

## I. Definitions, "I."

**Illumination, Direct.** Illumination by means of light that travels directly from its source to the viewer's eye.

**Illumination, Indirect.** Illumination only by means of light cast upon an opaque surface from a concealed source.

**Impound Yard.** A site used for the temporary storage of vehicles that have been removed or impounded from public or private property at the direction of a peace officer or by judicial order as prescribed by law.

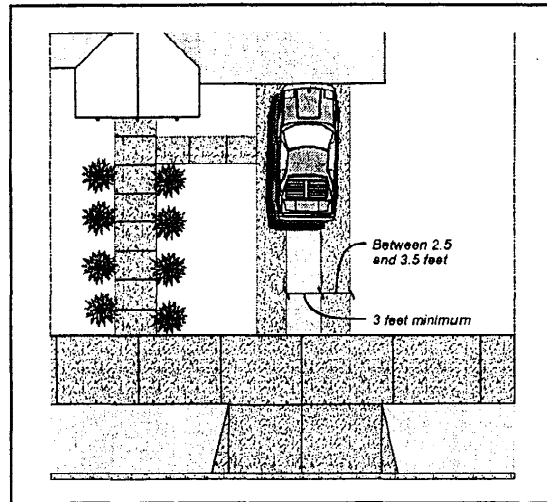


Figure 8-2 - Hollywood Driveway

**Industry, Standard (land use).** The manufacturing of products, primarily from extracted or raw materials, or bulk storage and handling of the products and materials. Uses in this classification involve an incidence of truck or rail traffic, and/or outdoor storage of products, materials, equipment, or bulk fuel. These uses include food processing and packaging, laundry and dry-cleaning plants greater than 5,000 square feet in size, auto dismantling within an enclosed building, stonework and concrete products manufacture (excluding concrete ready-mix plants), small animal production and processing within an enclosed building, and power generation.

**Industry, Restricted (land use).** The manufacturing of finished parts or products primarily from previously prepared materials; and provision of industrial services within an enclosed building. These uses include processing, fabrication, assembly and treatment, but exclude basic industrial processing from raw materials, food processing, and vehicle/equipment services. Commercial bakeries that provide seating for on-site consumption shall be classified as take-out restaurants.

**Industry, Restricted, Small-Scale (land use).** Limited to a maximum gross floor area of 5,000 square feet.

**Industrial Use.** See "Land Use Classifications."

**Internet Access Studios (land use).** An establishment that provides more than six computers or other electronic devices or has 50 percent or more of the public floor area devoted to computer use whether or not the devices constitute the primary use or an accessory or incidental use. The computers provide access to the system commonly referred to as the "Internet" and may include e-mail, playing video games over the Internet, or access to other computer software programs, and are available to the public for compensation.

**Internet Vehicle Sales (land use).** The sale of motor vehicles over a system commonly referred to as the "Internet." The use consists of an office, but no vehicle displays, parts, or service. Vehicles may be dropped off at the site for pick up but shall not be stored longer than 24 hours.

**J. Definitions, "J."** No technical terms beginning with the letter "J" are defined at this time.

**K. Definitions, "K."**

**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.

**L. Definitions, "L."**

**Land Use.** See "Use."

**Laboratories (land use).** An establishment providing dental or medical laboratory services; or an establishment providing analytical, photographic, or testing services.

**Landscaping.** The planting and maintenance of some combination of trees, shrubs, vines, ground covers, flowers or lawns. In addition, the combination of design may include natural features (e.g., rock and stone) and structural features, including fountains, reflecting pools, art work, screens, walls, fences, and benches.

