical sorting, shredding, cleaning, and remanufacturing.  
**(Ord. No. 1749, 7/7/1988)**

5. Replacement value: A building evaluation by the Chief Building Official not including the value of land.
6. Residential second unit: A single-family dwelling constructed after or concurrent with another single-family dwelling on the same lot or parcel.
7. Required yard: Defined herein the same as “required front yard”, or “required rear yard” or “required side yard”; see “minimum yards”. **(Ord. No. 1749, 7/7/1988)**
8. Reservoir, small, medium, large: A form of “excavated pond” or “embankment pond”. A small reservoir is greater than one (1) acre foot, but shall not exceed five (5) acre feet. A medium reservoir is greater than five (5) acre feet but shall not exceed fifteen (15) acre feet. A large reservoir exceeds fifteen (15) acre feet. The aggregate volume of all ponds on the property shall be used for calculating pond size on any individual parcel.
9. Rest home: See “Community care facility”.
10. Restaurant: An establishment where food is prepared for consumption on the premises, which may include on-sale alcoholic beverages in conjunction with meals, provided that there is no separate bar area.
11. Retail: The sale of goods or commodities in small quantities to ultimate consumers, including incidental wholesale sales. **(Ord. No. 1749, 7/7/1988)**
12. Retreat: A facility with permanent structures for meeting, lodging, dining and sanitation in a predominantly natural environment. The primary use of retreats is for religious, educational or charitable purposes, such as meetings and programs in religion, spirituality, personal growth or environmental studies. **(Ord. No. 2706, 01/06/05)**
13. Reverse vending machine: A reverse vending machine is an automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to aluminum cans, glass and plastic bottles and issues a cash refund or a redeemable credit slip. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine. A reverse vending machine is less than fifty (50) square feet in area. A zoning permit for a reverse vending machine includes multiple machines. See “Bulk reverse vending machine”. Reverse vending machines to be located within an existing commercial or industrial building are commercial or industrial accessory uses and do not require a zoning permit. **(Ord. No. 1749, 7/7/1988)**

14. Review authority: For the purpose of this Chapter, “Review Authority” shall mean the officer, committee, commission, board, or employee responsible for the approval or disapproval of any permit or entitlement or responsible for the administration, interpretation or enforcement of the provisions of this Chapter.
15. Ridge: A topographic feature indicated as an extended elevation between valleys, typically the upper part of a range of hills or mountains.
16. Rifle range: Any facility; or premises protected from uncontrolled entry where firearms or arrows are lawfully discharged for target practice or competition. “Rifle range” includes pistol range, archery range, or trap shoot.
17. Road: See “Street”. **(Ord. No. 2128, 1/14/1993)**
18. Road building: The removal of more than five hundred (500) cubic yards of earth for road building, or grading of roads longer than five hundred (500) feet, but not including roads constructed for agricultural purposes. **(Ord. No. 1897, 12/7/1989)**
19. Rummage sale, non-profit: The infrequent sale of second hand goods by individuals or organizations, including garage and yard sales, and flea markets conducted between six (6) and twelve (12) days per calendar year.
20. Rummage sale, commercial: The sale of second hand goods, including flea markets by individuals or organizations conducted more than twelve (12) days per calendar year.

(s) DEFINITIONS (S)

1. Sanitary landfill: A site for solid waste disposal in which the solid waste is spread in thin layers, compacted to the smallest practical volume, and covered with soil at the end of each working day.
2. Satellite dish antenna, private: An accessory structure to the principal use, and capable of receiving, for the sole benefit of the principal use, radio or television signals from a transmitter or transmitter relay located in planetary orbit.
3. Satellite dish antenna, commercial: Any structure capable of receiving radio or television signals from a transmitter or a transmitter relay located in planetary orbit, used in conjunction with a commercial use or where admission is charged to view programs received via satellite.

4. School, private: A school that is established, conducted, and primarily financially supported by a non-governmental agency or group of individuals.
5. School, public: A school that is financially supported by a local, city, county, state, or other government authority.
6. Screening: To intentionally prevent or obstruct the public's view of some particular use, article, activity, structure or building.
7. Service station: A retail business establishment limited to the sale of motor fuels and supplying goods and services generally required in the operation and maintenance of automotive vehicles.
8. Setback: See "Minimum yards", or "Building setback line" and Article 42. **(Ord. No. 1749, 7/7/1988)**
9. Side yard: That yard or area within either side of the lot and outside of the front yard of rear yard which extends from the wall of the principal building or structure to the side lot line.
10. Sign: Anything whatsoever placed, erected, constructed, posted, painted, printed, tacked, nailed, glued, stuck, carved or otherwise fastened, affixed or made visible for out-of-door advertising purposed in any manner whatsoever, on the ground or on any tree, wall, bush, rock, post, fence, building, structure, or anything whatsoever.
11. Single-family dwelling: See "Dwelling, single-family".
12. Small family day care home: A home which regularly provides care, protection and supervision of six or fewer children (including children who reside at the home) for periods of less than twenty-four (24) hours per day.
13. Social rehabilitation facility: Any residential facility which provides social rehabilitation services for adult individuals for periods of no longer than eighteen (18) months duration in a group setting.
14. Special event: An establishment or enterprise involving large assemblages of people or automobiles on private land not specifically designed for such events, including but not limited to a carnival or circus, automobile or foot race, rodeo, outdoor concert, play or festival attracting more than five hundred (500) participants or observers, or a tennis tournament.
15. Special events, winery and wine related amplified outdoor public events: Events that are held at wineries and/or wine-tasting facilities that are not the tasting, marketing, and/or educational events and activities described

