

Division 9: Definitions

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Section 9109.01 – Definitions

Subsections:

- 9109.01.010 General
- 9109.01.020 – “A” Definitions
- 9109.01.030 – “B” Definitions
- 9109.01.040 – “C” Definitions
- 9109.01.050 – “D” Definitions
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9109.01.010 General

- A. This Division provides definitions of the technical and other terms and phrases used in this Development Code as a means of providing consistency in its interpretation. Where any definition in this Chapter may conflict with definitions in other titles of the Arcadia Municipal Code, these definitions shall prevail for the purposes of this Code. If a word is not defined in this Chapter or in other provisions of the Municipal Code, the most common dictionary definition is presumed to be correct.
- B. In addition to the definitions provided in this Section, definitions for signs are contained in Section 9103.11 (Signs) and definitions for adult business uses are contained in Section 9104.02.020 (Adult Business Uses).

9109.01.020 – “A” Definitions

Abutting/Adjoining. Contiguous to. Having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street). See also “Adjacent.”

Access. The place or way by which pedestrians and vehicles have safe, adequate and suitable ingress and egress to a property or use as required by this Chapter.

Accessory Use. See “Use.”

Accessory Dwelling Unit. Accessory Dwelling Units are residential dwelling units that are detached from, attached to, or located within the living area of an existing primary dwelling unit, and provides independent living facilities for one or more persons. An

accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code section 17958.1, and structures defined in Health and Safety Code section 18007. Accessory Dwelling Units are subordinate in size, location, and appearance to the main dwelling unit.

Junior Accessory Dwelling Unit. A residential unit that is no more than 500 square feet in size, is contained entirely within an existing or proposed single-family structure, includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and includes an efficiency kitchen. An efficiency kitchen is a kitchen that includes a cooking facility with appliances, a food preparation counter or counters that total at least 15 square feet in area, and has food storage cabinets that total at least 30 square feet of shelf space.

Accessory Structure. A structure that is physically detached from, secondary and incidental to, and commonly associated with the primary structure.

Act. California Government Code Sections 66410 et seq., also known as the Subdivision Map Act.

Acupuncture. A form of medical treatment involving the use of pressure, needles, or similar applications.

Adult-Oriented Businesses. See Chapter 19.62 (Adult Business Uses).

Adjacent. The condition of being near to or close to but not necessarily having a common dividing line. Two properties that are separated by an alley, public or private right-of-way, street (other than a principal arterial), public access easement, or creek, river, stream, or other natural or artificial waterway shall be considered as adjoining one another. See also “Abutting/adjoining.”

Administrative Modifications. A process and permit required for certain identified minor deviations from the provisions of this Development Code. See Section 9107.05 (Administrative Modifications).

Adjoining. See “Abutting/adjoining.”

Advisory Agency. The City staff member or City policy-making or review authority responsible for acting on an application, as specified in Subsection 9105.01.050 (Advisory Agency).

Agriculture. All methods of production and management of crops, vegetation, and soil. This includes, but is not limited to, the related activities of tillage, fertilization, pest control, harvesting and marketing.

Urban Agriculture. The growing of fruit, flowers, ornamental plants, and vegetables in small gardens. This does not include the growing of marijuana.

Horse Keeping. The keeping of horses.

Small Animal and Fowl Keeping. Small animals and fowl shall include rabbits, poultry, domestic fowl, goats and sheep. The raising or keeping for domestic noncommercial use of not to exceed a total of 10 fowl or birds; the raising or keeping of homing pigeons under such regulations as may be imposed elsewhere in the Code; and a total of not to exceed five small animals (and the offspring of each thereof until such offspring is capable of being raised or maintained separately from and independently of full grown members of the same species); provided that, the keeping of all small animals provided for herein shall conform to other provisions of law governing same.

Alcohol Beverage Sales.

Alcohol Sales, Off-Sale. Any establishment in which alcoholic beverages are sold, served, or given away for consumption off the premises and which is applying for or has obtained any State ABC Licenses for on-site consumption. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee.

Alcohol Sales, Off-Sale, Accessory to Eating and Drinking Establishment Only. Any establishment that has all of the following characteristics: (1) Alcoholic beverages will be or are sold, served, or given away for consumption off the premises where sold, served, or given away; (2) the establishment is applying for or has obtained an ABC License; and (3) the sale of alcoholic beverages is accessory to an eating and/or drinking establishment. Illustrative examples include tasting rooms where retail sales are incidental to the eating or drinking establishment use.

Alcohol Sales, Off-Sale, Accessory to a Hotel Only. Any establishment accessory to a hotel use in which alcoholic beverages are sold, served, or given away for consumption off-site or within a separate room on-site. Examples include snack bars at hotels, intended for hotel patrons' use. For the purposes of this definition, a snack bar is an establishment that sells confections, snacks, or other light meals for consumption on-site (either in common areas or in a hotel room) and that provides no inside seating.

Alcohol Sales, On-Sale. Any establishment in which alcoholic beverages are sold, served, or given away for consumption on the premises and which is applying for or has obtained any State ABC Licenses for on-site consumption. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee.

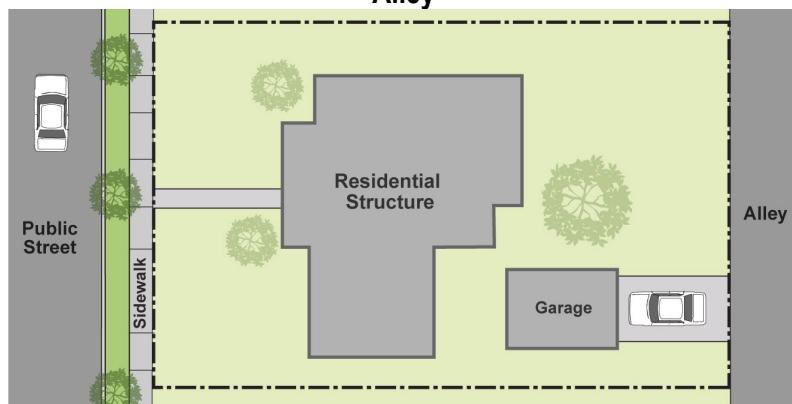
Alcohol Sales, On-Sale, Accessory Only. Any establishment accessory to a principal use in which alcoholic beverages are sold, served, or given away for consumption on site, and that has either of the following characteristics:

- A. The establishment will sell or sells alcoholic beverages only as an accessory use to a commercial recreation use. Examples include snack bars and concession stands at facilities sport venues (e.g., baseball, football, rugby, soccer, etc.). For the purposes of this definition, a snack bar or concession stand is an establishment that sells confections, snacks, or other light meals for consumption on-site and that provides no inside seating or drive-through service for customers.
- B. An accessory space located within a business or building currently permitted by the State Alcoholic Beverage Control and the City of Arcadia for alcohol sales, on sale as defined in this section. Examples include tasting rooms at retail establishments and tasting rooms at alcohol production establishments.

Alcohol Production. See "Brewery and Alcohol Production."

Alley. A public or private thoroughfare or lane (not more than 30 feet wide) that affords only a secondary means of access to abutting property (see Figure 9-1: Alley).

**Figure 9-1
Alley**



Ambulance Fleet Services. A base facility where ambulances and similar vehicles are parked and from which they are dispatched, and/or where ambulance vehicles and crews are not based at a hospital or fire department stand by for emergency calls.

Amendment. A change in the wording, context, or substance of this Development Code, or a change in the zone boundaries upon the zoning map which is a part of this Title, in the manner prescribed by the Development Code.

Annex/Annexation. To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Animal Hospital/Clinic. See "Veterinary Services."

Animal Keeping. The keeping of domestic animals cared for and owned by the occupants of the residential property in accordance with the provisions of Title 8 of the Arcadia Municipal Code.

Animal Sales and Services.

Animal Boarding/Kennels. The commercial provision of shelter and care for dogs, cats, other household animals, and horses (where allowed), including activities associated with such shelter and care (e.g., feeding, exercising, grooming, and incidental medical care).

Animal Grooming. The commercial provision of bathing and trimming services for dogs, cats, and other household animals permitted by this Development Code. Overnight boarding is not allowed.

Animal Retail Sales. The retail sales of household animals within an entirely enclosed building. These uses include grooming, if incidental to the retail use, but specifically excludes boarding of animals other than those for sale.

Antennas and Wireless Communication Facility – Co-Location. The placement or installation of one or more wireless communication facilities on a single tower, mast/pole, structure, or building with one or more existing wireless communication facilities. Collocated wireless communication facilities may be separately owned and used by more than one public or private entity.

Antennas and Wireless Communication Facility – Panel. A wireless communication facility where the antennae are mounted on the roof or top of a building or structure, or the side of a building or structure, other than on a standalone facility.

Antennas and Wireless Communication Facility – Standalone Facility. A wireless communication facility where the antennae are mounted to a dedicated ground-based structure in order to elevate the antennae to a useable altitude (i.e., monopole, cell tower, etc.)

Antennas and Wireless Communication Facility/ies.

Antenna. Any system of dishes, panels, poles, reflecting disks, rods, and wire or similar devices used for the transmission or reception of electromagnetic signals.

Antenna Structure. Any structure, including mast, pole, or tower, whether ground mounted or mounted on another structure that supports an antenna or an array of antennas. The height of an antenna structure is measured to the highest point of any antenna mounted upon it or to any higher point of the antenna structure.

Monopole. A freestanding antenna structure with antennas attached to it that consists of a single shaft, including stealth designs (e.g., flag poles, monopalm, monopines) and has a single continuous footing designed to be self-supporting without the use of any guy wires.

Mount. The structure or surface upon which antennas are mounted. There are two types of mounts: (1) Ground mounted – mounted on the ground, including but not limited to, monopoles, and (2) structure mounted – mounted to the façade or roof of an existing structure.

Stealth and Stealthing. A wireless communication facility that is: (1) not easily identifiable as such by a casual observer, and (2) aesthetically compatible and blends with the cell site and immediate surroundings. Stealthing may be achieved by any means or combination of means including, but not limited to, the use of camouflage, painting, screening, textures, or architectural integration with the surroundings (e.g., a bell tower within a church or a church steeple, an unobtrusive penthouse on a roof, faux structure integrated into the design of existing site or structure, faux rock, or faux tree amongst existing or new vegetation).

Wireless Communication Facility/ies (WCFs). Any facility or system that transmits and/or receives electromagnetic signals, including, but not limited to, microwaves and radio waves for cellular technology, data transmission, e-mail, mobile services, paging systems, personal communications services, and related technologies. A WCF includes antennas, antenna structures, microwave dishes, parabolic structures; WCF support facilities that house support equipment; and other accessory development, equipment, improvements, and structures used to support the operation of the WCF.

Wireless Communication Support Facility/ies. Any enclosed box, cabinet, shed, or structure located on the cell site which houses, among other things, batteries, electrical, or other equipment necessary for the operation of the wireless communication facility. This shall apply to any associated structures deemed necessary for the operation of the wireless communication facility.

ARB. See "Architectural Review Board."

Arcade (Electronic Game Center). An establishment that provides more than four amusement devices, whether or not the devices constitute the primary use or an accessory or incidental use of the premises. Amusement devices mean an electronic or mechanical equipment, game, or machine that is played or used for amusement, which, when so played or used involves skill and which is activated by coin, key, or token, or for which the player or user pays money for the privilege of playing or using. This use may also include internet/cyber cafes, where three or more computers and/or other electronic devices, for access to that system commonly referred to as the "internet," e-mail, playing video games over the Internet or other network system, and/or access to other computer software programs, is provided to the public for compensation and/or for public access. Internet cafe is also synonymous with PC cafe, cyber cafe, internet gaming center, computer/internet rental and cyber centers.

Architectural Element. See "Architectural Feature."

Architectural Feature. Exterior architectural element attached to a structure and does not provide floor area. Architectural features include belt courses, buttresses, chimneys, cornices, eaves, fireplaces, pilasters, pillars, sills, and window seats. Architectural features do not include walls, fences, railings, porticos, porches, colonnades, covered parking areas and driveways, balconies, terraces, decks, open stairways, elevated walkways, awnings, exterior pipes, signs, mechanical equipment, and covered patios.

Architectural Review Board. The Architectural Review Board (ARB) of the City of Arcadia.

Architecturally and Historically Significant District. A group of buildings, properties or sites that has been designated, as a Historic District or Individual Resource in California Register of Historical Resources and/or National Register of Historic Places.

Artificial Turf. A synthetically derived, natural grass substitute that may be used as a decorative feature in lieu of natural turf in landscape areas. Also known as artificial grass and synthetic turf.

Artist Studios. See "Studio – Art and Music."

Assembly/Meeting Facilities, Public or Private. A facility for public or private assembly and meetings, exclusive of "Places of Religious Assembly," which is defined separately. Examples of these uses include:

- banquet rooms
- civic and private auditoriums
- community centers
- conference/convention facilities
- meeting halls for clubs and other membership organizations

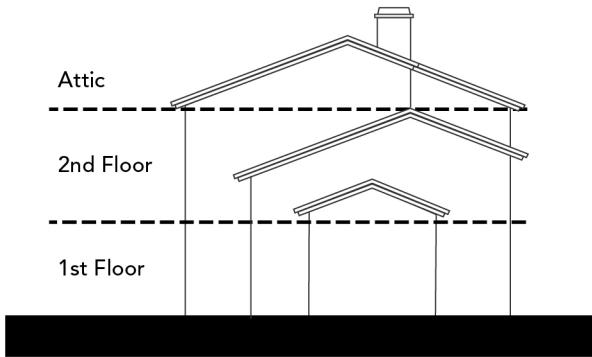
Assisted Living. See "Residential Care Facilities."

Athletic Facility. See "Health/Fitness Facility".

ATM (Automated Teller Machine). An automated device used by the public to conduct banking and financial transactions electronically (i.e., withdrawing cash from, or depositing cash or checks into, a bank, savings, credit union, credit card or similar account). Does not apply to retail point-of-sale transactions within a fully enclosed location. Also refers to machines located on properties separate from financial institutions.

Attic. The area located between the top plate of the uppermost habitable floor and the roof or ridge of a building, as further defined in the Building Code (see Figure 9-2: Attic).

Figure 9-2
Attic



Auto Repair. See “Vehicle Repair and Service.”

Auto Service or Servicing. See “Vehicle Repair and Service.”

Auto Accessory Service. See “Vehicle Repair and Service.”

Automatic Controller. A mechanical or solid-state irrigation system timer capable of operating irrigation valve stations to set the days and length of time of a water application.