**Land Use Classifications (land use).**

1. **Commercial Use.** A land use type listed in the "Allowed Uses and Permit Requirements" tables in Articles 2 and 3 under "Recreation, Education & Public Assembly Uses," "Office, Professional, and Business Support Uses," "Retail Sales," and/or "Services," except those uses classified as Public, Semi-Public Uses.
2. **Industrial Use.** A land use type listed in the "Allowed Uses and Permit Requirements" table in Articles 2 and 3 under Industry, Manufacturing & Processing Uses.
3. **Public and Semi-Public Use.** A land use that is generally operated by public agencies or private entities, and may include city administration buildings, child day care centers, colleges, fire stations, and religious facilities. These uses include:
  - adult day care, general
  - charitable institutions
  - child day-care centers
  - club, lodge, private meeting hall
  - colleges - non-traditional campus setting
  - colleges - traditional campus setting
  - cultural institutions
  - detention facilities
  - government offices
  - heliports
  - maintenance and service facilities
  - medical services - extended care
  - medical services - hospitals
  - park and recreation facilities
  - public safety facilities
  - religious facilities

- residential care, general
  - schools, public or private
  - transportation terminals
  - utilities, major and minor
4. **Residential Use.** A land use type listed in the "Allowed Uses and Permit Requirements" tables in Articles 2 and 3 under "Residential Uses," except those uses classified as Public, Semi-Public Uses.
  5. **Temporary Uses (land use).** A use of land that is designed, operated, and occupies a site for a limited period of time, typically less than 12 months. See Section 17.61.040 (Temporary Use Permits) for a list of allowed temporary uses.

**License Coordinator.** The person designated by the Director of Finance to perform the duties prescribed by this Zoning Code relating to business licenses.

**Life/Care Facilities (land use).** An integrated facility that provides accommodations for, and varying level of care to, residents depending on need. The use shall contain the following components: independent living units, residential care facilities, and continuing care, Alzheimer and related facilities.

**Liquor Stores (land use).** A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages, which may specialize in a particular type of alcoholic beverage (e.g., wine shops).

**Live Entertainment (land use).** Music, comedy, readings, dancing, acting, or other entertainment performed on a site three or more days during a calendar year. This use includes dancing by patrons to live or recorded music.

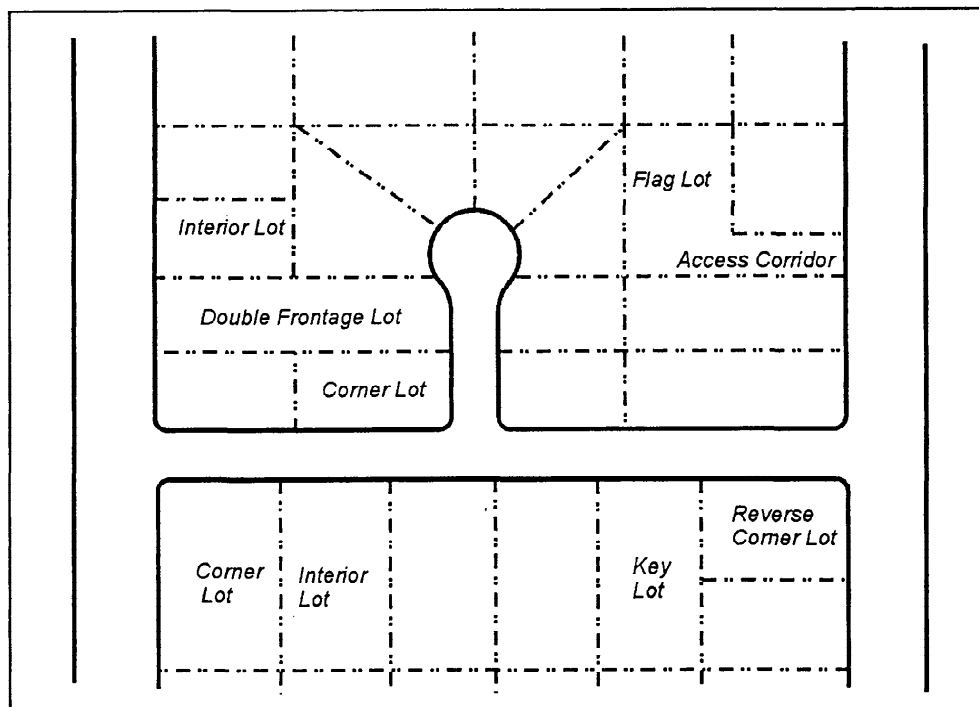
**Lodging - Bed and Breakfast Inns (land use).** An establishment offering lodging on less than a weekly basis in a converted single-family or multi-family dwelling, with incidental eating and drinking service for lodgers only provided from a single kitchen on the premises.

