

## ARTICLE 8

# Glossary of Specialized Terms and Land Use Types

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| <b>Chapter 17.80 - Glossary of Specialized Terms and Land Use Types</b> ..... | 8-3 |
| 17.80.010 - Purpose of Chapter .....  | 8-3 |
| 17.80.020 - Definitions .....   | 8-3 |

Contents

## CHAPTER 17.80 - GLOSSARY OF SPECIALIZED TERMS AND LAND USE TYPES

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### Sections:

17.80.010 - Purpose of Chapter

17.80.020 - Definitions

### 17.80.010 - Purpose of Chapter

This Chapter provides definitions of terms and phrases used in this Zoning Code that are technical or specialized or that may not reflect common usage. If any of the definitions in this Chapter conflict with definitions in other provisions of the Municipal Code, these definitions shall control for the purposes of this Zoning Code. If a word is not defined in this Chapter, or in other provisions of the Municipal Code, the Zoning Administrator shall determine the correct definition.

### 17.80.020 - Definitions

As used in this Zoning Code, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise. Definitions of land uses are followed by the term (land use).

#### A. Definitions, "A."

**Abutting or Adjoining.** Having zoning district boundaries or lot lines in common.

**Access Corridor.** See "Lot - Flag or Corridor Lot."

**Accessory Structure.** See "Structure, Accessory."

**Accessory or Incidental Uses (land use).** A land use that is incidental and subordinate to the main use of the site and located on the same site as the main use. An accessory use may be located either in the principal structure or an accessory structure.

**Adult Businesses (land use).** A business based upon materials or performances that depict, describe, or relate to "specified sexual activities" or "specified anatomical areas," as defined in this Zoning Code. The following terms and phrases are defined for the purposes of Section 17.50.030 (Adult Businesses).

1. **Specified Anatomical Areas.** Specified anatomical areas are and include any of the following:
  - a. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areolas; or
  - b. Human male genitals in a discernibly turgid state even if completely and opaquely covered.

2. **Specified Sexual Activities.** Specified sexual activities are and include any of the following, whether performed directly or indirectly through clothing or other covering:
  - a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breast;
  - b. Sex acts, actual or simulated, including intercourse, oral copulation, or sodomy;
  - c. Masturbation, actual or simulated; or
  - d. Excretory functions as part of or in connection with any of the other activities described in 2.a through 2.c above.

**Adult Day Care, General (land use).** Provision of nonmedical care for seven or more persons on a less than 24-hour basis. Includes day care centers for adults.

**Adult Day Care, Limited (land use).** Nonmedical care and supervision for six or fewer persons on less than a 24-hour basis.

**Affordable Housing Definitions.** The following terms and phrases are defined for the purposes of Chapter 17.42 (Affordable Housing Requirements and Incentives).

1. **Adjusted for Household Size Appropriate for the Unit.** A household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit.
2. **Affordable Housing Cost.** The total housing costs paid by a qualifying household, which shall not exceed a specified fraction of its gross income, adjusted for household size appropriate for the unit, as follows:
  - a. **Very low-income households, rental units.** Thirty percent of 50 percent of the Los Angeles County median income.
  - b. **Low-income households, rental or for-sale units.** Thirty percent of 80 percent of the Los Angeles County median income.
  - c. **Moderate-income households, for-sale units.** Forty percent of 110 percent of the Los Angeles County median income.
  - d. **Moderate-income households, rental units.** Thirty percent of 120 percent of the Los Angeles County median income.
3. **Developer.** Any association, corporation, firm, joint venture, partnership, person, or any entity or combination of entities, which seeks City approval for all or part of a residential project.

4. **Inclusionary Housing Agreement.** A legally binding agreement between a developer and the City, in a form and substance satisfactory to the Director and City Attorney, containing those provisions necessary to ensure that the requirements of this Chapter, whether through the provision of inclusionary units or through an alternative method, are satisfied.
5. **Inclusionary Housing Plan.** The plan referenced in Section 17.42.070 A. (Procedures), and further described in the City's regulations for the implementation of Chapter 17.42 (Section 17.42.020.A), which identifies the manner in which the requirements of Chapter 17.42 will be implemented for a particular residential project.
6. **Inclusionary Housing Trust Fund.** Shall have the meaning identified in Section 17.42.110 (Inclusionary Housing Trust Fund), below.
7. **Inclusionary Unit.** A dwelling unit that will be offered for sale or rent to low- and moderate-income households, at an affordable housing cost, in compliance with this Chapter.
8. **Low-Income Households.** Households whose gross income does not exceed 80 percent of the median income for Los Angeles County as determined annually by the U.S. Department of Housing and Urban Development.
9. **Low-Income Units, Moderate-Income Units, and Very Low-Income Units.** Inclusionary units restricted to occupancy by low, moderate, or very low-income households, respectively, at an affordable housing cost.
10. **Market Rate Units.** Those dwelling units in a residential project that are not inclusionary units.
11. **Moderate-Income Households.** Households whose gross income does not exceed 120 percent of the median income for Los Angeles County as determined annually by the U.S. Department of Housing and Urban Development.
12. **Redevelopment Agreement.** An Owner Participation Agreement, Disposition and Development Agreement, or similar agreement entered into between the Community Development Commission and a developer.
13. **Regulations.** The regulations adopted by the Council in compliance with Section 17.42.020.A for the implementation and enforcement of the provisions of Chapter 17.42.
14. **Residential project.** The new construction of a project consisting of 10 or more multi-family units or 10 or more single-family units for which a PD approval is obtained.
15. **Substantial Rehabilitation or Substantially Rehabilitated.** The rehabilitation of a dwelling unit(s) that has substantial building and other code violations, and has been vacant for at least 180 days, in that the unit is returned to the City's housing supply as decent, safe, and sanitary housing, and the cost of the work exceeds \$40,000.00 per dwelling unit, as that amount may be adjusted for inflation in compliance with the City's regulations for the implementation of Chapter 17.42 (Section 17.32.020.A).