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

9109.01.030 – “B” Definitions

Amended by Ord. No. 2348

Balcony. A projecting platform on a building, sometimes supported from below, sometimes cantilevered; enclosed with a railing or low wall.

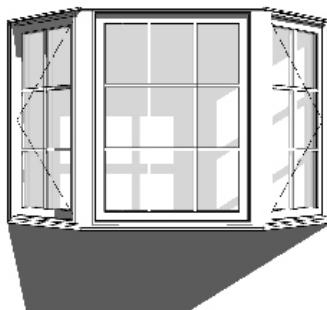
Bail Bond Services. A business that provides bail bonds, documents that ensure to the court system that a person facing charges, and who typically is in jail, will appear for future court appointments if released.

Basement. Any area in a structure in which the ceiling is not more than 30 inches above grade so that it does not create a split-level or be considered as a regular story.

Bar. See “Eating and Drinking Establishments.”

Bay Window. A large window or series of windows projecting from the outer wall of a building and forming a recess within. Some bay windows may have window seats (see Figure 9-3: Bay Window).

Figure 9-3
Bay Window

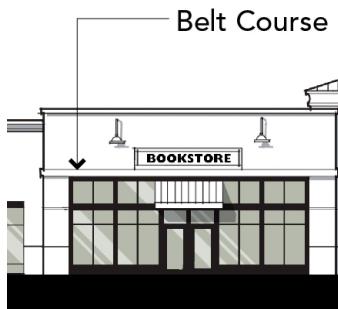


Bedroom. A bedroom is a private room intended primarily for sleeping. In order to qualify as a bedroom it requires a closet and a means of egress.

Belt Course. An architectural building feature characterized by a narrow and continuous horizontal course of masonry, sometimes slightly projected. May also be referred to as a string course or sill course (see Figure 9-4: Belt Course).

Boarding House. A boarding house is a residence or dwelling, other than a motel or hotel, wherein two or more rooms, with or without cooking facilities in the rooms and/or for groups, are rented to individuals, persons or groups under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence. Notwithstanding this definition, no single-family residence operated as a group home pursuant to the Community Care Facilities Act, that is otherwise exempt from local zoning regulations, shall be considered a boarding house.

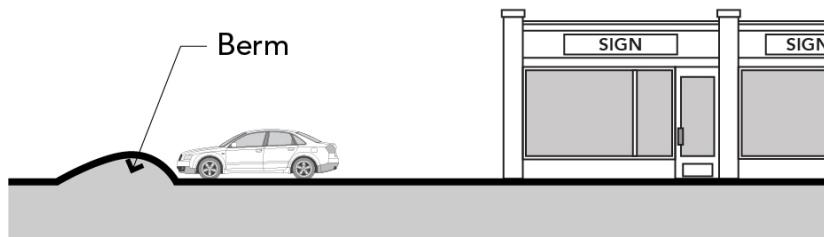
Figure 9-4
Belt Course



Best Management Practices (BMPs): Methods that have been determined to be the most effective, practical means of preventing or reducing pollution from non-point sources.

Berm. A raised earthen area (see Figure 9-5: Berm).

Figure 9-5
Berm



Boarding House. A boarding house is a residence or dwelling, other than a motel or hotel, wherein two or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence. Notwithstanding this definition, no single-family residence operated as a group home pursuant to the Community Care Facilities Act, that is otherwise exempt from local zoning regulations, shall be considered a boarding house.

Breezeway. A structure with a roof and open sides that connects two buildings. A breezeway is considered part of the primary structure for the purpose of determining setbacks and floor area.

Brewery and Alcohol Production. An establishment which produces ales, beers, meads, hard ciders, wine, liquor and/or similar beverages on-site. Breweries may also serve beverages on-site, and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

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 materials. See also "Structure."

Accessory Building. A detached subordinate building used only as incidental to the main building on the same lot.

Main Building. A building in which is conducted the principal use of the lot on which it is situated. In the event a garage is attached to the main building, it shall be made structurally a part of, and have a common wall with the main building and shall comply in all respects with the requirements of this title applicable to the main building.

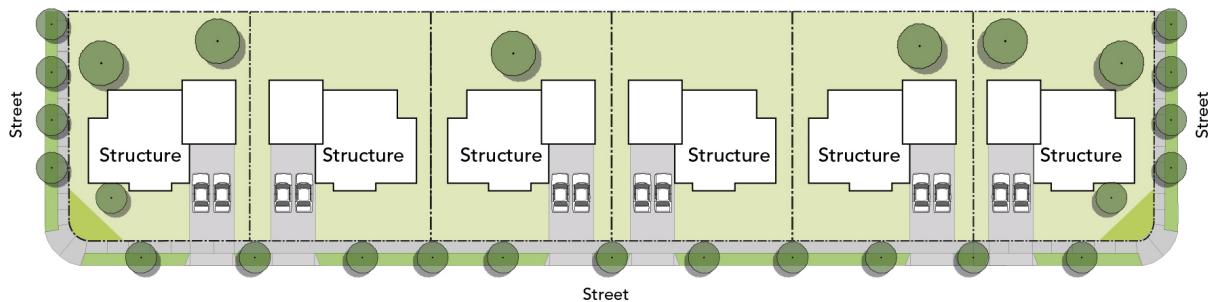
Building Height. See Height.

Building Line. A building line established by an ordinance, or any private property line bounding a public right-of-way.

Building Official. The Building Official of the City of Arcadia, or his or her designee.

Block. All property fronting upon one side of a street between intersecting and intercepting streets, or between a street and right-of-way, water way, end of dead-end street or city boundary. An intercepting street shall determine only the boundary of the block on the side of the street which it intercepts (see Figure 9-6: Block).

**Figure 9-6
Block**



Building Materials Sales and Services. Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include Contractors' Yards and hardware stores less than 10,000 square feet in floor area (see Retail Sales) or plant nurseries.

Business and Business Activity. Any sole proprietorship, partnership, joint venture, corporation or other business entity formed for profit-making purposes.

Buttress. A structural architectural feature set at an angle to or bonded into a wall to strengthen or support the wall.

9109.01.040 – “C” Definitions

Cabana. See “Accessory Structure.”

Canopy or Canopy Structure. A sheet of flexible material, fabric, or membrane such as nylon, plastic, or other similar material that is supported by or attached to a frame having a location on the ground and made of fiberglass, metal, wood, or plastic or any other similar material, and generally used for the shielding or protection of vehicles or other equipment stored outside. Canopy structures include but are not limited to prefabricated canopies ready-made for simple assembly and canopies which are built, constructed, or composed of parts joined together in some definite manner. This definition excludes awnings attached to structures.

Car Sharing. The provision of designated permanent parking spaces for membership-based car sharing vehicles that charges a use-based fee related to a specific vehicle, primarily for hourly or other short-term use through a self-service fully automated reservation system, but not by means of a separate written agreement that is entered into each time a vehicle is transferred to a customer.

Car Wash. See “Vehicle Repair and Service, Automobile Washing/Detailing.”

Caretaker Unit. A dwelling unit located at the Santa Anita Racetrack intended for temporary use by caretakers of horses.

Carport. A permanent one-story accessory building consisting of a roof and supporting members, unenclosed on at least one side and designed or used for the parking or temporary storage of motor vehicles of owners or occupants of the principal building. If a carport is structurally attached or connected to any principal building on the same lot, such carport shall be considered part of the principal building and shall not be deemed an accessory building.

Catering Service. A facility for the preparation and storage of food and food utensils for off-premise consumption and service

Cellar. See “Basement.”

Certificate of Compliance; Conditional Certificate of Compliance. A document issued by the City and recorded by the County Recorder certifying that a specified real property complies with the provisions of the Subdivision Map Act (Government Code Sections 66410 et seq.) and this Chapter. A Conditional Certificate of Compliance includes any conditions that the City may impose upon the granting of the certificate requiring that specified terms be complied with before the subsequent issuance of a permit or other grant of approval for development of the property.

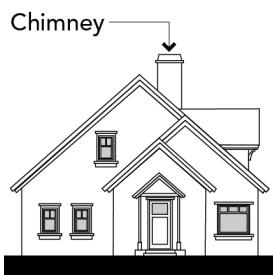
Certificate of Demolition. Required review prior to issuance of a Demolition Permit to ensure completion of a full historical evaluation for structures, buildings, and objects that are 50 years of age or older to determine historical significance. See Section 9107.07 (Certificate of Demolitions).

Check Cashing Shops/Payday Loans. A commercial land use that generally includes some or all of a variety of financial services including cashing of checks, warrants, drafts, money orders, or other commercial paper serving the same purpose; deferred deposit of personal checks whereby the check casher refrains from depositing a personal check written by a customer until a specific date; money transfers; payday advances; issuance of money orders; and similar uses.

Child Play Area. A recreational space for children generally comprised of playground equipment and toys.

Chimney. A primary vertical structure containing one or more flues, for the purpose of carrying gaseous products of combustion and air from a fuel-burning appliance to the outside atmosphere (see Figure 9-7: Chimney).

**Figure 9-7
Chimney**



Church. See “Places of Religious Assembly.”

City Engineer. The City Engineer of the City of Arcadia or an authorized designee(s).

City Manager. The City Manager of the City Arcadia or an authorized designee(s).

Clinic. See “Hospitals and Clinics.”

Coffee Production. Any process in which coffee beans are used as raw materials to produce coffee or coffee-based products.

Commercial Equipment. Includes but is not limited to backhoes, tractors, bucket loaders, air compressors, concrete mixers, road rollers, concrete pumps, or pole and pipe dollies, and similar transportable equipment.

Commercial Recreation. Establishments providing participant or spectator recreation, either indoors or outdoors, for a fee or admission charge. Illustrative examples of these uses include:

- batting cages
- billiards and pool halls
- bowling alley
- country clubs
- family fun centers
- golf courses
- rock climbing
- skating rink (ice or roller skating)

Commercial Use. Any business that sells goods or services to the public, either retail or wholesale, for remuneration.

Commission or Planning Commission. The Planning Commission of the City of Arcadia.

Common Interest Development. The term Common Interest Development means the following, all definitions of which are based upon Civil Code Section 4100 or subsequent amendments: (1) a condominium project; (2) a community apartment project, (3) a stock cooperative, or (4) a planned development.

Community Garden. See “Agriculture, Urban Agriculture.”

Compatible Use. See “Use.”

Complete Independent Living Facilities. Permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

Conditional Use. See “Use.”

Conditional Use Permit. A discretionary permit required for certain uses specified in this Code to provide for the thorough review of such proposed uses and their associated structures and other improvements, with the intent of ensuring that if approved, such use can be operated in a manner compatible with surrounding uses. The responsible review authority for Minor Use Permits is the Commission. See Section 9107.09 (Conditional Use Permits and Minor Use Permits).

Condominium. A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof. The area within these boundaries may be filled with air, earth, or water, or any combination thereof, and need not be physically attached to land except by easements for access and, if necessary, support. As defined in California Civil Code section 1351 (f), as may be amended.

Condominium Development, Commercial. A structure or structures in which an undivided interest in the land is coupled with the right to the exclusive occupancy of a designated commercial space (unit) and/or spaces (units) and accompanying facilities.

Condominium Development, Residential. A structure or structures in which an undivided interest in the land is coupled with the right to the exclusive occupancy of a designated residential space (unit) and/or spaces (units) and accompanying facilities.

Construction Offices. Temporary offices related to construction activities, including equipment and materials storage and vehicle parking.

Convalescent Facilities. See “Residential Care Facilities.”

Convenience Store. Easy access retail stores selling a combination of alcohol, gasoline, and a range of merchandise to provide a variety of items primarily for the motoring public. Convenience store shall comply with the standards in Section 9104.02.040 (Alcoholic Beverage Sales Businesses).

Co-Operative Multifamily Building. Any multifamily dwelling, as defined in this Development Code, existing or proposed to be constructed where it is proposed that persons will possess an undivided equitable or legal right or interest, including but not limited to shares, stock, or beneficial interest in trust, in a multifamily dwelling in the City coupled with an exclusive right or interest to possess, occupy, or use one or more dwelling units in the multifamily building, and shall also mean a condominium, as defined in California Civil Sec. 1350, and a community apartment project as defined in California Business and Professions Code Sec. 11004.

Corner Cutback. See **Vehicular Visibility Area**.

Cornice. An ornamental molding representing the uppermost horizontal molded projection or other uppermost horizontal element located at the top of a building or portion of a building (see Figure 9-8: Cornice).

Figure 9-8
Cornice



Cottage Food Operation. A use located within a dwelling where certain low-risk food products that do not require refrigeration are made and sold, and as defined in Section 113758 of the California Health and Safety Code.

Council or City Council. The elected legislative body of the City of Arcadia.

County Clerk. The Los Angeles County Clerk.

County Recorder. The Los Angeles County Recorder.

Crematorium. A mortuary building or facility that holds the equipment necessary for cremation.

Cul-de-sac. A road or street that is not a through road or street, that is open at one end for ingress and egress. At the end of a cul-de-sac is a special provision or area for vehicles to turn around (generally a circular area which may or may not have a center curb area).

One Sided Cul-De-Sac. A cul-de-sac which is only half formed in that the centerline of the cul-de-sac establishes one side of the cul-de-sac and the otherwise entire bulk of the cul-de-sac is only half formed and not fully rounded as is customary for cul-de-sacs.

Cultural Institution. Any facility such as a museum or library that displays or preserves objects of community or cultural interest relating to one or more of the arts or sciences. This use includes libraries, museums, and art galleries.

Curbline. The line of the face of the curb nearest to the street or roadway and shall include the extension of such line across a drive approach or other break in the curb.

9109.01.050 – “D” Definitions

Amended by Ord. No. 2375

Data Center. An industrial building containing floor space that houses computer mainframes, servers, and IT equipment primarily for the purpose of storing data and distributing data stored on-site. Data centers also contain all associated power distribution, cooling, cabling, fire suppression and physical security systems.

Day Care, Adult. See “Day Care, General.”

Day Care, General. Establishments providing non-medical care for persons on a less than 24-hour basis other than Day Care, Limited. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California. Such use must comply with all applicable State regulations, and specifically those set forth in the California Health and Safety Code commencing with Section 1596.70, to be considered a General Day Care facility. General Day Care establishments may be accessory to an industrial, commercial or institutional use, as may be allowed by Division 2 (Zones, Allowable Uses, and Development Standards) of this Development Code.

Day Care, Limited. Nonresidential, nonmedical care and supervision of 14 or fewer persons on a less than 24-hour basis.