**Lodging - Hotels, Motels (land use).** A commercial establishment offering overnight visitor accommodations, but not providing room rentals on an hourly basis. These uses include facilities available to the general public, including without limitation meeting and dining facilities, provided these are an integral part of the hotel or motel operations.

**Lot.** A legally established lot of land under one ownership with frontage upon a street. Types of lots include the following. See Figure 8-3.

1. **Corner Lot.** A lot bounded by two or more intersecting streets that has an angle of intersection of not more than 135 degrees. The intersecting streets shall not be the same street. In determining the angle of intersection for a rounded corner, straight lines shall be drawn as extensions of both street property lines. The calculation of the angle of intersection shall be made from the side facing toward the lot at the point where these two extensions meet.

2. **Double Frontage Lot.** An interior lot with frontage on more than one street. A lot fronting on a street on one side and a private ingress-egress easement on the other side shall be considered a double frontage lot even if the lot does not have ingress-egress from the private easement.
3. **Flag or Corridor Lot.** A lot in the approximate configuration of a flag pole or sign post, with the pole or post functioning primarily as an access way to the main body of the lot from the street of access. See "Lot - Flag or Corridor Lot."
4. **Interior lot.** A lot other than a corner lot.
5. **Key Lot.** The first interior lot to the rear of a reversed corner lot.
6. **Reversed Corner Lot.** A corner lot in which the corner side is substantially a continuation of the front property line of the first lot to its rear.
7. **Substandard Lot.** A legally created lot that does not have the width or area required by the zoning district in which it is located.



**Figure 8-3 - Lot Types**

**Lot Coverage.** See "Coverage, Lot or Site."

**Lot Depth.** The horizontal distance between the front and rear property lines of a site measured along a line midway between the side property lines.

**Lot Line or Property Line.** A recorded boundary of a lot. Types of lot lines are as follows. See Figure 8-4 (Lot Features).

1. **Front Lot Line.** The shortest line of a lot that is coterminous with a street line. The lot lines of a double-frontage lot that are coterminous with street lines shall be front lines. When the lot lines of a corner lot that are coterminous with street lines are of equal or substantially equal lengths, the front line shall be determined by the Zoning Administrator. In determining the front line, the Zoning Administrator shall take into consideration the character of the improvements in the neighborhood of the lot, the impact to abutting property owners from the establishment of either of the boundaries as a front line, the character of the building proposed to be constructed and the distance that the building is set back from the lines of the two streets that the lot abuts.
2. **Interior Lot Line.** A lot line not abutting a street.
3. **Rear Lot Line.** A lot line that is parallel or approximately parallel to 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, shall be deemed the rear lot line for the purpose of measuring rear yard depth.
4. **Side Lot Line.** A lot line that is not a front or rear lot line.
5. **Street Lot Line.** A lot line abutting a street.
6. **Corner Lot Line.** A street lot line that is not a front lot line.