16. **Total Housing Costs.** The total monthly or annual recurring expenses required of a household to obtain shelter. For a rental unit, total housing costs shall include the monthly rent payment and utilities. For an ownership unit, total housing costs shall include the mortgage payment (principal and interest), homeowner's association dues, mortgage insurance, taxes, utilities, and any other related assessments.
17. **Very low-Income Households.** Households whose gross income is equal to 50 percent or less of the median income for Los Angeles County as determined annually by the U.S. Department of Housing and Urban Development.

**Agent.** A person authorized in writing by a property owner to represent and act for the property owner in contacts with City employees, committees, Commissions, and the Council, regarding matters regulated by this Zoning Code.

**Alcohol Sales – Beer and Wine (land use).** A use that provides accessory sales of beer and wine for off- or on-site consumption.

**Alcohol Sales – Full Alcohol Sales (land use).** A use that provides accessory sales of alcoholic beverages including beer, wine, and distilled spirits for off- or on-site consumption.

**Alley.** Any public roadway without curbs or sidewalk having a roadway not exceeding 25 feet in width that is primarily used for access to the rear or side entrances of abutting properties.

**Alternative Fuels and Recharging Facilities (land use).** A commercial facility offering motor vehicle fuels not customarily offered by commercial refueling stations (e.g., LPG) as well as equipment to recharge electric-powered vehicles.

**Alter or Alteration.** To make a change in the supporting members of a structure (e.g., bearing walls, columns, beams or girders) that will prolong the life of the structure.

**Animal, Large.** An animal larger than the largest breed of dogs. This term includes horses, cows, and other mammals customarily kept in corrals or stables.

**Animal Sales and Services (land use).**

1. **Animal Boarding.** The provision of shelter and care for small animals on a commercial basis including activities (e.g., feeding, exercising, grooming, and incidental medical care).
2. **Animal Grooming.** The provision of bathing and trimming services for small animals on a commercial basis. These uses include boarding of domestic animals for a maximum period of 48 hours.
3. **Animal Hospital.** Establishments where small animals receive medical and surgical treatment.
4. **Animals, Retail Sales.** The retail sales and boarding of small animals within an entirely enclosed building. These uses include grooming, if incidental to the retail use, and boarding of animals not offered for sale for a maximum of 48 hours.

**Animal, Small.** An animal no larger than the largest breed of dogs. This term includes fish, birds, and mammals customarily kept as domestic pets within a dwelling unit.

**Antenna.** See "Telecommunications Facility Definitions."

**Appeal.** A request by an interested party for a *de novo* review of a decision.

**Applicant.** Any person who is filing an application in compliance with this Zoning Code who is:

1. The owner or lessee of property;
2. A party who has contracted to purchase property contingent upon that party's ability to acquire the necessary approvals required for that action in compliance with this Zoning Code, and who presents written authorization from the property owner to file an application with the City; or
3. The agent of either of the above who presents written authorization from the property owner to file an application with the City.

**Approval.** Includes both approval and approval with conditions.

**Appurtenance.** A tower, spire, cupola, chimney, penthouse, water tank, flagpole, theater scenery loft, radio or television antenna, transmission tower, fire equipment, or other similar structure that is attached to a structure and not intended for human occupancy.

**Architectural Attributes.** The design and/or construction technique and elements or combination of elements that are the character-defining features of a structure.

**Architectural Feature.** Any portion of the outer surface of a structure, including the kind, color and texture of the building material, the type and style of all windows, doors, lights, signs, walls, fences, awnings, canopies, screens, sculptures, decoration, roof shape and materials, and other fixtures appurtenant to a structure.

**Architectural Projection.** A marquee, porch, canopy or similar projection of a building.

**Area, Bar.** An area accessible to the public used for preparing and serving alcoholic beverages, which may also be used for preparing and serving nonalcoholic beverages. Bar area shall include any seating area where tables and chairs are devoted to serving or consuming these beverages.

**Area, Building.** The sum in square feet of the area of the horizontal projections of all buildings on a lot excluding buttresses, chimneys, cornices, eaves, open pergolas, patios, steps, unenclosed and unroofed terraces, unenclosed private balconies not used for access, and minor ornamental features projecting from the walls of a building which are not directly supported by the ground.