Day Care, Limited - Cooperative (12 or fewer children). Day care facilities as defined and regulated by California Health & Safety Code Section 1596.792(e), where parent groups care for up to 12 children through a cooperative arrangement and there is no payment of money or receipt of in-kind income in exchange for care.

Day Care, Limited - Small Family (8 or fewer children). Day care facilities located in single-family dwellings where an occupant of the dwelling provides care and supervision for eight or fewer children. Children under the age of 10 years who reside in the dwelling count as children served by the day care facility. Such use must comply with all applicable State regulations, and specifically those set forth in the California Health and Safety Code commencing with Section 1596.70, to be considered a small family child care home.

Day Care, Limited - Large Family (9 to 14 children). Day care facilities located in single-family dwellings where an occupant of the dwelling provides care and supervision for nine to 14 children. Children under the age of 10 years who reside in the dwelling count as children served by the day care facility. Such use must comply with all applicable State regulations, and specifically those set forth in the California Health and Safety Code commencing with Section 1596.70, to be considered a large family child care home.

Fifteen or more children. See “Day Care, General” for facilities serving 15 or more children.

Day Spa. Health, beauty, and relaxation services that deal with the cosmetic, therapeutic, and/or holistic treatments, where people visit for professionally administered personal care treatments. This use can include massage services as an ancillary.

Daytime Sports and Athletic Events (live). Characterized by activities (sports and athletic events) that draw large numbers of people to specific live events or shows. Activities are generally of a spectator nature, including horse racing with or without pari-mutual wagering on the results thereof, motorcycle racing, and pet shows and demonstrations. Accessory uses may include restaurants, bars, concessions, parking, food membership distribution, and maintenance facilities.

Deck. Any unroofed patio, balcony, terrace, gallery, veranda, piazza, porch, portico or similar projection from an outer wall of a building, other than a carport as defined herein, that is over 18 inches above grade. A deck shall include any associated stairs. A deck shall have no enclosure, other than the side(s) of the principal building to which it is attached; provided, however, a deck may have a railing or wall that complies with Building Code requirements.

Deck, Roof. A “deck” as defined in this Division that is located on top of a structure’s roof.

Dedication. The grant of real property for public use.

Demolition. The intentional destruction and removal of 50 percent or more of the enclosing exterior walls and 50 percent of the roof of any structure.

Density. The population and development capacity of residential land based on the number of dwelling units per acre of land excluding street right-of-ways.

Density Bonus. A density increase over the otherwise maximum allowable residential density established by this Development Code and in the Land Use Element of the General Plan as of the date of application by the developer.

Design (subdivision). For the purpose of subdividing land only shall mean (1) street alignments, grades, and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required casements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific requirements in the plan and configuration of the entire subdivision as may be necessary or convenient to ensure compliance to or implementation of the General Plan any specific plan.

Design Guidelines. Refers to any of the City’s adopted design guidelines.

Design Review. The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. See Section 9107.19 (Site Plan and Design Review).

Developer. Any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities, which seeks city permits or approvals for all or part of a residential development.

Development Agreement. An agreement entered into between the city and a developer pursuant to Section 65864 of the California Government Code and Section 9107.11 (Development Agreement) of the Development Code.

Development Code. The Development Code of the City specified in Municipal Code Article IX, Chapter 1 and the regulations found therein.

Director. The Development Services Director of the City of Arcadia, or his or her designee.

Discretionary Approval. Any entitlement or approval required by Article IX Chapter 1 (Development Code) of the Arcadia Municipal Code, including but not limited to, architectural design review approval, conditional use permit, variance, and subdivision map.

Division of Land. Any lot or contiguous lots of land, improved or unimproved which are divided for the purpose of transfer of title, sale, lease, or financing, whether immediate or future, into two or more lots or the consolidation of separate lots of land or a co-operative multiple building, as defined above. Any conveyance of land to a governmental agency, public entity, or public utility shall not be considered a division of land for the purposes of computing the number of lots under Development Code. "Division of Land" shall not mean land dedicated for cemetery purposes under the State Health and Safety Code or the leasing or financing of apartments, offices, stores, or similar space within an apartment building, a commercial building, an industrial building, mobile home park, or trailer park, or division of a gas, mineral, or oil lease.

Donation Box. A bin, storage shed, or similar facility measuring no more than eight feet in height, and established as an accessory use to a primary use for the purpose of providing a collection location for donated clothes, shoes, and small household items. Such facilities generally are established by a charitable or non-profit organization.

Drainage Facility. Any drainage device or structure which may be used to control or direct the flow of water or alleviate a flood hazard, including but not limited to berms, channels, culverts, curbs, ditches, gutters, pavement, pumps, and pipes.

Drive-Through or Drive-Up Facilities. An establishment that sells products or provides services to occupants in vehicles, including drive-in or drive-up windows and drive-through services. Examples include fast food restaurants, banks, and pharmacies. Does not include "click and collect" facilities in which an online order is picked up in a stationary retail business without use of a drive-in service.

Driveway. A driveway is a paved area that provides vehicle access from a public right-of-way to a parking area or garage.

Dwelling. A structure or portion thereof designed exclusively for permanent residential purposes, but not including hotels, motels, emergency shelters, or extended stay locations.

Accessory Dwelling Unit. An attached or detached dwelling unit which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as an existing qualified primary dwelling unit is situated.

Dwelling Unit. Any structure or portion thereof designed for living and sleeping purposes that contains independent cooking and sanitation facilities.

Junior Accessory Dwelling Unit. An accessory dwelling unit that is contained entirely within an existing or proposed single family structure and is not more than 500 square feet in area, which provides independent living facilities, including provisions for cooking and either separate or shared sanitation on the same parcel as an existing qualified primary dwelling unit is situated.

Multifamily Dwelling. A structure or portion thereof containing three or more dwelling units designed for the independent occupancy of three or more households. Development types include apartments, townhomes, single-room occupancy, and residential condominiums.

Primary Dwelling. An existing single-unit residential structure on a single lot with provisions for living, sleeping, eating, a single kitchen for cooking, and sanitation facilities, and occupied by one household.

Single-Family Dwelling. A detached structure containing no more than one dwelling unit which, regardless of form of ownership, is designed and/or used to house not more than one household, including all domestic employees for such household.

Two-Family Dwelling (Duplex) Unit. A building containing two complete dwelling units designed for the independent occupancy of two households.

See also "Live/Work Unit", "Manufactured Housing" and "Mobile Housing Unit."

9109.01.060 – "E" Definitions

Amended by Ord. No. 2375

Amended by Ord. No. 2400

Easement. A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

Eating and Drinking Establishments

Bar, Lounges, Nightclubs, Taverns. Any establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the State Department of Alcoholic Beverages and in which persons under 21 years of age are restricted from the premises. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee. May include food services as an accessory use.

Outdoor Dining. A dining area with seats and/or tables located outdoors of a sit-down restaurant, fast food, or other food service establishment. Outdoor dining is located entirely outside the walls of the contiguous structure or enclosed on one or two sides by the walls of the structure with or without a solid roof cover.

Restaurant, Large. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, where the total space dedicated to the use is greater than 2,000 square feet. Includes restaurants, gastropubs and other eating and drinking establishments that serve alcoholic beverages for consumption on the premises.

Restaurants, Small. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, where the total space dedicated to the use is 2,000 square feet or less. Includes restaurants, gastropubs and other eating and drinking establishments that serve alcoholic beverages for consumption on the premises.

Eave. The extension of a roof beyond an exterior wall, with no enclosed area underneath it (see Figure 9-9: Eave).

Figure 9-9
Eave



Electronic Cigarettes and Vaping Device. An electronic and/or battery-operated device, the use of which may resemble smoking, which can be used to deliver an inhaled dose of nicotine or other similar product. "Electronic smoking and vaping device" includes any such electronic smoking or vaping device, whether manufactured, distributed, marketed, or sold as an electronic cigarette (e-cigarette), an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, personal product vaporizer (i.e., liquid, dry herb, oils, wax, etc.), electronic nicotine delivery system, e-hookah, or any other similar system. "Electronic smoking and

"vaping device" does not include any product specifically approved by the United States Food and Drug Administration for use in the mitigation, treatment, or prevention of disease.

Electronic Submittal. The utilization of one or more of the following: email, the internet, facsimile (fax).

Electronic Game Center. See "Arcade."

Emergency Shelter. Housing with minimal supportive services for homeless persons. Occupancy is limited to a maximum of six months. No individual or household may be denied emergency shelter because of an inability to pay. Per Government Code section 65583 subdivision (a)(4), "emergency shelter" shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. This definition is established pursuant to the provisions of California Health and Safety Code (Section 50801[e]), as amended.

Employee Housing. Employee housing shall mean any portions of any housing accommodations for employees, including farmworker housing (as defined in Section 17008 of the California Health and Safety Code, as amended) which has qualified or where the owner intends to qualify for a permit to operate under the Employee Housing Act (Health and Safety Code Section 17000 et seq.).

Employee housing for six or fewer employees shall be treated as single-family dwelling and permitted in the same manner as other dwellings of the same type in the same zone.

Employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

Enclosed. A building or structure that is surrounded by walls on all sides. "Unenclosed" shall mean a building or structure that is not enclosed.

Environmental Analysis. An analysis conducted in compliance with the provisions of the California Environmental Quality Act (CEQA), California Public Resources Code Section 21000 et seq.

Establishment. See "Business and Business Activity."

Extended Hours Use. Any non-residential use that operates for at least one hour between the hours of 10:00 PM and 5:00 AM. In Downtown Zones (CBD, MU, DM, and C-M Zones), Extended Hours Use is any non-residential use that operates for at least one hour between the hours of midnight and 6:00 AM.

Extended Stay Hotel. See "Long-Term Stay Hotel."

9109.01.070 – "F" Definitions

Amended by Ord. No. 2375

Amended by Ord. No. 2400

Façade. The portion of any exterior elevation of a structure from grade to the top of the roofline and the width of the structure.

Family. A group of persons, whether related or unrelated, who live together in a nontransient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a "family" for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of this code.

FAR. See Floor Area Ratio (FAR).

Farmers Market. An outdoor market certified for direct retail sales by farms to the public by the State or County Agricultural Commission under California Code of Regulations Title 3, Chapter 3, Article 6.5. Farmers' Markets can also include limited sales of crafts and goods.

Farmworker Housing. A housing accommodation developed for, or provided to, farmworkers. Farmworker housing may be a farmworker dwelling or a farmworker housing complex. Farmworker Housing shall be permitted in residential and non-residential zones.

Farmworker dwelling unit. A structure which is occupied solely by up to six agricultural (farm) employees or one agricultural (farm) employee and the worker's household.

Farmworker housing complex. A living unit or units for agricultural (farm) employees and their families consisting of up to thirty-six (36) beds in a group quarters or up to twelve (12) farmworker dwelling units or spaces designed for use by a single family or household.

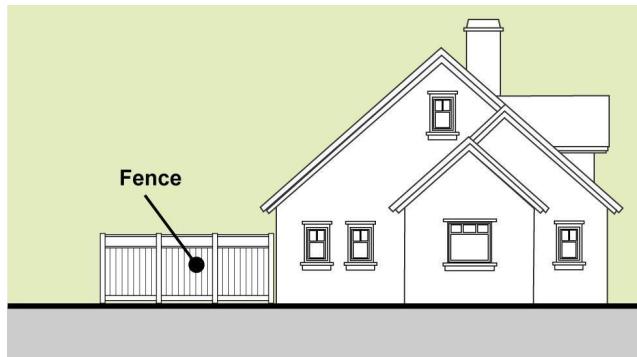
Fence. An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land (see Figure 9-10: Fence). Fences may also be walls, hedges, and screen planting. See also "Wall."

Decorative Column on Fence. A vertical supporting member with an aesthetically significant textured surface, including, but not limited to stucco, split face, stone veneer, brick veneer, wood veneer, ledgerstone, solid stone, solid brick, and solid wood.

Decorative Fence. A fence that is aesthetically significant in design and construction with a non-deterring color, and a compatible finish that is consistent with the structure(s) on the property and adjacent properties.

Fence Cap. A horizontal surface atop a column.

Figure 9-10
Fence



Filming Activities. All uses, structures and activities related to the production of motion pictures, television programming music and corporate videos, advertisements, and commercial still photography. Said activities include, but are not limited to, preparation, filming, and strike time, and the ancillary functions accessory thereto.

Final Map. A map showing a subdivision of lots prepared in compliance with the provisions of this Division and the Act (Government Code Sections 66410 et seq.) and in a manner to be filed in the office of the County Recorder. The map may be a final map, final parcel map, final vesting map, or final vesting parcel map.

Financial Institutions and Related Services. A bank, savings and loan, credit union, or other financial institution that provides retail banking services to individuals and businesses. These uses include only those institutions engaged in the on-site circulation of cash money. This does not include Check Cashing Shops/Payday Loans.

Fireplace. An assembly consisting of a hearth and fire chamber of noncombustible material and provided with a chimney, for use with solid or gaseous fuels.

Fire Escape. A form of egress for emergency purpose, typically a set of stairs located on the exterior of a building.

Flood hazard. A potential danger to life, land, or improvements due to inundation or stormwater runoff having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage structures, or erode the banks of water courses.

Floor. See "Story."

Floor Area. The total gross dimensions (in square feet) of all the floors below the roof and within the outer surface of the walls of a building or structure. See also Section 9103.01.030 (Measuring Floor Area and Floor Area Ratio). See also “Gross Leasable Area.”

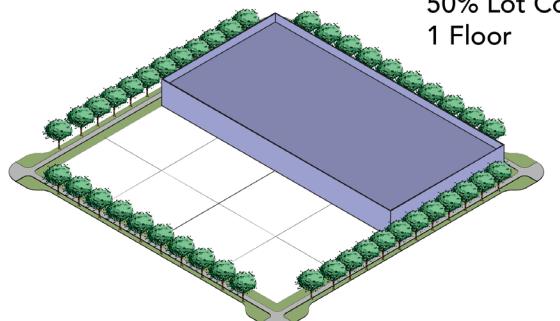
Floor Area Ratio (FAR). The numerical value obtained by dividing the aboveground floor area of any building(s) located on a lot by the net area of the lot. See Figure 9-11: Floor Area Ratio and Section 9103.01.030 (Measuring Floor Area and Floor Area Ratio).