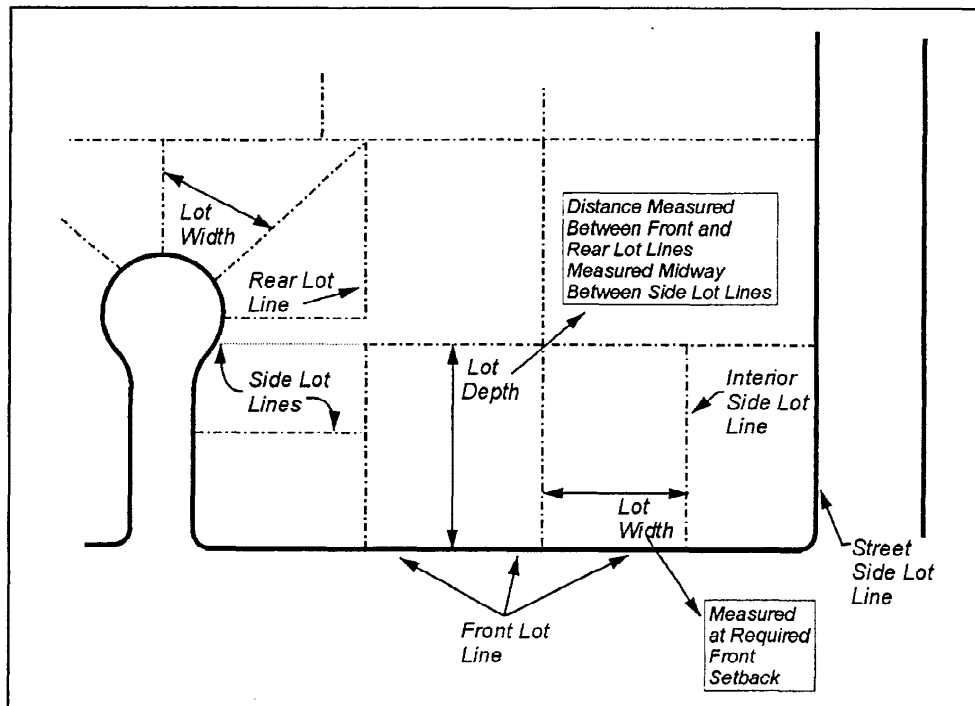


Figure 8-4 - Lot Features

**Lot or Site Area.** See "Area, Lot, or Site."

**Lot Width.** The horizontal distance between the side property line of a lot, measured at right angles to the lot depth at the rear of the required front yard setback.

**M. Definitions, "M."**

**Maintenance and Service Facilities (land use).** A facility providing maintenance and repair services for vehicles and equipment and materials storage areas. This use includes corporation yards, equipment service centers, and similar facilities.

**Maintenance or Repair Services (land use).** An establishment providing appliance repair, office machine repair, or building maintenance services. This use does not include the maintenance and repair of vehicles (see Vehicle/Equipment Repair).

**Medical Services - Extended Care (land use).** An establishment providing care on a 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services.

**Medical Services - Hospital (land use).** A 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.

**Mini-Malls (land use).** A site with an area of less than 45,000 square feet, that includes surface parking, developed for multiple uses of retail, personal services, food sales, restaurants, take-out restaurants, bars or taverns, or a combination of such uses. A site in which all the parking is located between the building(s) and the rear property line is not a mini-mall. For all multi-frontage lots, including corner lots, the zoning administrator shall determine which is the rear property line for purposes of this subsection.

**Minor Alteration.** Any physical modification to a structure that is limited in scope or has a minor visual impact in relation to the total design of the project. Minor alterations normally include awnings, landscaping, lighting, roofing, paint colors, seismic work, signs, new storefronts, and alterations to existing storefronts.

**Mixed-Use Projects (land use).** The combination of commercial and residential uses in the same structure, where the residential component is located either above (vertical mixed-use) or behind (horizontal mixed-use) the nonresidential component. Nonresidential uses are typically commercial uses.

**Mobile Recycling Units.** Bins, boxes, or containers used for the collection of recyclable materials (e.g., aluminum, glass, plastic and paper), which are transported by trucks, trailers, or vans licensed by the California Department of Motor Vehicles. A mobile recycling center larger than 500 square feet is a large collection facility.

**Mortuaries, Funeral Homes (land use).** The provision of services including preparing human remains for burial, and arranging and managing funerals. This use does not include cemeteries, crematoriums, and columbariums.

**Multi-family Residential (land use).** Two or more dwelling units on a lot. This use includes mobile homes and factory-built housing.