**Area, Dining.** The seating area including aisles within a restaurant, fast-food, or formula fast-food restaurant where food and beverages are served. This includes any outdoor area not located on the sidewalk.

**Area, Lot or Site.** The horizontal area within the property lines of a lot. If a street dedication is required, the lot or site area shall be calculated using the size of the lot prior to the street dedication.

**Area, Seating.** An area that is part of a restaurant that includes tables and chairs that are movable or where seats are bolted or otherwise fixed and immovable or an area of a religious facility that does not have permanent seats that is used for religious worship. (This definition also applies to religious facilities.)

**Attendant Parking.** A parking facility where a lot attendant parks vehicles for drivers. This term is used interchangeably with “valet parking.”

**Attic.** The area located between the top plate and the roof or ridge of a building. Does not include any area in which the top plate is more than three feet from the floor joists.

**Automated Teller Machines (ATM) (land use).** A pedestrian-oriented machine used by bank and financial service patrons for conducting transactions including deposits, fund transfers, and withdrawals without contact with financial institution personnel. The machines may be located at or within a bank, or in other locations.

**Awning.** A permanent or temporary structure attached to and wholly supported by a building and installed over or in front of openings or windows, and consisting of a fixed or movable frame, and covered in canvas or other similar material.



**B. Definitions, "B."**

**Banks, Financial Institutions (land use).** 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.

**Banks with Walk-up Service (land use).** Institutions providing services to persons at a walk-up window or automated teller machine. See Automated Teller Machine (ATM).

**Bars or Taverns (land use).** An establishment serving alcoholic beverages for on-site consumption as the primary use, including bars, cocktail lounges, pubs, saloons, and taverns. This use includes establishments that have a California Alcoholic Beverage Control (ABC) on-sale beer premises license (Type 40), on-sale beer and wine public premises license (Type 42), on-sale general public premises license (Type 48), and on-sale beer public premises license (Type 61) as defined by State law (California Business and Professions Code Section 23000 et seq.).

**Bars, with Live Entertainment (land use).** A bar or tavern that provides incidental musical performances, where the performance area does not exceed 75 square feet and customer dancing does not occur. The use shall instead be classified as a nightclub if the performance area exceeds 75 square feet or customer dancing occurs.

**Basement.** That portion of a building that is fully below existing grade or partly below and up to three feet above existing grade.

**Bathroom.** A room containing all of the following: a sink, toilet, and shower or bathtub. A partial bathroom is missing at least one of those components.

**Bed and Breakfast Inns.** See "Lodging - Bed and Breakfast Inns."

**Blockface.** The lots abutting on one side of a street, between the two nearest intersecting streets or a City boundary.

**Boarding Houses (land use).** A dwelling unit or part of a dwelling unit in which, for compensation, three but not more than five rooms are provided for lodging. Meals may be provided; however, no more than one kitchen is allowed. Residents in a boarding house are not a family or single housekeeping unit.

**Building.** A structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals, chattels, or property of any kind. See "structure."

**Building Area.** See "Area, Building."

**Building Elements.** Upper floor loggias or pergolas recessed within a building, roofed balconies, exterior wooden or masonry stairs with closed risers, and tile or masonry fountains.

**Building Frontage.** See "Frontage, Building."

**Building Materials and Supplies Sales (land use).** Retailing, wholesaling or rental of building supplies or equipment. These uses include lumber yards, tool and equipment sales or rental establishments, and building contractors' yards, but excludes the exclusive retail sales of paint and hardware, and activities classified under Vehicle Services - Sales and Leasing. Accessory sales of paint and hardware is permitted.

**Building Separation.** Separation between buildings at all stories.

**Business Support Services (land use).** An establishment within a building, providing other businesses with various services including maintenance, repair and service, testing, rental, etc.; also includes:

- business equipment repair services (except vehicle repair, see "Vehicle/Equipment Sales, Leasing and Services")
- computer-related services (rental, repair)
- equipment rental businesses within buildings
- film processing and photofinishing
- heavy equipment repair services where repair occurs on the client site
- janitorial and window-cleaning services
- mail-box services
- outdoor advertising services

### C. Definitions, "C."

**California Environmental Quality Act (CEQA).** The California Environmental Quality Act (CEQA) is the State law implemented by the City's *Environmental Policy Guidelines* and contained in the California Public Resources Code, Section 2100 et seq. Definitions of other CEQA-related terms are located in the City's *Environmental Policy Guidelines*.

**California Public Utilities Commission (CPUC).** The governmental agency that regulates the terms and conditions of public utilities in the State.

**Call for Review.** A request by the Commission, Design Commission or Council for a *de novo* review of a decision.

**Carpool.** A vehicle carrying two or more persons commuting together to and from work on a regular basis.

**Carport.** A permanently covered building open on one or more sides used for automobile shelter and storage. Canvas, fiberglass, lath, vegetation, or other similar material are not ordinary roof coverings and cannot be used in providing covered spaces for a carport.

**Caretaker Quarters (land use).** A dwelling unit on the site of a commercial, industrial, public or semi-public use, occupied by a guard or caretaker, and may include a single housekeeping unit. Only one caretaker unit is allowed on a single site.