Figure 9-11
Floor Area Ratio

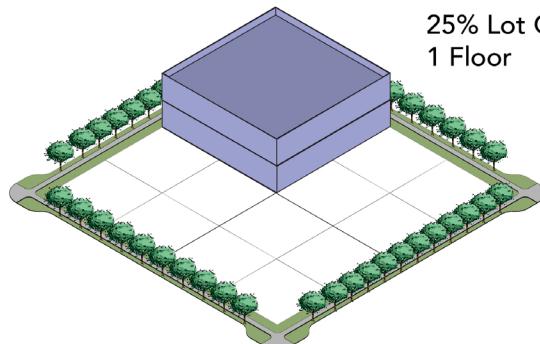
Possible Building Configurations for 0.5 FAR

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Gross Floor Area (All Floors)}}{\text{Lot Area}}$$

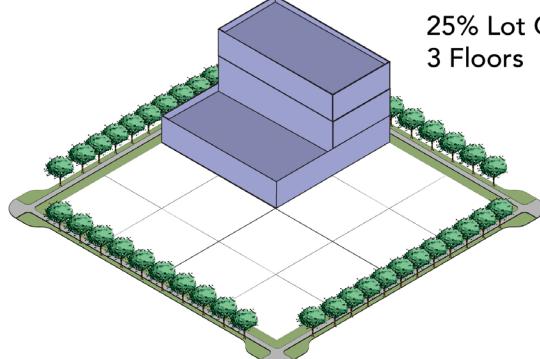
50% Lot Coverage
1 Floor



25% Lot Coverage
1 Floor



25% Lot Coverage
3 Floors



NOTE: Variations may occur if upper floors
are stepped back from ground level lot coverage.

Food and Beverage Events. Festivals, events, and assemblies where the sale of food or beverages is the organizing feature. Food and beverages may be sold individually or through tickets/credits. This use may include barbeques and picnics.

Food Processing. Food processing establishment includes any room, building, or place or portion thereof, maintained, used, or operated for the purpose of commercially storing, packaging, making, cooking, mixing, processing, bottling, canning, packing, slaughtering, or otherwise preparing or handling food except restaurants.

Food Truck. See “Vending Vehicle.”

Frontage. That portion of a lot which abuts a public or private street or highway to which the lot has the right of access. May also refer to that face of a building or length of a lot that is parallel to, or is at a near parallel angle to a public street or public parking area.

Fueling Station. See “Vehicle Repair and Service, Service/Fueling Station.”

Fulfillment Centers. Warehouses defined in this section in which the primary purpose of the use is the sale and shipment of goods and products stored within the warehouse to customers. The vehicles or trucks used to transport the products and goods may be stored on-site. Alternatively known as “logistic centers” or a “warehouse distribution centers.”

Funeral Homes and Mortuaries. Establishments engaged in the provision of service involving the care, preparation, or disposition of human dead other than in cemeteries. May or may not include crematories and/or mortuaries. No interment is provided on site. May include areas for assembly services and living quarters for funeral home/mortuary manager.

9109.01.080 – “G” Definitions

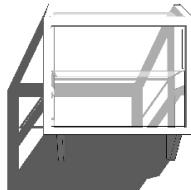
Game Arcade. See “Arcade.”

Garage. A fully enclosed facility used for the parking of vehicles. May be attached to or detached from the residence(s) or business(es) which it serves.

Garage and Yard Sales. The temporary sale of goods, wares or merchandise from a residential property principally used as a residence. See Section 6437 (Patio, Garage and/or Backyard Sales) of the Municipal Code.

Garden Window. A large window or series of windows projecting from the outer wall of a building and forming a recess within, where glass is present on all sides, except for the bottom (see Figure 9-12: Garden Window). Some garden windows may have shelves.

Figure 9-12
Garden Window



Gas Station. See “Vehicle Repair and Service, Service/Fueling Station.”

Gate. A physical barrier similar to a fence or wall to demarcate areas, and can be operated either manually or mechanically to provide ingress or egress between areas.

Generator. See “Mechanical Equipment.”

Geologic Hazard. A hazard inherent in the earth or artificially created, which is dangerous or potentially dangerous to life, property, or improvements due to the movement, failure, or shifting of earth.

Government Facilities. A building or structure owned, operated or occupied by a governmental agency to provide a governmental service to the public.

Grade. The surface of the ground or pavement at a stated location.

Grade, Average Existing. The average level of the highest and lowest existing grade elevation points. See Section 9103.01.050 (Height Measurement and Exceptions).

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

Grade, Finished. The lowest point of elevation of the finished surface of the ground, paving, or sidewalk adjacent to the building at the completion of a project regulated by this Development Code.

Greenhouse. A building or structure containing a collection of plants and vegetation for horticultural purposes, e.g., fruit and vegetable gardens.

Gross Floor Area. See “Floor Area.”

Gross Leasable Area. The floor area provided for a tenant’s occupancy and exclusive use, including basements, mezzanines or upper floors expressed in square feet and measured from the centerline of joint partitions and from outside wall faces. It is the space for which tenants pay rent, including sales areas.

Group Home. Any residential care facility licensed by the State of California for occupation by six or fewer persons. See definition under Title 22 (Social Security) in the California Code of Regulations (Section 80001[g]).

9109.01.090 – “H” Definitions

Amended by Ord. No. 2348

Amended by Ord. No. 2375

Habitable. A structure or property that is constructed for human occupancy. See also “Uninhabitable.”

Handicraft Industry. Establishments engaged in on-site production of goods by hand involving the use of hand tools and small-scale equipment (i.e., drills and saws, hammers and chisels; paint brushes and sprayers; pottery wheels and kilns; sewing machines; spinning wheels, etc.) and the incidental direct sale to consumers of only those goods produced on-site.

Hardscape. Areas such as patios, decks, driveways, paths and sidewalks that do not require irrigation. Artificial turf shall not be considered hardscape.

Health Care Business. See “Hospitals and Clinics,” “Office, Medical and Dental,” and “Outpatient Surgery Facility.”

Hazardous Waste Facilities. All contiguous land and structures, other appurtenances, and improvements on the land used for the treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous waste. A hazardous waste facility may consist of one or more treatment, transfer, storage, resource recovery, disposal, or recycling hazardous waste management units, or combinations of these units.

Health/Fitness Facilities.

Small. An indoor facility of 3,000 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include Pilates, personal training, dance, yoga and martial arts studios.

Large. A full-service fitness center, gymnasium, or health and athletic club which is over 3,000 square feet in size and may include any of the following: sauna, spa or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; rock climbing wall, boxing ring, cheerleading, aerobic classes and other indoor sports activities; locker rooms and showers.

Hedge. See “Fence.”

Height. The vertical distance from a point on the ground below a structure to a point directly above. See Section 9103.01.020 (Height Measurement and Exceptions).

Heliport. An area used for the landing, parking, or takeoff of helicopters including operations facilities (e.g., fueling, loading and unloading, maintenance, storage, terminal facilities, etc.)

Helistop. A single pad used for the landing, parking, or takeoff of one helicopter and other facilities as may be required by Federal and State regulations, but not including operations facilities (e.g., fueling, loading and unloading, maintenance, storage, terminal facilities, etc.)

Hillside. The side or slope of a hill with a slope of more than 20% grade.

Home Occupation. The conduct of a business within a legal dwelling unit, with the business activity being incidental and clearly accessory to the primary residential use of the property. See Section 9104.02.170 (Home Occupations).

Home Occupation Permit. A permit required for Home Occupations. See Section 9107.13 (Home Occupation Permits)

Home Sharing. A use in which a dwelling, or portion thereof, is rented for tourist or transient purposes for compensation for a period of less than twenty-eight (28) consecutive calendar days, and the primary resident of the dwelling continues to reside on-site, in the dwelling, during the rental period. The definition shall include any arrangement in which the rental period is less than twenty-eight consecutive days or can be reduced below 28 consecutive days, or in which the dwelling is rented multiple times within 28 consecutive days. This definition does not apply to residential care facilities or dwellings operated as a group home pursuant to the Community Care Facilities Act that are otherwise exempt from local zoning regulations.

Horse Keeping. Boarding of horses owned by the occupants of the residential property.

Horse Boarding. See “Animal Sales and Services, Animal Boarding/Kennels.”

Horse Breeding, Training, and Shows. Equestrian activities including the care, breeding, boarding, rental, sale, riding or training of equines and other farm animals or the teaching of equestrian skill and open houses, clinics, and demonstrations.

Hospitals and Clinics. A State-licensed facility providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This use includes incidental facilities for outpatient treatment, as well as training, research, and administrative services for patients and employees. Excludes sanitariums and residential care facilities.

Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Medical Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers, birth center, urgent care clinics and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale.

Hotel. A commercial establishment offering overnight visitor accommodations, but not providing room rentals on an hourly basis. A hotel or motel may include ancillary facilities such as common meeting rooms, dining facilities, and guest amenities. See also “Long-Term Stay Hotel” and “Motel”.

Hotel Condominiums. A hotel, including long-term hotel as defined in this section in which as part of an approved condominium project allows for one or more of the units to be individually owned and for those units to be offered on a commercial basis for overnight visitor accommodation, but not providing the units as room rentals on an hourly basis or for permanent residency. Hotel condominiums do not include fractional ownership of any unit such as timeshares or other vacation ownership.

9109.01.100 – “I” Definitions

Amended by Ord. No. 2375

Indoor Entertainment. An establishment offering predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, live performance theaters, meeting halls, dance halls, pop-museums, escape rooms, and interactive exhibits.

Improvements (subdivision). Street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the subject final map. Improvement also refers to other specific improvements or types of improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency or by a combination, is necessary or convenient to ensure compliance with or implementation of the General Plan or any applicable specific plan.

Industrial. 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, incidental office storage, sales, and distribution of the parts or products; and laundry and dry cleaning plants. Excludes vehicle/equipment rentals (“Vehicle/Equipment Rentals”), vehicle repair and service (“Vehicle Repair and Service”), and vehicle sales (“Vehicle Sales”).

Light Industrial. The manufacture 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 industries include, but are not limited to, the manufacture of baked goods (industrial bakeries) clothes, shoes, furniture, consumer electronics, and household items.

Heavy Industrial. The manufacture and/or processing of materials and goods utilizing 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 by the U.S. Environmental Protection Agency, and requirement for specialized permits from federal and state occupational health and safety agencies.

Integrated Development. A group of two or more adjacent uses and/or lots planned and/or developed in a joint manner which may include shared structures, public spaces, landscape, and/or parking facilities. Integrated developments may be under single or multiple ownership.

9109.01.110 – “J” Definitions (Reserved)

9109.01.120 – “K” Definitions

Karaoke and/or Sing-Along Uses. Any primary or accessory indoor/outdoor gathering, conducted in an open forum, where one or more persons participate in live singing accompanied by recorded music (possibly aided by video) from which the vocals have been removed.

Kennel: See “Animal Sales and Services, Animal Boarding/Kennels.”

Kitchen. A room used for preparation of food. A complete kitchen contains a sink, refrigerator, stove or range top, and oven or microwave. A partial kitchen is missing one of the above components.

Knoll. A landform that extends above the surrounding terrain; hill. See also “Ridge” and “Ridgeline.”

9109.01.130 – “L” Definitions

Laboratories. See “Research and Development.”

Landscaping. Any combination of native or exotic plants, lawn, groundcover, trees, shrubs, and other plant materials, plus decorative outdoor and complementary elements such pools, fountains, water features, paved or decorated walkways or surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements. Plants on rooftops or porches or in boxes attached to structures typically are not considered landscaping.

Lease. An oral or written agreement or contract, tenancy at will, month-to-month, or similar tenancy.

Library. See “Cultural Institution.”

Light Pollution. Light that is directed to areas where it is not needed, and thereby interferes with some visual act or is detrimental to an abutting use or zone.

Light Trespass. Light or glare that enters areas or premises outside the boundary of the premises to be illuminated.

Liquor Store. A retail establishment primarily engaged in the sale of beer, wine, and spirits, and regulated by the Department of Alcoholic Beverage Control.

Live/Work Unit. A unit that combines a work space and incidental residential occupancy occupied and used by a single household. Live/work units have been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity in compliance with the California Building Code. The working space is reserved for and regularly used by one or more occupants of the unit. Living space includes, but is not limited to, a sleeping area, a food preparation area with reasonable work space, and a full bathroom including bathing and sanitary facilities which satisfy the provisions of applicable codes. Live/work units can include renter-occupant and/or owner-occupant.

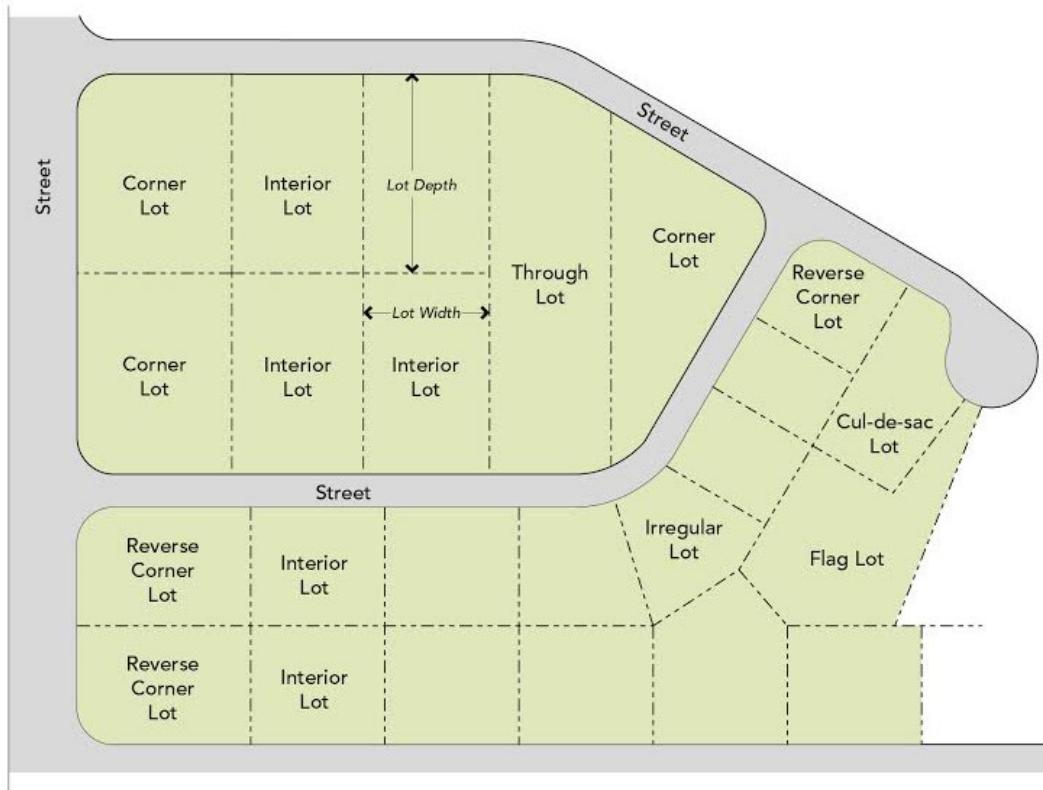
Living Area. The interior habitable area of a dwelling unit, including basements and attics, but not including a garage or any accessory structure.