as “promotional events,” are open to the public, are held outdoors with amplification, and normally require an admission fee. These may include, but not be limited to, concerts and music festivals. Event capacity and number of events permitted shall be determined on a case-by-case basis. **(Ord. No. 2947, 5/3/2011)**

16. Special events, winery and wine-related non-promotional events: Events that are held at wineries and/or wine-tasting facilities that are not the tasting, marketing, and/or educational events and activities described as “promotional events.” These may include charitable events as well as facility rental events. Facility rental events include any event wherein the property owner is compensated for the use of the site and/or facilities and which may include, but not be limited to, weddings, parties, company picnics, reunions, or other social gatherings. Event capacity and number of events permitted shall be determined on a case-by-case basis. **(Ord. No. 2947, 5/3/2011)**
17. Special events, winery and wine-related promotional events: Tasting, marketing, and/or educational events and activities that are held at wineries and/or wine-tasting facilities that are intended for the promotion and sale of the wine- and/or other ag-related products produced on-site or produced elsewhere from grapes and/or other crops grown on site. Promotional events may include, but not be limited to, wine club events, wine education, winemaker dinners, distributor sales visits, barrel tastings, and new release events. Promotional Events may be sponsored by the property owner, an association of agricultural property owners, or similar organizations formed to assist the local agricultural industry. All existing and new wineries, and wine-tasting facilities, open to the public may conduct promotional events. Attendance at promotional events shall not exceed 200 persons at one time with no limitation on the number of events per year. **(Ord. No. 2947, 5/3/2011)**
18. Street: A permanently reserved, public or private right-of-way which affords a principal means of vehicular access to abutting or adjacent property, not including alleys or driveways as defined herein. The service or frontage road of a freeway shall be considered as a street separate from such freeway or highway.
19. Structure: Anything constructed or erected, the use of which requires location on or above the ground or the attachment to something having location on or above the ground including swimming pools and patio covers.
20. Structural alteration: Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.
21. Structural wall: Any bearing wall of a building.

(t) DEFINITIONS (T)

1. Telecommunication facility: Means an unstaffed facility that transmits and/or receives electromagnetic signals. It includes cellular towers, antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, telecommunication towers or similar structures supporting said equipment buildings, parking area, and other accessory development. **(Ord. No. 2868, 07/10/2008)**
2. Telecommunication tower: A mast, pole, monopole, guyed tower, lattice tower, free-standing tower, or other structure designed and primarily used to support antennas. **(Ord. No. 2868, 07/10/2008)**
3. Temporary: A term applied to certain uses requiring a zoning permit which are only permitted for a limited time, after which the zoning permit expires.
4. Temporary dwelling: A travel trailer or motorhome which serves as a temporary residence for the owner or builder until the principal dwelling unit is built or occupied.
5. Temporary office: A commercial coach which serves as a temporary office until the principal commercial structure is built or occupied.
6. Temporary sales office: A real estate sales office located in a subdivision.
7. Timber Operations: The management of lands and forests for the primary use of commercial production and harvest of trees, including the removal of timber and uses integrally related to growing, harvesting, and processing of on-site forest products including roads, log landings, and log storage areas. **(Ord. No. 2507, 2/24/2000)**
8. Timeshare: A single-family dwelling unit whether attached or detached which is in common ownership by more than one (1) family or individual, the purpose of which is to provide temporary living accommodations to all owners on a scheduled basis for recreation. A timeshare may be managed separately and rented to nonowners when approved by the common owners.
9. Tower, wireless communication: Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including but not limited to self-supporting lattice towers, guyed towers, monopole towers, and alternative tower structures. **(Ord. No. 2594, 07/25/2002)**
10. Townhouse: A single-family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside,

no unit is located over another unit, and each unit is separated from any other unit by one (1) or more common fire resistant walls.

11. Trailer coach: A vehicle designed or used for human habitation, including travel trailers, motorhomes, house cars and campers, with a maximum gross occupied ground area of less than four hundred eighty (480) square feet.
12. Truck stop: A place of business primarily engaged in providing service station facilities for cargo vehicles, trailer trucks, and automobiles. Truck stops may include accessory food and lodging services.

(u) DEFINITIONS (U)

1. Use: The purpose for which land or premises of a building thereon is designed, arranged, or intended or for which it is or may be occupied or maintained.
2. Use, accessory: See “Accessory use”.
3. Use area: The area occupied by principal use or structure and accessory buildings, structures, and appurtenant outdoor, screened or covered areas accessory to a permitted use or structure.