**Car Wash.** See "Vehicle Services - Washing/Detailing."

**Catering Services (land use).** Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

**Charitable Institutions (land use).** A not-for-profit use that distributes or facilitates the giving of goods and services for the relief of the needy. This use classification includes soup kitchens and food banks.

**Child.** A person who is under 18 years of age for whom care and supervision are being provided in a child day-care facility.

**Child Day Care (land use).**

1. **Child Day-Care Centers.** A child day-care facility other than a family day-care home which includes infant centers, preschools and extended day-care facilities. A day-care center is considered a business, not a residential use, and may provide 24-hour service.
2. **Large Family Day-Care Homes.** A family day-care home that serves nine to 14 children, including children who reside at the home as defined in Health and Safety Code Chapter 3.4.
3. **Small Family Day-Care Homes.** A family day-care home that serves eight or fewer children, including children who reside at the home, as defined in Health and Safety Code Chapter 3.4.

**City.** The City of Pasadena, State of California.

**Clubs, Lodges, Private Meeting Halls (land use).** A meeting, recreational, or social facility of a private or nonprofit organization primarily for use by members or guests.

**Collection Building.** A building with a gross floor area of 225 square feet or less used for the deposit and storage of household articles or recyclables donated to a nonprofit organization.

**Colleges - Nontraditional campus setting (land use).** Includes public or private colleges and universities granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training. These facilities typically offer classrooms, laboratories, and staff offices within a shared office building, often containing typical business and professional office suites. This use does not include any form of student housing (e.g., dormitories, fraternities, multi-family housing, or sororities).

**Colleges - Traditional campus setting (land use).** Includes community colleges, public or private colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training. These facilities maintain a traditional campus setting, typically covering many acres of land with extensive landscaped court yards adjoining multi-story buildings that house lecture halls, classrooms, laboratories, and offices for professors and department administrative staff. Other on-campus structures may contain administrative centers, student unions, libraries, and cafeteria facilities.

**Commercial Entertainment (land use).** Provision of spectator entertainment for commercial purposes. This use includes theaters, concert halls, cinemas, nightclubs, or comedy clubs.

**Commercial Growing Area (land use).** The raising of flowers, orchard crops, ornamental trees, shrubs, or vegetables as a commercial enterprise without permanent structures, and without the on-site storage of nursery equipment or materials.

**Commercial Nurseries (land use).** A horticulture establishment that sells plants, seeds, shrubs, and various gardening equipment. This includes garden centers. All merchandise other than the plants are kept within an enclosed structure or fully screened. Fertilizers of any type are stored and sold in package form only.

**Commercial Off-Street Parking (land use).** The commercial parking of vehicles for nonresidential uses. The parking is not required parking for a specific use.

**Commercial Recreation - Indoor (land use).** Provision of indoor participant or spectator recreation that is operated as a business and open to the public for a fee. This classification includes billiard parlors, bowling alleys, and ice- or roller-skating rinks.

**Commercial Recreation - Outdoor (land use).** Provision of outdoor participant or spectator recreation that is operated as a business and open to the public for a fee. This classification includes amusement parks, golf courses, miniature golf courses, and outdoor swimming pools.

**Commercial Use.** See "Land Use Classifications."

**Commission.** The City of Pasadena Planning Commission, referred to in this Zoning Code as the "Commission."

**Communications Facilities (land use).** Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms, but excluding major utilities and wireless telecommunications antenna facilities. This use includes radio, television, or recording studios, and telephone switching centers.

**Conditionally Allowed.** Allowed subject to approval of a Conditional Use Permit or Temporary Conditional Use Permit.

**Conference Centers (land use).** A building or complex of buildings that is used as a conference center and includes auditorium, meeting rooms exhibition space, and banquet facilities.

**Convenience Stores (land use).** A retail store of 3,500 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience and travelers' shopping needs.

**Council.** The City of Pasadena City Council, referred to in this Zoning Code as the "Council."

**County Assessor.** The Los Angeles County Assessor.

**Coverage, Lot or Site.** The percentage of a site covered by roofs, soffits or overhangs extending more than three feet from a wall, and by decks more than four feet in height. Roofs with openings or perforations 50 percent or greater of their surface area, pools, or hot tubs shall not be included in lot coverage calculations.

**Cultural Institution (land use).** A nonprofit institution displaying or preserving objects of interest in one or more of the arts or sciences. This use includes libraries, museums, and art galleries.

**D. Definitions, "D."**

**dBA.** A number in decibels read from a sound level meter with the meter switched to the weighting scale "A."

**Decision.** An action in compliance with this Zoning Code, including Tentative Tract or Parcel Maps, Certificates of Appropriateness, Conditional Use Permits, Hillside Development Permits, Lot Line Adjustments, Home Occupation Permits, Zoning Administrator Interpretations, Design Review, Variances, and Personal Property Sales Permits. Any combined application shall be treated as a single decision.

**Density.** The number of dwelling units on a lot in relation to the lot size, expressed in units per acre. If a street dedication is required, density shall be calculated using the size of the lot prior to the street dedication.