Loading Space. An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

Long-Term Stay Hotel (Extended Stay). An hotel that offers transient lodging accommodations to the general public, targeted to the business or leisure traveler who is planning to stay for an extended time. To constitute an extended stay hotel, each hotel room must contain kitchen facilities to include a range cooktop, microwave or conventional oven, refrigerator, and sink, and must allow stays longer than 30 days.

Lot. A portion of real property as shown as a single delineated lot with a number or other designation on a plat recorded in the office of the County Recorder. See Figure 9-13 (Lot) for various lot types.

**Figure 9-13
Lot**



Abutting Lot. A lot having a common property line or separated by a public path or lane, private street, or easement to the subject lot.

Corner Lot. A lot bounded on two or more sides by street lines that have an angle intersection that is not more than 135 degrees.

Cul-de-Sac Lot. A lot located on the curving portion of a cul-de-sac street.

Flag Lot. A lot that is located to the rear of another lot and is shaped such that the main portion of the lot area does not have access to a street other than by means of a corridor having less than 25 feet of width.

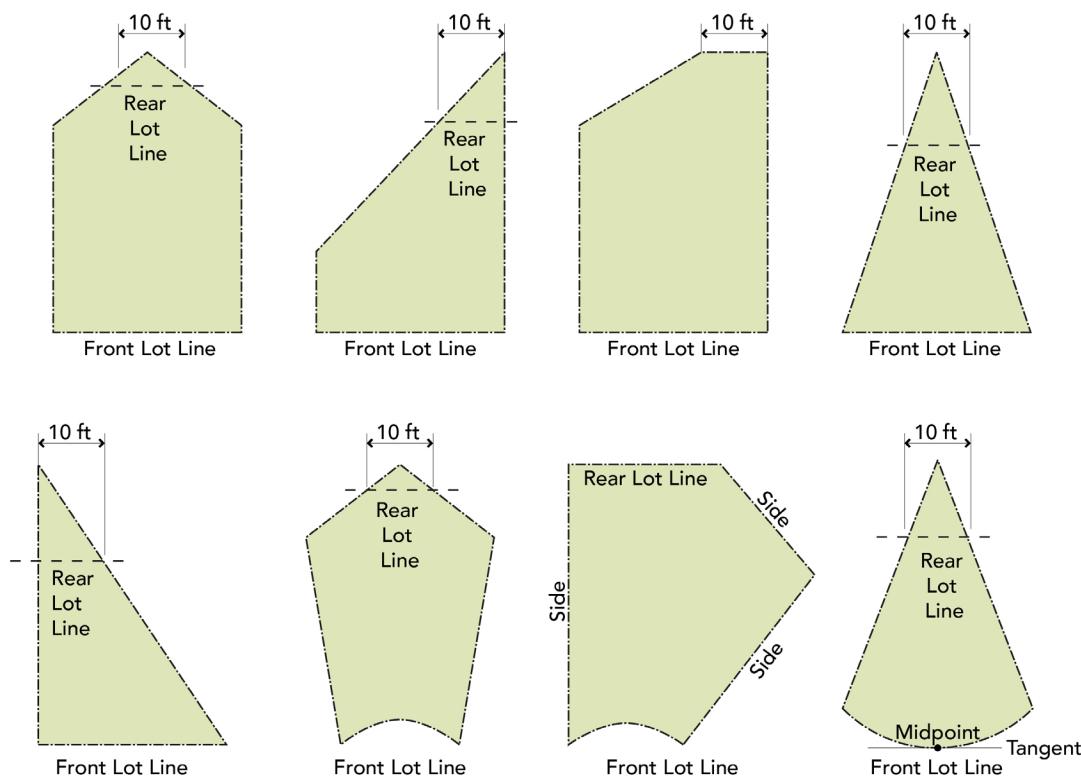
Interior Lot. A lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots or that is bounded by more than one street with an intersection greater than 135 degrees.

Irregular Lot. A lot of irregular, rather than rectangular, shape (see Figure 9-14: Irregular Lots).

Reverse Corner Lot. A corner lot, the rear of which abuts the side of another lot, whether across an alley or not.

Through Lot. A lot having frontage on two parallel or approximately parallel streets.

Figure 9-14
Irregular Lots



Lot Area. The total area measured in a horizontal plane, included within the lot lines of a lot.

Lot Area, Net. The ultimate lot area after the area of right-of-way dedications and private street easements have been subtracted.

Lot Coverage. The percentage of the net area of the lot covered by structures. This includes the perimeter of the building as viewed from a plan view, plus the area of all accessory buildings and structures, including but not limited to: covered porches and patios (including trellis covers), carports, porte-cochères, storage sheds, permanent playhouses, etc.

Lot Depth. Lot depth is the measured distance along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

Lot Line. The boundary between a lot and other property or the public right-of-way.

Lot Line, Front. On an interior lot, the line separating the lot from the street. On a corner lot, the shorter lot line abutting a street. On a through lot, the lot line abutting the street providing the primary access to the lot. On a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained.

Lot Line, Side. Any lot boundary line that is not a front lot line or a rear lot line.

Lot Line, Street Side. On a corner lot, the longer lot line abutting a street.

Lot Line, Rear. A lot line which is opposite and most distant from the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line (or from a straight line drawn at a tangent to the midpoint of a front lot line on a curved street), will be deemed the rear lot line for the purpose of establishing the minimum rear setback (see Figure 9-14: Irregular Lots).

Lot Line Adjustment. The adjustment of property lines between four or fewer legally created adjoining lots, where the land taken from one lot is added to an adjoining lot, and where a greater number of lots than originally existed is not created; approved by the Director in compliance with Subsection 9105.07.030 (Lot Line Adjustments).

Lot Width. The horizontal distance between the side lot lines measured at right angles to the lot depth line, measured from the front property line or at the required front setback line, whichever is greater.

9109.01.140 – “M” Definitions

Manufactured Housing Unit. A dwelling unit which is either wholly or mainly manufactured at an off-site location and is assembled on site on a permanent foundation with permanent service connections. The definition does not include a mobile home, mobile accessory structure, or an automobile trailer or recreational vehicle.

Maintenance and Repair Services, Large Appliances. Establishments that provide home appliance and/or electronic or office equipment repair and maintenance, or building maintenance services. Does not include maintenance and repair of vehicles (see “Vehicle Repair and Service”). Illustrative examples of large appliances serviced include stoves, refrigerators, vacuum cleaners, and copy machines.

Maintenance and Repair Services, Small Appliance. Establishments that provide repair and maintenance for small electronic devices and computers. Illustrative examples of small electronic devices include computers, cellular phones, and other hand-held electronic devices.

Marijuana (Cannabis). All parts of the plant Cannabis sativa L., whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. It does not include (1) Industrial hemp, as defined in Section 11018.5 of the California Health & Safety Code; or (2) The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other product.

Commercial Marijuana Activity. The cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, labeling, transportation, distribution, delivery or sale of marijuana and marijuana products.

Delivery. The commercial transfer of marijuana or marijuana products to a customer. “Marijuana Delivery” also includes the use by a retailer of any technology platform owned and controlled by the retailer, or independently licensed under California law, that enables customers to arrange for or facilitate the commercial transfer by a licensed retailer of marijuana or marijuana products.

Manufacture. To compound, blend, extract, infuse, or otherwise make or prepare a marijuana product.

Marijuana Accessories. Any equipment, products or materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, smoking, vaporizing, or containing marijuana, or for ingesting, inhaling, or otherwise introducing marijuana or marijuana products into the human body.

Marijuana Cultivation. Any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana.

Marijuana Dispensary. A facility where marijuana, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale, including an establishment that delivers cannabis and cannabis products as part of a retail sale.

Marijuana Distribution. The procurement, sale, and transport of marijuana and marijuana products between entities for commercial use purposes.

Marijuana Licensee. The holder of any state issued license related to marijuana activities, including but not limited to licenses issued under Division 10 of the Business & Professions Code.

Marijuana Products. Marijuana that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing marijuana or concentrated cannabis and other ingredients.

Sale. Any transaction whereby, for any consideration, title to marijuana is transferred from one person to another, and includes the delivery of marijuana or marijuana products pursuant to an order placed for the purchase of the same and soliciting or receiving an order for the same, but does not include the return of marijuana or marijuana products by a licensee to the licensee from whom such marijuana or marijuana product was purchased.

Massage Establishment. An establishment where massage services are provided. 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. See "Personal Services – Restricted".

Mechanical Equipment. Equipment used to provide mechanical and/or plumbing functions, including, but not limited to, ventilation fans, heating, cooling and air conditioning equipment, generators, water heaters, cooling and air conditioning equipment, water heaters, spa and pool equipment and any other similar equipment.

Medical Marijuana Dispensary. See "Cannabis Dispensary."

Mining. Extraction of natural resources and raw materials.

Ministerial. A government decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the action, including the issuance of a permit.

Minor Use Permit. A discretionary permit required for certain uses specified in this Code to provide for the thorough review of such proposed uses and their associated structures and other improvements, with the intent of ensuring that if approved, such use can be operated in a manner compatible with surrounding uses. See Section 9107.09 (Conditional Use Permits and Minor Use Permits).

Mixed Use Development (Mixed Use Project). An approach to land use development that involves integrating two or more different types of uses on the same property as part of a unified development. Generally, Mixed Use Development consists of commercial and residential uses integrated either vertically in the same structure or group of structures, or horizontally on the same development site where parking, open spaces, and other development features are shared. However, light industrial and commercial development may also be considered as Mixed Use. In a Mixed Use Development, both uses are considered primary uses of the land.

Mobile Food Vendor. A person or business that operates or assists in the operation of a food vending vehicle. See also "Vending Vehicle."

Modular Home. See "Manufactured Housing Unit."

Motel. A lodging establishment typically featuring a series of rooms whose entrances are immediately adjacent to a parking lot.

Motor Home. See "Recreational Vehicle."

Multi-family Dwelling. See "Dwelling, Multifamily."

Museum. See "Cultural Institution."

9109.01.150 – "N" Definitions

Nail Salon. See "Personal Services, General."

Newsstand. A stall, within an enclosed building, where newspapers and other periodicals are sold.

Nightclub. See "Eating and Drinking Establishments."

Noise-Sensitive Receptor. Any residential dwelling unit or sensitive use, as defined in this section (see "Use").

Nonconforming Lot or Parcel. Any property created by a legal subdivision of land that was created in compliance with all applicable ordinances and laws at the time the property was subdivided but which, due to subsequently enacted ordinances or laws, no longer complies with the applicable regulations and standards for the zone in which the property is located.

Nonconforming Structure. Any structure, building, or improvement that was lawfully established and in compliance with all applicable ordinances and laws at the time it was erected but which, due to subsequently enacted ordinances or laws, no longer complies with the applicable regulations and standards for the zone in which the structure is located.

Nonconforming Use. See "Use."

Non-profit and Public/Quasi-Public Events. Any event or temporary use by an organization, association or corporation which is organized and carried on wholly for the benefit of religious, charitable, educational, recreational or scientific purposes, and from which no individual person other than bona fide employees and assistants necessarily employed receives any gain, remuneration or profit, including veterans' associations and corporations, and including any City, County, State, Federal, Governmental, Political, public or quasi-public unit, body, agency and entity.

Nursery School. See "Day Care."

Nuisance, Public. As defined in Arcadia Municipal Code Article IX, Chapter 4, Section 9402 and Section 9402.3.

9109.01.160 – "O" Definitions

Amended by Ord. No. 2375

Office.

Accessory. See "Use, Accessory Use."

Business and Professional. An establishment providing direct, "over-the-counter" services to consumers (e.g., insurance agencies, real estate offices, travel agencies, utility company offices, etc.) and office-type facilities occupied by businesses providing professional services and/or engaged in the production of intellectual property, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, and legal offices, excluding banks, and savings and loan associations (see Banks and Financial Institutions).

Government. An administrative, clerical, or public contact office of a government agency, including postal facilities, together with the incidental storage and maintenance of vehicles.

Medical and Dental. An office or health facility providing health services including, without limitation, preventative and rehabilitation treatment, diagnostic services, testing and analysis. This use includes offices providing medical, dental, surgical, rehabilitation, podiatric, optometric, chiropractic and psychiatric services, physical therapy, and medical or dental laboratories incidental to these offices and supportive of on-site patient services, but exclude inpatient services and overnight accommodation.

Off-Street Loading Facilities. A site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas.

Off-Street Parking Facilities. A site or portion of a site, not including any public right-of-way, devoted to the parking of motor vehicles, including parking spaces, aisles, access drives, and landscaped areas.

Open Space.

Open Space, Common. The total land area within a residential development that is not individually owned nor dedicated for public use, and that is designed, intended, and reserved exclusively for the shared use of all the residents of the development and their guests. Examples include barbecue and picnicking areas, play areas, swimming pools, tennis courts, turf areas, and other recreational or leisure features and facilities. Common Open Space does not typically include enclosed spaces/facilities such as a community center, meeting rooms, etc.

Open Space, Private. A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Open Space, Usable or Improved. Outdoor space that serves a recreational function or provides visual relief from the building mass.

Open Space, Unimproved. Any open space that has not been landscaped or otherwise provided with amenities, and is generally kept in a natural state.

Ornamental Street Lighting. A system of street lighting composed of individual free-standing light standards.

Outdoor Charitable Donation Boxes. See “Donation Boxes.”

Outdoor Dining. See “Eating and Drinking Establishments.”

Outdoor Entertainment. Any activity conducted out of doors and accessory to an allowed commercial use, and conducted for the enjoyment of the commercial patrons. Does not include any activity conducted out of doors in association with an approved Temporary Use Permit pursuant to Section 9107.23 (Temporary Use Permits).

Outdoor Storage. The storage of any materials outside of a structure, either as an accessory or primary use.

Outdoor Use and Display. Any condition other than storage whereby activities are conducted and/or merchandise is placed and advertised for sale outside of a structure, either as an accessory or primary use.