**Municipal Code, or Code.** The City of Pasadena Municipal Code, as it may be amended from time to time.

**N. Definitions, "N."**

**Neighborhood or Community Gardens (land use).** A site used by the community or a neighborhood for the growing of ornamental plants or vegetables that are not sold commercially but are used exclusively for personal use. The use is without permanent structures and without the on-site storage of nursery equipment or materials.

**Neighborhood Revitalization Manager.** The person designated to perform the duties prescribed by this Zoning Code relating to code enforcement.

**Net Floor Area.** See "Floor Area, Net."

**Nightclubs (land use).** A bar, tavern, or similar establishment that provides live entertainment (music, comedy, etc.) that may serve alcoholic beverage for sale, where the performance area exceeds 75 square feet, or customer dancing occurs. See Commercial Entertainment.

**Nonconforming Lot.** A lot that was legally created before the adoption of this Zoning Code and which does not conform to current Code provisions/standards (e.g., access, area, or width requirements, etc.) prescribed for the zoning district in which the lot is located.

**Nonconforming Structure.** A structure, or a portion of the structure, that was legally altered or constructed before the adoption of this Zoning Code and which does not conform to current Code provisions/standards (e.g., area, distance between structures, height, open space, setbacks, etc.) prescribed for the zoning district in which the structure is located.

**Nonconforming Use.** A use of a structure (either conforming or nonconforming) or land that was legally established and maintained before the adoption of this Zoning Code and which does not conform to current Code provisions governing allowable land uses for the zoning district in which the use is located. This includes uses that do not conform to the land use regulations for the district in which they are located and were established prior to July 1, 1985, under a use of property variance.

**O. Definitions, "O."**

**Occupancy.** Each separate use of property conducted on a lot or within a building or any portion thereof.

**Occupancy of Record.** Recorded in the office of the Los Angeles County Recorder.

**Offices (land use).**

1. **Accessory.** An office facility that is incidental and accessory to another business or sales activity that is the primary use of the structure or site.
2. **Administrative Business 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. This use includes:

accounting, auditing and bookkeeping services  
 advertising agencies  
 airline, lodging chain, and rental car company reservation centers  
 architectural, engineering, planning and surveying services  
 attorneys, legal services  
 commercial art and design services  
 computer software and hardware design  
 counseling services  
 court reporting services  
 data processing services  
 detective agencies and similar services  
 educational, scientific and research organizations  
 employment, stenographic, secretarial and word processing services  
 insurance claim processing  
 literary and talent agencies  
 mail order and e-commerce transaction processing  
 management and public relations services  
 media postproduction services  
 photography and commercial art studios  
 police facility used as an office where there are no jail detention facilities or storage of vehicles except the parking  
 of police cars  
 psychologist  
 telecommunications facility design and management  
 telemarketing  
 writers and artists offices

This use does not include “Banks and Financial Services,” which are separately defined.

3. **Government.** An administrative, clerical, or public contact office of a government agency, including postal facilities, together with the incidental storage and maintenance of vehicles.
4. **Medical.** 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, podiatral, optometric, chiropractic and psychiatric services, and medical or dental laboratories incidental to these offices, but exclude inpatient services and overnight accommodation.

**Off-Site.** An activity or accessory use that is related to a specific primary use, but is not located on the same site as the primary use.

**Off-Street Loading Facility.** A site or portion of a site reserved for the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives and landscaped areas.

**Off-Street Parking Facility.** A site or portion of a site outside of a public right-of-way reserved for the parking of motor vehicles, including parking spaces, aisles, access drives and landscaped areas.

**On-Site.** An activity or accessory use that is related to a specific primary use, and is located on the same site as the primary use.

**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.** Outdoor space that serves a recreational function or provides visual relief from the building mass, the minimum dimension of which shall be six feet excluding required front yards not used for balconies or patios.

**Opposite.** A wall, window, sign, zoning district, or property line that has a line perpendicular to a vertical plane through one element which would intersect a similar vertical plane through a like element.

**P. Definitions, "P."**

**Park and Recreation Facilities (land use).** A noncommercial park, playground, or other recreation facility, and/or open space officially designated as a public park or recreation facility. This use includes community centers.