**Density Bonus.** A density increase of at least 25 percent over the otherwise maximum allowable residential density established by this Zoning Code and in the Land Use Element of the Comprehensive General Plan as of the date of application by the developer.

**Department.** The City of Pasadena's Planning and Development Department, referred to in this Zoning Code as the "Department."

**Detention Facility (land use).** A facility providing housing, care, and supervision for persons confined by law under the direction and control of any law enforcement agency including the California State Department of Corrections and the U.S. Immigration and Naturalization Service.

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

**Development.** Any construction activity or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures. New development is any construction, or alteration of an existing structure or land use, or establishment of a land use, after the effective date of this Zoning Code.

**Development Agreement.** An agreement between the City and a developer in compliance with Government Code Section 65864 and Chapter 17.66 (Development Agreements) of this Zoning Code.

**Dining Area.** See "Area, Dining."

**Director.** The City of Pasadena Director of Planning and Development, referred to in this Zoning Code as the "Director."

**Disability.** With respect to a person:

1. A physical or mental impairment that substantially limits one or more of the person's major life activities;
2. A record of having an impairment as described in Subsection 1. above; or
3. Being regarded as having an impairment, but the term does not include current illegal use of, or addiction to, a controlled substance.

The foregoing and related terms shall be interpreted in a manner consistent with the same or similar terms set forth in Code of Federal Regulations (CFR) Title 28, Section 35.104, as amended.

**Dispatch Facility.** See "Transportation Dispatch Facility."

**Discretionary Approval.** Any approval or entitlement granted in compliance with this Zoning Code, that requires the exercise of discretion, including the ability of the review authority to impose conditions of approval. The types of discretionary approvals required by the City can include an Adjustment Permit, Conditional Use Permit, Certificate of Appropriateness, Design Review, Expressive Use Permit, Filming Permit, Hillside Development Permit, Landmark Designation, Subdivision Map, Sign Exception, Temporary Use Permit, and Variance.

**Distribution Line.** An electric power line bringing power from a distribution substation to consumers.

**District, or Subdistrict.** See "Zoning District."

**Dormitory (land use).** A building used as group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, convent, monastery or other similar public, semi-public use.

**Drive-Through Businesses (land use).** An establishment that sells products or provides services to occupants in vehicles, including drive-in or drive-up windows and drive-through services.

- A. Drive-Through Businesses, Non-Restaurants.** A drive-through business that serves a use not related to a restaurant, fast food restaurant or formula fast food restaurant. This use includes the operation of drive-up or a drive-through service at a bank or financial institution, food sales (for off-site preparation or consumption only), personal services, and retail sales (e.g., pharmacy).
- B. Drive-Through Businesses, Restaurants.** A drive-through business that operates in conjunction with a restaurant, fast food restaurant or formula fast food restaurant.

**Dwelling Unit.** One or more rooms with no more than one kitchen, designed for occupancy by one family or single housekeeping unit for living and sleeping purposes, with all rooms accessible from the interior of the dwelling unit.

**E. Definitions, "E."**

**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.

**Electronic Game Centers (land use).** 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.

**Emergency Shelters (land use).** A nonprofit facility that provides short-term lodging on a first-come first-serve basis where people must vacate the facility each morning and have no guaranteed bed for the next night.

**Encroachment Plane.** An inclined plane sloping inward measured either from the vertical or the horizontal and extending along a property line. See Section 17.40.150 (Setback and Encroachment Plane Requirements and Exceptions).

**Environmental.** The following terms are used in conjunction with environmental evaluation in compliance with the City of Pasadena Environmental Policy Guidelines. Definitions of other CEQA-related terms are located in the Environmental Policy Guidelines.

1. **California Environmental Quality Act (CEQA).** The California Environmental Quality Act (CEQA) is the State law contained in the California Public Resources Code, Section 2100 et seq. It is implemented by the City of Pasadena Environmental Policy Guidelines.
2. **Environmental Impact Report (EIR).** A detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects. The contents of an EIR are discussed in *CEQA Guidelines* Article 9, commencing with Section 15120 and in the *City of Pasadena Environmental Policy Guidelines*, Section 8.5. The term "EIR" may mean either a draft or a final EIR depending on the context.
3. **Exemption.** An action that is not subject to CEQA is determined to be an exemption. This exempt status may be documented with a Notice of Exemption.
4. **Initial Study.** A preliminary analysis of the environmental effects of a proposed action used to determine whether an EIR, Subsequent EIR, Supplemental EIR, Addendum to an EIR, or a Negative Declaration must be prepared and used to identify the significant environmental effects to be analyzed. The Initial Study may also be used to streamline environmental review by determining that a previous EIR adequately analyzes the current proposed project or whether the project is part of a larger project, and a master, tiered, program, or focused EIR would be appropriate.
5. **Mitigation.** The term, as used in this Zoning Code and the City of Pasadena Environmental Policy Guidelines, shall include the following:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action.
  - b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
  - c. Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
  - d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
  - e. Compensating for the impact by replacing or providing substitute resources or environments.
6. **Negative Declaration.** A written statement briefly describing the reasons why a proposed project will not have a significant effect on the environment and why it does not require the preparation of an EIR. The accompanying Initial Study shall support the reasons.
7. **Project.** Under CEQA a project is the whole of an action that has the potential to result in either a direct physical change or a reasonably foreseeable indirect physical change in the environment.