9109.01.170 – “P” Definitions

Amended by Ord. No. 2375

Amended by Ord. No. 2401

Parking Area. A space dedicated to accommodate any parking and loading space/stalls, loading area, backup area, driveways, and aisles.

Parking, Joint Use. The use of a single parking facility by several related uses occupying the same or adjacent parcels. For example, the use of a single parking facility by tenants of a shopping center.

Parking, Shared. The use of a single parking facility by two distinctly different uses with distinctly different hours of operation such that the shared use of the facility can be accomplished without limiting the ability of one use to occupy the facility to the detriment of the other. For example, distinctly different uses could be a place of religious assembly which generally has weekend parking demands and an office development, which typically uses the parking facility during the week.

Parking Space. An unobstructed space or area other than a street or alley that is permanently reserved, maintained, and accessible for the parking of one motor vehicle.

Garage Parking Space. A parking space provided within an enclosed structure, with a closing and locking door, whose primary use is the storage of vehicles.

Off-Street Parking Space. A permanent parking space for a vehicle which is designed to City standards and not located on a dedicated street right-of-way.

On-Street Parking Space. A parking space for a vehicle which is designed to City standards and located on a dedicated street right-of-way.

Parking Structure. A structure that is designed specifically for automobile parking and where there are a number of floors or levels on which automobiles park.

Parks and Recreation Facilities. Public parks, play lots, playgrounds, and athletic fields for non-commercial neighborhood or community use, including sports courts. May include passive outdoor recreation areas that also may be located in conservation areas and/or qualify as “open space.” Does not include the same facilities that are privately owned or commercial facilities (“Commercial Recreation and Entertainment”).

Parkway. The area between the curb face to the property line of a road right of way and includes the area normally set aside for sidewalks and landscape improvements.

Patio. A paved unenclosed outdoor area that is used for lounging, dining, etc.

Patio Cover. A solid or open roof structure and covering a patio, platform, or deck area, and that is either detached from or attached to another structure.

Pawn Shop. A commercial establishment that sells secondhand personal property and in which the operator provides loans secured by such personal property.

Person. Any individual, firm, co-partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, and the plural as well as the singular.

Personal Services Business. Any business or enterprise that provides individual care to persons involving their personal health, fitness, grooming, or appearance.

Personal Services, General. Establishments that provide recurrently needed services of a personal nature. Examples of these uses include:

- acupuncture and acupressure
- barber shops, hair salon, blowdry bar
- clothing rental shops
- cryotherapy
- dry cleaning pick up stores with limited on-site cleaning equipment
- locksmiths
- nail salon
- repair and maintenance (small and large appliances) shops
- tailors and seamstresses
- ticket services shops
- beauty services such as facials and non-surgical facial enhancements

Personal Services, Restricted. Personal services with characteristics that have the potential to adversely impact surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include:

- day spa
- holistic services such as reiki and therapeutic touch, but excluding acupuncture and acupressure
- fortune-telling and psychic services
- laundromats (self-service laundries)
- massage establishments (massage establishments shall only be allowed-as ancillary use within a Day Spa in CBD, MU, and DMU zones and not as a standalone use).
- palm and card readers
- tanning salons
- tattoo and body piercing services

Personal Storage. See “Storage - Personal.”

Permit. A specific authorization from the City to engage in a particular type of development or activity.

Pet Stores. Retail sales of animals and/or services, including grooming, for animals on a commercial basis. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

Pharmacy. A place where prescription drugs are dispensed. Does not include medical marijuana dispensaries or any establishment where marijuana is bought and consumed.

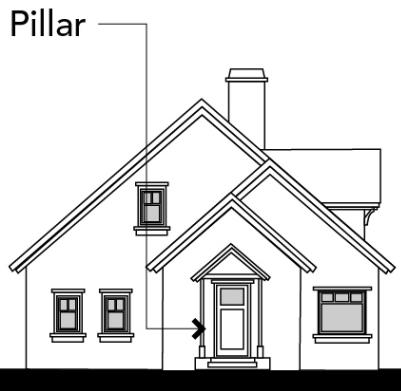
Pilasters. A rectangular column (structural or decorative) that is placed against a wall (see Figure 9-15: Pilasters).

**Figure 9-15
Pilasters**



Pillars. A column (structural or decorative) on a fixed base or pedestal (see Figure 9-16: Pillar).

**Figure 9-16
Pillar**



Places of Religious Assembly. Any facility specifically designed and used to accommodate the gathering of persons for the purposes of fellowship, worship, or similar conduct of religious practices and activities. This definition includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) and residences for clergy. Associated uses (i.e., day care centers or full-time or part-time schools) may be allowed as incidental uses to the primary use.

Planned Development. An area of land, controlled by a landowner, to be developed as a unified project and single entity for a group of townhouse dwellings and/or detached dwelling units, the plan for which may not correspond in lot size, bulk or type of dwelling, density, lot coverage, setback or required open space to the regulations in this Development Code.

Planned Development Permits. A discretionary permit for designing and developing land in a way that deviates from strict application of the development standards of this Development Code. See Section 9107.15 (Planned Development Permits).

Plant Nursery. A place where plants are propagated and grown to usable size. They include retail nurseries which sell to the general public, wholesale nurseries which sell only to businesses such as other nurseries and to commercial gardeners, and private nurseries which supply the needs of institutions or private estates.

Pool House. See “Accessory Structure.”

Porch. Any covered area located at a building entrance, whether it is a projecting feature with a separate cover, or a recessed area behind the building wall.

Porte-Cochere. An accessory structure open on three sides and attached to the side or front of a building through which cars pass and is established for the convenient loading and unloading of passengers from an automobile. A porte-cochere is not a carport or garage nor may it be used to satisfy off-street parking requirements.

Postal service. An establishment that provides commercial postal services directly to the customer, including letter and parcel mailing, post office box rental, and related services.

Primary Use. See “Use.”

Primary Building Line. That portion of the front setback area defined by the space between the front property line and the entire building frontage of the primary structure, whether or not all façade portions of the primary structure coincide with the front setback line (see Figure 9-17: Setbacks).

Printing and Duplicating Services. An establishment providing printing, blueprinting, photocopying, engraving, binding, three-dimensional printing, or related services.

Private Residence. A house, an apartment unit, a mobile home, or other similar dwelling.

Private Street. A thoroughfare providing recorded vehicular access to more than one property, in which any or all properties over which the access traverses are owned and maintained by a private individual(s) or agency, such as a homeowners association.

Public Assembly, Place of. See “Assembly/Meeting Facilities, Public or Private.”

Public Facility. A site or structure owned and operated by the City of Arcadia, or other public agencies, for the purpose of providing one or more services to residents of the City, and/or to support other City functions.

Public Parking Lots and Structures.

Public Transit. An officially designated, permanent location for a public bus stop, train or light rail station or car sharing service.

9109.01.180 – “Q” Definitions

Queuing Space. A temporary waiting area for motor vehicles or persons obtaining a service or other activity.

9109.01.190 – “R” Definitions

Railroad Transportation Facilities. Facilities owned and/or operated by a rail transit system, including but not limited to track and right-of-way, rail storage, and maintenance facilities.

Reasonable Accommodation. Providing disabled persons flexibility in the application of land use and zoning regulations and procedures, or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. See Section 9107.17 (Reasonable Accommodation).

Rebuild. A term to describe an activity where more than 50 percent of the existing foundation/floor assembly or more than 50 percent of the exterior walls of a building are removed.

Recharging Station. A location that supplies electricity for the recharging of electric vehicles (including plug-in hybrids).

Recreational Equipment Rental. Rental of bicycles, scooters, skate board, ice skate, snow boards, surf boards, and similar recreational vehicles and equipment that are manpowered and do not include a motor, including on-site storage and incidental maintenance that does not require pneumatic lifts.

Recreational Vehicle (RV). A motor home, travel trailer, truck camper, camping trailer, pop-up campers, or boat or other water sport vehicle, with or without motive power, designed for recreational purposes. The definition includes any empty trailer on which an RV may be transported or stored. In no cases shall a RV be classified as a mobile home or dwelling unit.

Recycling Facilities. A center for the collection and/or processing of recyclable materials. A "recycling facility" does not include storage containers or processing activity located on the premises of a residential, commercial, or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer.

Collection facility (small). A facility that occupies an area of 500 square feet or less where the public may donate, redeem, or sell recyclable materials and may include:

1. A mobile unit;
2. Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet.
3. Kiosk-type units that may include permanent structures.
4. Unattended containers placed for the donation of recyclable materials.

Collection facility (large). A facility that occupies an area of more than 500 square feet and/or includes permanent structures where the public may donate, redeem, or sell recyclable materials.

Reverse vending machine. 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 with a value of not less than the container's redemption value as determined by the state. A "reverse vending machine" may sort and process containers mechanically provided that the entire process is enclosed within the machine. In order to accept and temporarily store all three container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary.

Processing Facility. A building or enclosed space used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing. Processing facilities include the following: light processing and heavy processing facilities.

Religious Assembly, Place(s) of. See "Places of Religious Assembly."

Regional Shopping Center. A planned, integrated commercial development comprising not less than 750,000 square of gross leasable area, occupied by primarily (at least 80 percent) retail uses.

Remodel. An activity that alters an existing building where less than or equal to 50 percent of the building is removed, repaired or altered, excluding the interior finish wall coverings.

Research and Development. Establishments engaged in industrial or scientific research, including product testing. Includes electronic research firms or pharmaceutical research laboratories. Excludes manufacturing, except of prototypes, or medical testing and analysis.

Residential Care Facility. Any facility, place, or building which is maintained and operated to provide 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. Convalescent facilities, rest homes, and board and care facilities are included. May include ancillary medical services for facility residents. See also "Supportive Housing and Transitional Housing".

Residential Use. The occupation of a structure that provides permanent housing for one or more households.

Residential Zone. A zone that is intended primarily for dwellings and related accessory uses. Residential Zones include R-M, R-0, R-1, R-2, R-3, and R-3-R, but do not include Mixed Use Zones or Residential Flex Overlay zones.

Responsible Review Authority. The designated City of Arcadia party responsible for reviewing and approving or denying the permits and actions, generally the Director, Commission, or Council.

Restaurants. See “Eating and Drinking Establishments.”

Retail Carts and Kiosks. The retail sale or viewing of merchandise located in a non-motorized pushcart or stand, designed to be portable and not permanently affixed to a structure or location.

Retail Sales. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments including but not limited to department stores, clothing stores, furniture stores, pet supply stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small item repairs. Does not include swap meet, pawn shop, or secondhand stores.

Reverse Vending – Consumer Goods. An automated mechanical device which accepts a consumer goods item such as coins or at least one or more types of small electronic devices including, but not limited to, cellular phones, tablets, and MP3 players, and issues monetary compensation.

Ride and Drives. Automobile and truck testing and demonstrations. Also may include safety and defensive driving schools and clinics.

Ridge. A long narrow hilltop or mountain range.

Ridgeline. The highest contour elevation of a landform when viewed from a public street.

Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

Roof Deck. The walkable or otherwise usable open space area (including any swimming pools) located above the roof framing of the building, the only access to which is from the floors below.

9109.01.200 – “S” Definitions

Amended by Ord. No. 2348

Schools, Private. A private academic educational institution, including boarding schools; colleges and universities; elementary, middle/junior, and high schools; military academies; and businesses providing instruction in arts and languages. This definition does not include Trade and Vocational Schools, Tutoring and Education Centers, or non-tuition part-time instruction at places of religious assembly.

Schools, Public. A publically-funded academic educational institution, including colleges and universities; elementary, middle/junior, and high schools; military academies; and charter schools. This definition does not include Trade and Vocational Schools, Tutoring and Education Centers, or non-tuition part-time instruction at places of religious assembly.

Seasonal Sales. Temporary retail sale of seasonal merchandise. Examples include farm produce stands, Christmas tree sales lots, and pumpkin patches.

Second Dwelling Unit. “See “Dwelling, Accessory Dwelling Unit.”

Secondary Use. See “Use.”

Secondhand Store. A business involved in the retail sale of used goods and merchandise such as a thrift store, whereby the sale of such used goods and merchandise comprise 25 percent or more of total monthly sales volume. This definition does not include pawn shops and swap meets.

Self-Service Display. The display or storage of products in a manner that is physically accessible to the general public without the assistance of the retailer or employee of the retailer. A vending machine is a form of self-service display.

Senior Residential Community. Senior Residential Community is a congregation of age restricted "apartment-type" living units with kitchen facilities in each unit of which there is at least one occupant who is a minimum age of 55 and in which as part of the group of units there are appurtenant common facilities, such as: facilities for preparation and serving of food and alcoholic beverages to its residents and guests, activity areas, fitness and exercise facilities and/or other common amenities and services.

Sensitive Use. See "Use."

Setback. The distance from which a structure, parking area, or other development feature must be separated from a prescribed lot line, easement, or other structure or development feature (see Figure 9-17: Setbacks), and as specified in the development regulations of each zone in the City. See also Section 9103.01.060 (Setback Measurements and Exceptions).

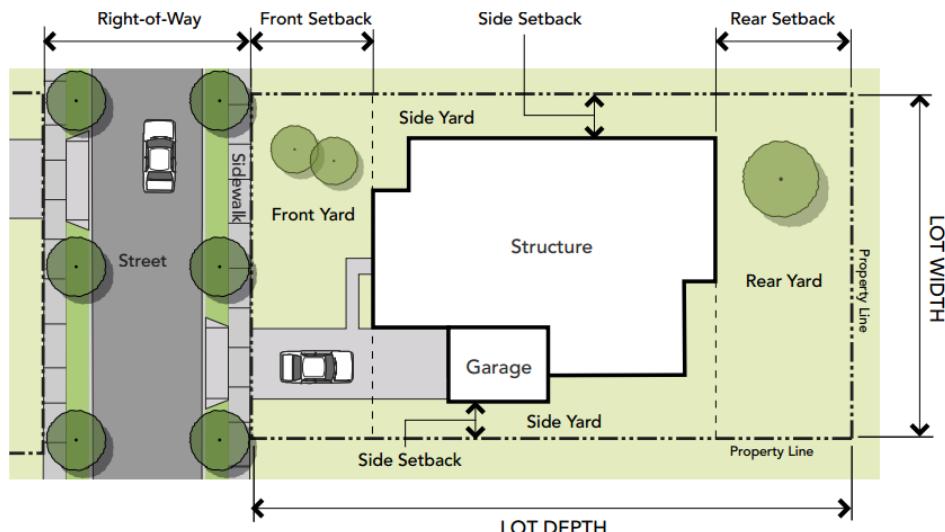
Front Setback. The minimum distance required between a structure and the front property line.