(v) DEFINITIONS (V)

1. Vehicle, motor: A device by which any person or property may be propelled, moved, or drawn upon a highway, street, alley, or road except as a device moved by human power or used exclusively upon stationary rails or tracks. **(Ord. No. 1749, 7/7/1988)**
2. Vehicle, inoperable: A motor vehicle that cannot be moved under its own power due to lack of a motor, transmission, or wheels and in the case of trailers is incapable of being towed. **((Ord. No. 1749, 7/7/1988; Ord. No. 2618, 2/27/03)**
3. Vendor’s permit: A zoning permit allowing retail sales of items such as flowers, balloons and souvenirs; including vendors of foods such as hot dogs, sandwiches, cotton candy, snow cones, ice cream; and including newsstands, when sales are conducted in a zoning district allowing retail sales. Sales may be from carts, push carts, stands, trailers, kiosks or similar structures. **(Ord. No. 1749, 7/7/1988)**
4. Veterinary clinic, large animal: Any premises used for the on-site care and treatment of large domestic animals including horses, cattle, goats, sheep, and similar animals including holding pens or corrals.

5. Veterinary clinic, small animal: Any premises used for the care and treatment of small domestic animals including dogs, cats, birds and similar animals with all such operations being conducted wholly within a building.

(w) DEFINITIONS (W)

1. Wholesale: The sale of goods or commodities in quantity for resale; including incidental retail sales. **(Ord. No. 1749, 7/7/1988)**
2. Wholesale plant nursery: See “Plant nursery, wholesale”.
3. Winery: A bonded establishment primarily used for the purpose of processing grapes or other fruit products. Processing includes, but is not limited to crushing, fermenting, blending, aging, storage, bottling, and wholesale or retail sales of wine produced or bottled on the premises. Accessory uses include tasting rooms and incidental retail sales of wine related products, including but not limited to glasses, bottle openers, and previously prepared packaged foods.
4. Wireless communication facility, exempt: Wireless communication facilities not exceeding the height limit of the base zoning district for accessory structures if detached, and not exceeding the height limit by more than 15% of structures to which they are attached and less than 200 square feet floor area per project, not located in a required yard, which are not illuminated, do not propose auxiliary fossil fuel fired generators, and which generate little or no additional traffic volume, and which are otherwise deemed by the Review Authority to be compatible with the surrounding area and do not have the potential to cause a substantial impact on the environment; private residential, commercial or institutional satellite dish antennas located anywhere on a lot except within a required front yard, which conform to the height restrictions for detached accessory structures or exceed the height limit by no more than 15% for structures to which they are attached; private amateur, business and institutional 2-way radio antennas up to 65 feet in height, not located in a required front yard; routine maintenance of wireless communication facilities including minor expansions or replacement or upgrading of equipment which does not result in increased environmental impact. **(Ord. No. 2594, 07/25/2002)**
5. Wireless communication facility, major: Wireless communication facilities which exceed 65 feet in height or are over 400 square feet in floor area; projects which would otherwise be deemed exempt or defined as minor wireless communication facilities, but which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright light, visual impacts, vibration, radio frequency interference, or unusual traffic, or involve the handling of explosives or dangerous materials. This definition does not include private amateur,



business or institutional 2-way radio facilities. (Ord. No. 2594, 07/25/2002)

6. Wireless communication facility, minor: Wireless communication facilities for commercial use which exceed the height limit for the base zoning district but which are under 65 feet in height and under 400 square feet in floor area; private amateur, business, or institutional 2-way radio facilities which exceed 65 feet in height or are located in a required front yard; private residential, business or institutional satellite dish antennas located within a required front yard, or which do not conform to the height restrictions of detached accessory structures or exceed the height limit of the base zoning district by more than 15% for structures to which they are attached; collocated wireless communication antennas sited on existing structures, such as existing communication or utility towers, water tanks, buildings, church steeples, freestanding signs, trees and other such structures exceeding the height limit for the base zoning by more than 15%; projects which would otherwise be deemed exempt wireless communication facilities, but which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright light or other visual impacts, vibration, radio frequency interference, or unusual traffic, or involve the handling of explosives or dangerous materials. (Ord. No. 2594, 07/25/2002)
7. Wireless communication facility, temporary: A wireless communication facility which would otherwise be considered a minor or major wireless communication facility, which is installed for a temporary period of time, not to exceed 90 days, for testing purposes, special events, or other special use. (Ord. No. 2594, 07/25/2002)
8. Wood yard, commercial: Any premises where large quantities of firewood, whether as whole trees or parts of trees, are imported, openly stored, split, sized and cut for sale.

(x) DEFINITIONS (X)

(y) DEFINITIONS (Y)

1. Yard: See “Minimum yards”, “front yard”, “rear yard” or “side yard”. (Ord. No. 1749, 7/7/1988)

(z) DEFINITIONS (Z)

1. Zoning Administrator: The Planning Director or designee.