**Existing Grade.** See "Grade, Existing."

**Expressive Use.** A use that is permitted subject to a public hearing process in which the use is evaluated against approval criteria.

#### F. Definitions, "F."

**Family.** Two or more persons living together as a single housekeeping unit in a dwelling unit. This term does not include a boarding house. Also see "Single Housekeeping Unit."

**Farmers' Markets (land use).** 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.

**Feasible.** Capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social and technological factors.

**Filming, Long-Term (land use).** Commercial motion picture filming, videotaping and professional photography at the same location more than six days per quarter of a calendar year in residential and public, semipublic districts or more than 15 days per quarter of a calendar year in all other zoning districts.

**Filming, Short-Term (land use).** Commercial motion picture filming, videotaping or professional photographing at the same location six or fewer days per quarter of a calendar year and up to 24 days of a calendar year in residential and public, semipublic districts or 15 days or



fewer per quarter of a calendar year and up to 60 days of a calendar year in all other zoning districts.

**Film Liaison.** The person designated to perform the duties prescribed by this Zoning Code relating to the regulation of commercial filming.

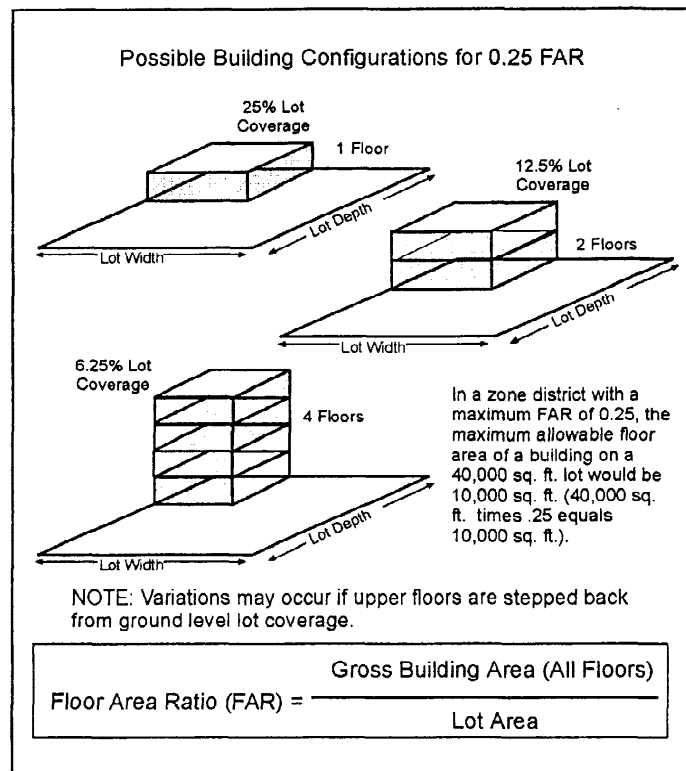
**Firearm Sales (land use).** The retail sale of firearms or ammunition by a firearms dealer, whether it is the principal sales item or incidental to the overall sales. This use includes firearms dealers that transfer and lease any firearms.

**Floor Area, Gross.**

1. For projects subject to the RS and RM-12 development standards, "gross floor area" means the floor area between the floor and roof above it, as measured from the outside edge of the exterior walls of the main structure and all accessory structures, excluding basements, patios, decks, balconies, uncovered porches, covered porches unenclosed (see definition of unenclosed) on one or more sides, and covered parking other than required parking. Any portion of a structure, including stairwells, over 17 feet in interior height, is counted twice for purposes of computing floor area. For flag lots, see 17.40.050 D (Development standards for flag lots).
2. In all other districts, "gross floor area" means the total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms and basement or attic areas having a height of more than seven feet, but excluding area used exclusively for vehicle parking or loading.

**Floor Area, Net.** The total floor area of a structure, but excluding garages, hallways, lobbies, elevators and other common spaces.

**Floor Area Ratio (FAR).** The numerical value obtained by dividing the aboveground gross floor area of a building or buildings located on a lot by the total area of the lot. If a street dedication is required, the calculation shall be based on the total area of the lot before the street dedication. See Figure 8-1.



**Figure 8-1 - Floor Area Ratio**

**Food Sales (land use).** The retail sale of food and beverages for off-site preparation or consumption. This use may also include bakeries and the provision of other services (e.g., banks, copy services, dry cleaners, film processing, food take-outs, pharmacies, video rentals, etc.) under one roof.

**Fraternity, Sorority (land use).** A building containing sleeping rooms, bathrooms, common rooms, and a central kitchen and dining room maintained exclusively for members and their guests or visitors and affiliated with a college or university.

**Front Footage of Building Occupancy.** The single linear dimension measured at the ground floor along a building frontage that defines the limits of the particular occupancy at that location. The linear dimension does not include overhangs, porches, etc.