Side Setback. The minimum distance required between a structure and a side property line.

Special Setback. The minimum distance required between a structure and the street centerline, applied on certain designated Arcadia roadways. See Section 9103.01.060.F (Special Setbacks - Santa Anita Avenue and Second Avenue).

Rear Setback. The minimum distance required between a structure and the rear property line.

**Figure 9-17
Setbacks**



Shopping Cart. A basket that is mounted on wheels or a similar device provided by the operator of a commercial establishment for the use of customers for the purpose of transporting goods of any kind, including retail goods or laundry. A cart sold by a commercial establishment to a retail customer for that customer's personal use is not a shopping cart for the purposes of this Chapter.

Abandoned Shopping Cart. A shopping cart located outside the premises or parking lot or facility of the business establishment which furnishes the shopping cart for use by its patrons.

Shopping Cart Owner. The owner of the shopping cart, the agent of the owner of the shopping cart, including individuals or business entities, or the business establishment which furnishes the shopping cart for use.

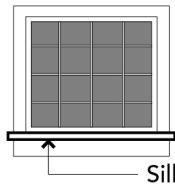
Short-Term Rental. A use in which a dwelling, or portion thereof, is rented for tourist or transient purposes for compensation for a period of less than twenty-eight (28) consecutive calendar days, and the renter is given exclusive use of the dwelling. The definition shall include any arrangement in which the rental period is less than twenty-eight consecutive days or can be reduced below 28 consecutive days, or in which the dwelling is rented multiple times within 28 consecutive days. This definition does not apply to residential care facilities or dwellings operated as a group home pursuant to the Community Care Facilities Act that are otherwise exempt from local zoning regulations.

Showroom. An accessory indoor space where goods and products that are produced on-site are displayed for viewing.

Sign. See Section 9103.11 (Signs) for all signs definitions.

Sill. The framing member that forms the lower side of an opening such as door or window (see Figure 9-18: Sill).

Figure 9-18
Sill



Single-family Dwelling. See "Dwelling, Single-family."

Single-Room Occupancy. The term Single-Room Occupancy (SRO) shall mean a building or buildings constructed or converted for residential living consisting of one-room dwelling units, where each unit is occupied by a single individual or two persons living together as a domestic unit, and where the living and sleeping spaces are combined. A unit that contains both a bathroom and kitchen shall be considered a studio unit and not a Single-Room Occupancy Unit.

Site. A lot or group of contiguous lots not divided by any alley, street, other right-of-way or city limit that is proposed for development in accord with the provisions of this Development Code, and is in a single ownership or has multiple owners, all of whom join in an application for development.

Site Plan. Construction plans that, at a minimum, contain existing and proposed property lines, location on-site of proposed work, streets, parking areas, and other details as required by the City to be depicted on the site plan for consideration in the site development review process.

Site Plan and Design Review. A development review procedure intended to ensure that development is designed to support General Plan policies, Development Code standards, and Design Guidelines. See Section 9107.19 (Site Plan and Design Review).

Slope Drain. An impermeable drainage device used for erosion control on a slope or hillside.

Smoking Lounges. An establishment where consumption and smoking of tobacco products and/or electronic cigarette and vaping devices is either an accessory or main use, such as hookah lounges, vaping rooms, cigar clubs, and other private smoking businesses. Smoking lounges do not include medical marijuana dispensaries or any establishment where marijuana is bought and consumed.

Solar Energy System and Small Residential Solar Energy System. "Solar Energy System" shall have the same meaning as the term is defined in Subsection (j)(4) of Section 65850.5 of the Government Code of the state of California, as amended from time to time or replaced by a successor statute. "Small Residential Solar Energy System" shall have the same meaning as the term is defined in Subsection (j)(3) of Section 65850.5 of the Government Code, as amended from time to time or replaced by a successor statute.

Special Events and Temporary Uses. Any activity of limited duration that is permitted through the issuance of a Temporary Use Permit, see Section 9107.23 (Temporary Use Permits). This definition includes carnivals, farmers' markets, seasonal sales, and promotional events.

Special Study Zone. The area delineated on the Alquist-Priolo Special Studies Zones Map of the State Geologist adopted by the City in compliance with Municipal Code Article III, Chapter 7.

Specific Plan. Under Article 8 of the Government Code (Section 65450 et seq.), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s). See Section 9107.21 (Specific Plans).

Sporting Event Viewing (not live). Characterized by activities that draw large numbers of people to view (from off-site) specific sporting events of a national or international significance, as determined by the Director, which are displayed by telecast, telephone, satellite and/or cable feed (not live) to the use location.

Sports Court. An outdoor uncovered surface used for active recreation, games, or sports. Examples of sports courts include tennis court, paddle court, badminton court, bocce court, baseball diamond, and basketball court. Sports court excludes equine-related recreational facilities and swimming pools.

Stable, Private. Private Stable is a detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

Stable, Public. A stable for horses which are stabled, boarded, leased, rented or used for lessons by the general public.

Stairs, staircase, and stairways. A series, or flight, of steps between two floors for the purpose of ingress and egress. The term "step" shall mean those portions of the means of egress achieving a change in elevation by means of a single riser.

Stockpile. Imported earth temporarily placed and stored for future fill on or off site for the purposes of grading.

Storage.

Storage – Accessory. The indoor storage of materials accessory and incidental to the primary use is not considered a land use separate from the primary use.

Storage – Outdoor. The storage of various materials outside of a structure other than fencing, either as an accessory or primary use.

Storage – Personal. A structure containing a separate storage space that is designed to be leased or rented individually. Indoor storage shall mean that access to all storage spaces shall be from common interior corridors, and the facility has only shared loading areas. This use does not include outdoor storage of any kind. Further, such storage does not involve any manufacturing, office or business services, or human habitation in any storage space or anywhere on site. Also known as mini-storage.

Storage Containers – Temporary Portable. A purpose-built, fully enclosed, boxlike container with signage on one or more of its outer surfaces that is designed for temporary storage of household goods and/or equipment. Such containers are uniquely designed for ease of loading to and from a transport vehicle.

Storefront. The primary (front facade) building entrance where access is taken from a public street, alley, public or private parking lot, or pedestrian mall/arcade or passage (see Figure 9-19: Storefront).

**Figure 9-19
Storefront**



Story. The portion of a building included between the upper surface of any floor and the upper surface of the next floor above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling above. See also "Basement" and "Attic."

Streets. All alleys, avenues, courts, highways, lanes, places, streets, squares, sidewalks, parkways, curbs or other public ways in the City which have been or may hereafter be dedicated and open to public use, or other public property so designated in the General Plan and any law of the State, and as specified in the following descending order of pavement widths. See also "Private Street."

Street, One Sided Cul-De-Sac. A cul-de-sac which is only haft formed in that the centerline of the cul-de-sac establishes one side of the cul-de-sac and the otherwise entire blub of the cul-de-sac is only hafted formed and not fully rounded as is customary for cul-de-sacs.

Street or Alley, Future. A street or alley which is necessary for the future division of land within a division of land or for the development of adjacent properties and which is offered for public use at an indeterminate future time when the Council determines that the acceptance and construction of the street or alley is warranted.

Principal Arterial Interstate. A freeway that is included as part of the interstate highway system. It is a controlled access, divided highway that is intended to accommodate high-speed regional travel. Freeways have grade-separated interchanges that provide access from freeway to freeway or between freeways and the arterial street system.

Major Arterial. An arterial roadway that has regional significance. It accommodates subregional and intercity travel and generally has eight travel lanes with a raised median and dedicated left turn lanes. Major Arterials accommodate regional traffic while also providing connection to primary arterials. The right-of-way width for Major Arterial roadways in the City is 220 feet, while the pavement widths range from 160 to 180 feet.

Primary Arterial. An arterial roadway that has less of a regional significance than Major Arterial roadways. It accommodates subregional and intercity travel and generally has four to six through travel lanes with a raised median and/or a center left-turn lane. Primary Arterials accommodate through traffic while also providing direct access to adjacent properties and intersecting streets. The right-of-way widths for Primary Arterial roadways in the City range from 100 to 108 feet, while the pavement width is 84 feet.

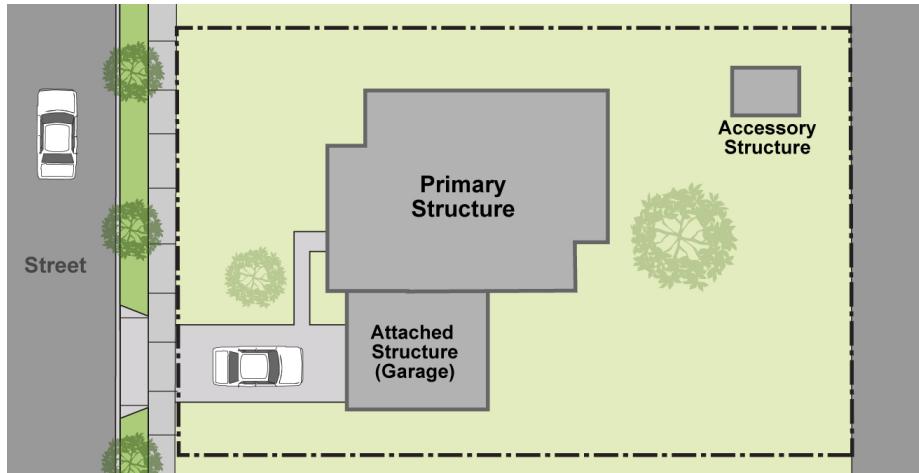
Secondary Arterial. An arterial roadway that has less of a regional significance than Primary Arterial roadways. It accommodates intercity travel and generally has four travel lanes with a painted median and/or a center left-turn lane. Secondary Arterials accommodate through traffic while also providing direct access to adjacent properties and intersecting Collector Streets. The right-of-way widths for Secondary Arterial roadways in the City range from 84 to 92 feet, while the pavement widths range from 60 to 68 feet.

Enhanced Collector. A street that is intended to serve as an intermediate route to accommodate travel between arterial roadways and to provide access to the abutting properties. Enhanced Collector streets generally have two travel lanes although four lanes may be provided at certain locations. The right-of-way widths for Enhanced Collector streets in the City range from 80 to 88 feet, while the pavement widths range from 54 to 64 feet.

Collector. A street that is intended to serve as an intermediate route to accommodate travel between local streets and arterial roadways and to provide access to the abutting properties. Collector streets have two travel lanes. The right-of-way widths for Collector streets in the City range from 64 to 72 feet, while the pavement widths range from 40 to 48 feet.

Structure. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground (see Figure 9-20: Structure).

Figure 9-20
Structure



Accessory Structure. See “Accessory Structure.”

Attached Structure. Any structure that has a wall or roof in common with another structure.

Primary Structure (Structure, Main). A structure where the primary or predominant use of the lot and/or building site is conducted.

Structural Alteration. Any change in the supporting members of a building such as bearing walls, columns, beams, floor or roof joists, girders or rafters, or changes in roof or exterior lines.

Studio – Art and Music. Small-scale instructional facilities or a small practice space for the individual artist, musician, or any individual practitioner of the activities defined here, typically accommodating one group of students at a time, in no more than one instructional space. Examples include: individual and group instruction and training in the arts, production rehearsal, photography and the processing of photographs produced only by users of the studio facilities. Also includes production studios for individual filmmakers, musicians, painters, sculptors, photographers, and other artists. These uses may also include accessory retail sales of products related to the services provided. Does not include dance, yoga, gymnastics, and martial arts studios (see Health/Fitness Facilities).

Instructional Area. Floor area devoted to the purpose of providing instruction to students of studio classes.

Subdivide. The act of dividing land or structures in compliance with Government Code Section 66410 et seq.

Subdivider. An association, corporation, firm, partnership, or person that proposes to divide, divides, or causes to be divided real property into a subdivision for that person/entity or others, except that employees and consultants of the person/entity, acting in the capacity, are not subdivider.

Subdivision. The division of a tract of land, shown on the latest equalized County assessment roll as a unit or as continuous units, into defined lots, either improved or unimproved, which can be separately conveyed by sale, lease, or financing, and which can be altered or developed. The process often includes setting aside land for streets, sidewalks, parks, public areas, and other infrastructure needs, including the designation of the location of utilities.

Subdivision Map Act (the Act). Government Code Sections 66410 et seq., as it may be replaced or amended from time to time, and referred to in this Division as the Act.

Substandard Condition. As defined in Chapter 4, Section 9405 of Arcadia Municipal Code

Substantial Rehabilitation or Substantially Rehabilitated. The substantial rehabilitation of a dwelling unit(s) as defined in Section 33413(b)(2)(iv) of the California Health and Safety Code.

Supermarket. A self-service grocery and associated consumer goods store divided into departments and also offering prepared foods and food service. May include secondary uses within the store for visitor convenience, such as banking services, retail sales of non-food items, and a pharmacy,

Supportive Housing. The term Supportive Housing (per California Government Code Section 65582[f], as may be amended) shall mean a dwelling unit occupied by a target population, with no limit on length of stay, that is linked to on-site or off-site services that assist the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A target population means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Welfare and Institutions [W&I] Code Section 4500) and may include—among other populations—adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive housing may be designed as a residential group living facility or as a regular residential use and includes the following:

Supportive Housing – Housing Type means two or more dwelling units on one parcel, where each unit functions as a single housekeeping unit and no on-site social services are provided.

Supportive Housing - Residential Care Facility Small Type means one residential facility on a parcel with six residents or fewer (including minor children), excluding staff, that operates as a group living facility, where the residents share a common living area and a kitchen.

Supportive Housing - Residential Care Facility Large Type means a residential facility with seven or more residents that operates as a group living facility where the residents share a common living area and a kitchen.

Swap Meet. Any event at which two or more persons offer personal property, new and/or used, for sale or exchange and at which a fee is charged for the privilege of offering or displaying personal property for sale or exchange, and/or at which a fee is charged to prospective buyers for admission to the area where personal property is offered or displayed for sale or exchange.

Swimming Pool. Any confined body of water, located either above or below the finished grade of the site or on a rooftop, which exceeds 18 inches in depth (or as otherwise defined by California Building Code Chapter 31 (Special construction), Section 3119.B.5 (Pools), as it may be amended from time to time), and which is designed, used or intended to be used for swimming or bathing purposes.

9109.01.210 – “T” Definitions

Amended by Ord. No. 2400

Tankless Water Heater. Any water heater that instantly heats water as it flows through the device, and does not retain any water internally except for what is in the heat exchanger coil.

Tasting Room. See “Alcohol Sales, On-Sale, Accessory Only.”

Temporary Use. See “Use.”

Temporary Use Permit. A permit required to allow for short term activities. See Section 9107.23 (Temporary Use Permits).

Tent. See “Canopy or Canopy Structure.”

Tentative Map. A map prepared for the purpose of dividing a legal lot into five or more lots and prepared in compliance with the provisions of this Division, the Act (Government Code Sections 66410 et seq.), and in a manner to be recorded in the office of the

County Recorder, filed in compliance with Section 9105.03 (Tentative Map Filing and Processing). See also "Vesting Tentative or Tentative Parcel Map."

Tentative Parcel Map. A map prepared for the purpose of dividing a legal lot into four or fewer lots and prepared in compliance with the provisions of this Division, the Act (Government Code Sections 66410 et seq.), and in a manner to be recorded in the office of the County Recorder, filed in compliance with Section 9105.03 (Tentative Map Filing and Processing). See also "Vesting Tentative or Tentative Parcel Map."

Thrift Store. See "Secondhand Store."

Tobacco Paraphernalia. Any instrument or paraphernalia that is designed for the smoking or ingestion of lawful tobacco products including without limitation cigarette papers, cigarette wrappers, cigar wrappers, blunt wraps, pipes, holders, clips, and cigarette rolling machines. "Tobacco paraphernalia" excludes "drug paraphernalia" as that term is defined in Health and Safety Code Section 11364.5(d), as amended from time to time.

Tobacco Product. Any substance containing tobacco or derived from tobacco and any substance used in electronic cigarette and vaping devices including but not limited to cigarettes, cigars, e-juice, e-liquid, e-nicotine, smoke juice, pipe tobacco, rolling tobacco, hookah tobacco, snuff, chewing tobacco, dipping tobacco, snus, nicotine gel, nicotine lollipops, or any other preparation of tobacco; and any product or formulation of matter containing biologically active amounts of nicotine that is manufactured, sold, offered for sale, or otherwise distributed with the expectation that the product or matter will be introduced into the human body. "Tobacco products" do not include any cessation product specifically approved by the United States Food and Drug Administration for use in treating nicotine or tobacco dependence.

Tobacco Shop. A retail establishment that primarily sells tobacco products, tobacco paraphernalia, electronic cigarette and vaping devices, and/or electronic cigarette and vaping accessories. A "tobacco shop" does not include any type of "tobacco smoking establishment" or "electronic cigarette and vaping establishment."

Townhome (Townhouse). Townhomes are multi-family dwellings that are attached along common walls, where an individual unit occupies the space from the ground to the roof (units cannot be stacked).

Trade and Vocational Schools. A vocational school (or career school), providing vocational education, is a school in which students are taught the specific skills needed to perform a particular job.

Transitional Housing. The term Transitional Housing (per California Government Code Section 65582, as may be amended) shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance. Transitional housing may be designed as a residential group living facility or as a regular residential use and includes the following:

Transitional Housing - Housing Type. Two or more dwelling units on one parcel, where each unit functions as a single housekeeping unit and no on-site social services are provided.

Transitional Housing - Residential Care Facility Small Type. One residential facility on a parcel with six residents or fewer (including minor children), excluding staff, that operates as a group living facility, where the residents share a common living area and a kitchen.

Transitional Housing - Residential Care Facility Large Type. A residential facility with seven or more residents that operates as a group living facility where the residents share a common living area and a kitchen.

Trash Enclosure. A structure suitable to contain trash, garbage, and refuse for collection on a regular basis.

Tree, Mature. Any self-supporting woody perennial plant which has a diameter six inches or greater measured at breast height (i.e., 4.5 feet from ground).

Tree Preservation. Arcadia recognizes oaks, sycamores and mature trees as significant aesthetic and ecological resources, and as such has a Tree Preservation Ordinance. See Article IX, Chapter 7, Tree Preservation.

Trellis. A frame of lattice used especially as a screen or a support for climbing plants.

Tutoring and Educational Centers. A business where supplemental educational instruction in specific subjects and skills is provided to school-age children.

9109.01.220 – “U” Definitions

Unit. See “Dwelling.”

Uninhabitable. A structure or property that is not appropriate for human occupancy, as defined by the Building Code.

Urban Agriculture. See “Agriculture.”

Use. The purpose for which land or a structure is, arranged, designed, intended, maintained, or occupied.

Accessory Use. A use customarily incidental to, related, and clearly subordinate to a legal primary use established on the same parcel, and which does not alter the primary use or serve property other than the parcel where the primary use is located.

Allowed Use. A use of land identified by Division 2 (Zones, Allowable Uses, and Development Standards), subject to compliance with all applicable provisions of Division 2.

Compatible Use. A use that by its manner of operation, is suitable in the district in which it may generally be considered as a primary use or is reasonable given its proximity to residential or other known sensitive uses. Said use of land and/or buildings shall be in harmony with the uses on the property as well as abutting properties.

Conditional Use. A use permitted on a particular lot and within a zone only upon a finding that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in the Development Code and authorized by the Planning Commission and the granting of a valid permit.

Conforming Use. A lawfully established use of property that operates in compliance with all applicable provisions of this Development Code.

Nonconforming Use. Any use of land or activity that was lawfully established and in compliance with all applicable ordinances and laws at the time such use was initiated but which, due to subsequently enacted ordinances or laws, no longer complies with the applicable regulations and standards for the zone in which the use is located.

Primary Use. The principal or predominant use of any lot, building, or structure.

Secondary Use. Any use that is specifically allowed in the zone in which it is located but is subordinate to the primary use in terms of occupied structure area or lot area.

Sensitive Use. Any kindergarten, elementary school, middle school, high school, public library, public park, religious institution, or youth-oriented establishment characterized by either or both of the following: (1) the establishment advertises in a manner that identifies the establishment as catering to or providing services primarily intended for minors; or (2) the individuals who regularly patronize, congregate or assemble at the establishment are predominantly minors.

Temporary Use. A use of land that is designed, operated, and occupies a site for a limited period of time. See Section 9107.23 (Temporary Use Permits) for a list of allowed temporary uses.

Utility Structures and Service Facilities. All lines and facilities owned and/or operated by a licensed provider and related to the provision, distribution, collection, transmission, or disposal of water, storm drainage, sanitary sewage, oil, gas, electricity, information, telecommunications, telephone cable, and similar services. Includes facilities for the generation of electricity. Does not include “Communications Facilities” or “Wireless Telecommunications Facilities.”

9109.01.230 – “V” Definitions

Amended by Ord. No. 2401

Valet Parking. A service provided by a business establishment whereby the automobiles of patrons, visitors, or customers are driven to a parking location by an attendant, or employee of said business establishment.

Vaping. Inhaling vapor from an electronic cigarette and vaping device. "Vaping" produces vapor, not smoke.

Variance. A modification of the specific regulations of this Development Code granted by the legislative body in accordance with the terms of this Code for the purpose of assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and zone, See Section 9107.25 (Variance).

Vehicle Rentals. Rental of automobiles, construction equipment, motorcycles, drones, mopeds, motorized scooters, recreational vehicles, trucks, and similar vehicles and equipment powered by a motor, including on-site storage and incidental maintenance that does not require pneumatic lifts.

Vehicle Repair and Service

Automobile Washing/Detailing. An establishment engaged in the washing, waxing, or cleaning of automobiles or similar light vehicles.

Full Service. A car wash establishment where operating functions are performed entirely by an operator owner with the use of washing, waxing, and drying equipment supplemented with manual detailing by the operator owner.

Self Service or Accessory. An establishment where washing, drying, polishing, or vacuuming of an automobile is done by the car driver or occupant. Also includes an independent car wash bay, in which the owner of the vehicle activates the system, and then either a conveyor pulls the vehicle through the wash or the vehicle is left parked in the bay and remains stationary while a machine moves back and forth and cleans the exterior of the vehicle.

Recharging Stations. See “Recharging Station.”

Service/Fueling Station. An establishment engaged in the retail sale of vehicle fuels or the retail sale of these fuels in combination with activities, such as providing minor vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or ancillary retail and grocery sales. Does not include body and fender work or "heavy" repair of trucks or other motor vehicles (see “Vehicle Repair - General”).

Vehicle Repair. The repair of motor vehicles in an enclosed building, including the repair or replacement of engines and transmissions, body and fender repair, and the installation of nonfactory-installed products.

Major (Major Repair/Body Work). Major repair of automobiles, motorcycles, recreational vehicles, or trucks including light-duty trucks (i.e., gross vehicle weights of less than 10,000 pounds) and heavy-duty trucks (i.e., gross vehicle weights of more than 10,000 pounds). Examples of uses include full-service motor vehicle repair garages; body and fender shops; machine shops, painting shops; towing services, and transmission shops. Does not include vehicle dismantling or salvage and tire retreading or recapping.

Minor (Minor Repair/Maintenance). Minor repair of automobiles, motorcycles, recreational vehicles, or light trucks, vans or similar size vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds) including installation of electronic equipment (e.g., alarms, audio equipment, etc.); servicing of cooling and air conditioning, electrical, fuel and exhaust systems; brake adjustments, relining and repairs; oil and air filter replacement; wheel alignment and balancing; tire sales, service, and installation shops; shock absorber replacement; chassis lubrication; smog checks; engine tune-ups; and installation of window film, and similar accessory equipment.

Vehicle Sales

New. Sale of new automobiles, 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.

Used. Sale of used automobiles, 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

Vehicle Storage. The storage of operative or inoperative vehicles. These uses include storage of towed vehicles, impound yards, and storage lots for buses and recreational vehicles, but do not include vehicle dismantling.

Vehicular Visibility Area. The provisions for and maintenance of adequate and safe visibility for vehicular and pedestrian traffic at all intersections of streets, alleys, and/or private driveways, as provided in the zones. Such space shall be kept free of buildings, structures, and landscaping which would constitute a visual obstruction, including but not limited to mailboxes and trees. See also Section 9103.01.070 (Vehicular Visibility Standards).

Vending Machine. An automated mechanical device which ejects consumer products including but not limited to snack food items, non-alcoholic beverages, electronic devices, and movies, and that accepts cash, debit, and/or credit. See also "Reverse Vending – Consumer Goods."

Vending Vehicle. Any self-propelled, motorized device or vehicle by which any person or property may be propelled or moved upon a highway or street, excepting a device moved exclusively by human power, or which may be drawn or towed by a self-propelled, motorized vehicle, from which food or food products are sold, offered for sale, displayed, bartered, exchanged, or otherwise given.

Vesting Tentative Map or Tentative Parcel Map. A tentative map for any subdivision, which shall have printed conspicuously on its face the words "Vesting Tentative Map" at the time it is filed and which meets all of the requirements for a vesting tentative map as specified in the Act (Government Code Sections 66452) and in compliance with Subsection 9105.03.100 (Vesting on Approval of Vesting Tentative Map).

Veterinary Services (Animal Hospital/Clinic). Establishments where household animals receive medical and surgical treatment and may be temporarily boarded (more than one-night stay) in association with such medical or surgical treatment. Short-term animal boarding may be provided as an accessory use.

Visitor Accommodations. See "Hotel or Motel."

Visual Obstruction. Any structure, fence, wall, landscaping, or similar feature or portion thereof that is solid or opaque and situated in such a manner that it obscures the vision of motorists and/or pedestrians and creates a safety hazard.

9109.01.240 – "W" Definitions

Amended by Ord. No. 2375

Wall. A physical barrier constructed largely of masonry, brick, concrete, stucco, concrete block, or any combination thereof and intended to mark a boundary. See also "Fence."

Wall, Retaining. A wall not laterally supported at the top, that resists lateral soil load and other imposed loads.

Warehouse or Warehousing. An establishment engaged in providing facilities for the storage of furniture, household goods, products, or other commercial goods of any nature. Includes cold storage and construction/contractor offices. Does not include personal storage (mini storage) facilities offered for rent or lease to the general public ("Personal Storage-Mini-Storage"); or warehouse facilities in which the primary purpose of storage is for wholesaling ("Wholesaling").

Warehouse Retailor or Retail Warehouse. A retail establishment that provides goods and services related to construction, home repair, building material supplies, furniture, etc. Showrooms are allowed.

Water-efficient Landscape. Landscaping materials that are designed and maintained to function in a healthful and visually pleasing manner with limited water use, including plants which have minimal water requirements for subsistence, plants native to hot/dry environments, and xeriscape plants.

Wholesaling. The sale of commercial goods at or near production cost.

Windscreen. Any fence, wall, structure, or device material used to shield an area from the wind. Generally associated with sports courts.

Wireless Communications Facilities (WCF). See “Antenna and Wireless Communications Facilities”.

9109.01.250 – “X” Definitions (Reserved)

9109.01.260 – “Y” Definitions

Yard. An open space, other than a sports court, on a lot that is unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Chapter.

Yard, Front. A yard extending across the front of a lot for the full width of the lot between the side lot lines. The depth of a front yard shall be at least equivalent to the required setback distance specified by this Article for the district in which it is located and measured inward from the front lot line.

Yard, Interior Side. A yard extending along an interior side of a lot from the front lot line to the rear lot line. The depth of an interior side yard shall be at least equivalent to the required setback distance specified by this Article for the district in which it is located and measured inward from the interior side lot line.

Yard, Street Side. A yard extending along the street side of a corner lot from the front lot line to the rear lot line. The depth of a street side yard shall be at least equivalent to the required street side setback distance specified by this Ordinance for the district in which it is located and measured inward from the street side lot line.

Yard, Rear. A yard extending across the rear of a lot for its full width between side lot lines. The depth of a rear yard shall be at least equivalent to the required rear setback distance specified by this Ordinance for the district in which it is located.

Yard Sale. The sale 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.

9109.01.270 – “Z” Definitions

Zero Lot Line. A circumstance in which a structure is located on or very near the edge of the property line.

Zone. Any of the residential, commercial, industrial, special-purpose, or overlay districts established by Division 2 of this Development Code, within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.)

Zoning Clearance. A nondiscretionary administrative verification procedure used by the City to verify that a proposed land use, improvement, or structure complies with the list of activities allowed in the applicable zone and the development standards applicable to the use, improvement, or structure. See Section 9107.27 (Zoning Clearance).

Zoning Clearance (ADU). A ministerial verification procedure used by the City to verify that a proposed, non-exempt ADU complies with the development standards applicable to the zone, use, improvement, or structure.

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