**Frontage, Building.** The side or face of the building which is parallel to or is at an angle of 45 degrees or less to a public street or a public parking area.

**Frontage, Street or Highway.** The portion of a lot that borders and has access to a public street, highway or parkway. The frontage shall be measured along the common lot line separating the lot from the public street, highway or parkway.

**Fueling Position.** A space where vehicles can be fueled from an operable fuel dispenser.

**G. Definitions, "G."**

**Garage.** A permanently roofed structure with three enclosed sides and a garage door, that is used for automobile shelter and storage.

**Garden Enclosure.** The surrounding of the perimeter of a main garden with building walls, architectural elements (e.g., low walls, or trellises, or linear landscape elements [e.g., hedges or rows of trees]).

**Garden, Main.** A primarily landscaped, well-defined, rectangular open space that provides a central focus, and is an essential component in the design of a multi-family residential project subject to the City of Gardens provisions (17.22.070). It may take the form of a garden or a landscaped court with a minimum dimension of 20 feet in either direction.

**Garden, Total.** The total garden requirement in a multi-family residential project subject to the City of Gardens provisions (17.22.060) including: the main garden, the front yard (minus the driveway), side yards that are within 40 feet of the front setback line, and common open space that has a minimum dimension of 10 feet and meets the main garden requirements. Swimming pools, spas, tennis courts and other amenities are included as part of the total garden.

**General Plan.** The City of Pasadena Comprehensive General Plan, as amended.

**Government Code.** The State of California Government Code.

**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 Zoning Code.

**Grade, Finished.** The elevation of the surface of the ground adjoining the building at the completion of a project regulated by this Zoning Code. Where the finished grade is below the level of the existing grade, the existing grade shall be used for this purpose, except within the HD (Hillside Overlay) district.

**Grade, Street.** The top of the curb, or the top of the edge of the pavement or traveled way where no curb exists.

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

**H. Definitions, "H."**

**Habitable Room or Space.** A room or space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas are not considered a habitable room or space.

**Hearing Officer.** The person appointed to perform the duties prescribed by this Zoning Code related to conducting public hearings and making decisions on applications including Conditional Use Permits, Expressive Use Permits, Hillside Development Permits, Sign Exceptions, and Variances.

**Height.** See Section 17.40.050 (Height Requirements and Exceptions).

**Heliports (land use).** A pad and/or other facility accommodating helicopter takeoffs and landings.

**Hillside Development Project.** Any development, subdivision, construction, grading or other activity in the HD district that requires the issuance of a building, grading, development or construction-related permit or approval of a subdivision by the City.

**Historic Preservation.** The following terms and phrases are defined for the purposes of Chapter 17.62 (Historic Preservation).

1. **Adverse Effect (also Significant Adverse Effect).** An activity or action that may potentially diminish the significance of a historic resource.
2. **Alteration/Substantial Alteration (also alter).** Any physical modification or change to the exterior of a structure, site object, or designated interior that may have a significant adverse effect on character-defining features of a historic resource. Alteration shall also include new construction of additions, but not include ordinary maintenance and repairs.
3. **California Register of Historical Resources (also California Register).** The State Statute codified in the California Public Resources Code Section 5020.1 et seq.
4. **Certified Local Government.** The program authorized by the National Historic Preservation Act of 1966 (16 U.S.C. Section 470 et seq.) and the subsequent participatory agreement between the City and the State of California Office of Historic Preservation.
5. **Contributing Property.** A property within a designated landmark district or historic district listed in the National Register that has characteristics and features that relate to the historic context and historic significance of the district and that has been specified in the designation or listing as contributing.
6. **Demolition.** The complete destruction or removal of a structure or object, removal of more than 50 percent of the perimeter walls, or removal of any portion of a structural wall of a street-facing elevation of a structure that may have an adverse affect on the significance of a property.

7. **Demolition by Neglect.** The failure to provide ordinary and necessary maintenance and repair to a historic resource, whether the neglect is willful or unintentional or by design, by the owner or any party in possession of the property, which results in one or both of the following conditions:
  - a. The severe deterioration of exterior features so as to create or permit a dangerous or unsafe condition to exist, as defined in Title 14 of the Municipal Code.
  - b. The severe deterioration of exterior walls, roof, chimneys, doors, windows, porches, structural or ornamental architectural elements, or foundations, that could result in permanent damage and loss of the architectural and/or historic significance of a historic resource.
8. **Economic Hardship Variance.** A variance granted to a property owner or applicant by the Planning Commission or Director to approve an application for a Certificate of Appropriateness for a project that due to an economic hardship does not comply with the Secretary of the Interior's Standards. The approval may include provisions to maintain as much as possible of the historic integrity of the property.
9. **Environmental Setting.** The entire lot as of the date of landmark or historic monument designation, on which is located a landmark or historic monument, and to which it relates historically, physically, and/or visually. The environmental setting includes, but is not limited to, accessory structures, driveways, fences, gateways, open space, rocks, vegetation (including gardens, lawns, and trees), walkways, and walls.
10. **Fixture.** A decorative or functional device permanently affixed, or originally permanently affixed, to the site or the interior or exterior of a structure and contributing to its ability to meet the criteria for designation as a landmark or monument. Permanently affixed includes, but is not limited to, attachment by screws, bolts, pegs, nails or glue, and may include the attachment methods as rope, glass or leather if the material is integral to the design of the device. Fixtures include, but are not limited to, lighting devices, murals, built-in furniture and cabinetry, paneling and molding, leaded glass or other decorative windows and decorative hardware.
11. **Historic Context.** A broad pattern of historical development in a community or its region, which may be represented by historic resources.
12. **Historic District.** A district listed in the National Register of Historic Places.
13. **Historic Resource.** A district, landscape, object, sign, site, or structure significant in American archeology, architecture, culture, engineering, or history that is either designated or eligible for designation under City, State, or national significance criteria.
14. **Historic Resource Planning Area (also HRPA).** A grouping of historic resources identified in the 1993 Citywide reconnaissance survey (or future update of this survey) as an area that merits further study for identifying properties that may be eligible for landmark designation or listing in the National Register (as a district or individual property).

15. **Historically Significant Structure or Site.** A structure or site listed in the National Register of Historic Places (either individually or as contributing to a district), a property designated as a landmark or monument, a property contributing to a district listed in the National Register of Historic Places or a landmark district, or a property identified in an intensive-level historic resources survey as qualifying for a historic designation (either individually or as part of a district).
16. **National Register of Historic Places (also National Register).** The official inventory of districts, sites, structures and objects significant in American history, architecture, archeology and culture which is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 as amended (16 U.S.C. 470-470t, 36 C.F.R. Sections 60, 63).
17. **Noncontributing Property.** A property in the boundaries of a landmark district or district listed in the National Register and lacking architectural characteristics relating to the historic context and historic significance of the district, and identified in the designation or listing as noncontributing.
18. **Project (Major).** Includes any of the following:
  - a. Any demolition or relocation of a structure or object, or removal of a significant feature of a historic resource, including significant interior fixtures designed by the firm of Greene and Greene.
  - b. Any undertaking requiring a permit that significantly alters or changes the street-facing elevation or side elevations of a historic resource, including major changes to windows and doors or their openings, the application of new exterior wall cladding or coating which changes the appearance, design, or texture of a property, and the addition of dormers and other architectural features.
  - c. Any addition of square footage to a building elevation that faces a street, unless the addition is less than 200 square feet.
  - d. Front yard fences and walls in a historic or landmark district (excluding retaining walls).
19. **Project (Minor).** Includes any of the following:
  - a. Any demolition or removal of insignificant exterior features of a historic resource, including additions, windows, doors, and exterior siding material that is non-original or otherwise lacking in historic integrity.
  - b. Any undertaking requiring a permit that does not change substantially the exterior character-defining features of a historic resource, including re-roofing in material similar to the existing or original roofing, replacement windows and doors matching the design and materials of the existing or original windows and doors (when it is infeasible to repair) and minor additions on secondary elevations and replacement windows and doors on secondary elevations.

- c. Any undertaking to the environmental setting of a designated historic resource that is individually designated as a landmark or historic monument or individually listed in the National Register if the environmental setting is significant to the historic resource and has been defined as significant in the designation report for the historic resource.
  - d. Demolition, alteration and new construction of garages and other accessory structures.
  - e. Any addition of less than 200 square feet on the front elevation or any addition on a non-street-facing side elevation or rear elevation if visible from a public right-of-way.
  - f. Any undertaking not requiring a permit that materially alters significant features of a historic resource or that may have an adverse effect on the significance of a historic resource, including replacement of windows and doors in existing openings, resurfacing exterior finishes (e.g., plaster cement in a radically different texture), or abrasive cleaning of masonry.
  - g. Any undertaking determined minor by the Director
20. **Secretary of the Interior's Standards for Rehabilitation (Also Secretary's Standards).** The *Secretary of the Interior's Standards for Rehabilitating Historic Buildings*, issued by the U.S. Department of the Interior, National Park Service (36 CFR Part 67) and the publications of the National Park Service, Preservation Assistance Division, *Guidelines for Rehabilitating Historic Buildings* (1992, N.P.S.) and *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (1995, N.P.S.), and any subsequent publication on the Secretary's Standards by the N.P.S.
21. **Section 106.** The regulations of U.S. Code of Federal Regulations at 36 CFR Part 800.
22. **State Historical Building Code.** Part 8 of Title 24 (California Building Standards Code) of the California Code of Regulations.

**Hollywood Driveway.** Two paved wheel tracks each between 2.5 and 3.5 feet wide, separated by a planted strip at least three feet wide. See Figure 8-2.

**Home Occupations (land use).** A business conducted in a dwelling unit or accessory structure and is accessory to a residential use.

**Hospitality Homes (land use).** A facility owned or operated by a nonprofit organization intended to be used solely for the temporary occupancy of patients being treated at a local hospital or outpatient clinic or family members of patients being treated at a local hospital or outpatient clinic. This may include the provision of food service to the occupants only.

**Hotels, Motels.** See "Lodging - Hotels, Motels."

**Housing, Affordable.** See "Affordable Housing."