**Parking Facility.** A parking lot and/or structure. Types of parking facilities include the following.

1. **Fully Subterranean Parking.** A mechanically ventilated subterranean parking structure the top of which is at existing grade. For projects subject to the City of Gardens provisions (Section 17.22.070) or Urban Housing multi-family standards (Section 17.50.350), fully subterranean parking is a parking structure the top of which is at least two feet below existing grade.
2. **Hybrid Parking.** Parking that employs more than one parking type and each portion conforms to the requirements for its particular type.
3. **Parking with Dwelling Over.** Parking at grade, enclosed with a garage door, with a dwelling above.
4. **Partially Subterranean Parking.** A mechanically ventilated parking structure, the top of which does not exceed two feet above existing grade measured at the center of the site along the street frontage. For projects subject to the City of Gardens provisions (Section 17.22.070) or Urban Housing multi-family standards (Section 17.50.350), where the existing grade at the required front setback line is more than one foot above the grade at the centerline of the site on the sidewalk side of the property line, the top of the partially subterranean parking garage structure may be two feet above the existing grade measured at the required front setback line.
5. **Podium Parking.** An enclosed, naturally ventilated parking structure, either at grade or partially depressed.
6. **Surface Parking.** Parking at grade in a carport or garage with no dwelling above.

**Parking Space.** A readily accessible area, within a structure or surface parking area, exclusive of aisles, driveways, ramps and columns, maintained exclusively for the parking of one vehicle.

**Pawnshops (land use).** An establishment engaged in the retail sale of new or secondhand merchandise and offering loans secured by personal property.

**Pedestrian Orientation.** Any physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Design amenities related to the street level (e.g., awnings, paseos, arcades);
3. Visibility into buildings at the street level;
4. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
5. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
6. Signs oriented and scaled to the pedestrian rather than the motorist;
7. Landscaping (including pocket parks or outdoor patios); and
8. Street furniture.

**Pedestrian-Oriented Uses (land use).** A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian-oriented use provides spontaneous draw from the sidewalk and street due to visual interest, high customer turnover, and social interaction. Examples of these uses include:

- bars and taverns
- bars and taverns with live entertainment
- cultural institutions
- commercial entertainment
- commercial recreation - indoor
- mixed use projects with ground-floor commercial uses
- restaurants
- restaurants – fast food
- restaurants and fast food restaurants with outdoor dining
- restaurants and fast food restaurants with live entertainment
- retail sales
- personal services
- printing services, limited

**Permitted.** Permitted by right, without the approval of a Conditional Use Permit, Expressive Use Permit, Minor Use Permit or Temporary Conditional Use Permit.

**Person.** Any individual, firm, partnership, corporation, company, association, joint stock association; city, county, state, or district; and includes any trustee, receiver, assignee, or other similar representative thereof.

**Personal Improvement Services (land use).** The provision of instructional services or facilities, including health or physical fitness clubs, modeling agencies, rehearsal halls, and weight control clinics.

**Personal Property Sales (land use).** The sale of personal property, as regulated by Section 17.50.190.

**Personal Services (land use).** An establishment providing nonmedical services to individuals as a primary use. Examples of these uses include:

|  |                                      |
|--|--------------------------------------|
| barber and beauty shops                        | laundromats (self-service laundries) |
| clothing rental                                | spas and hot tubs for rent           |
| dry cleaning pick-up stores                    | shoe repair shops                    |
| fortunetellers, psychics, and similar services | tanning salons                       |
| home electronics and small appliance repair    | tailors                              |

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

**Personal Services, Restricted (land use).** A personal service establishment that may tend to have a blighting and/or deteriorating effect upon surrounding areas and that may need to be dispersed from other similar uses to minimize its adverse impacts, including:

|                             |   |
|-----------------------------|---|
| check-cashing services      | tattooing, piercing, and similar services |
| massage services or parlors |   |

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

**Planning Commission.** See "Commission."

**Porte cochère.** An open covered area attached to a dwelling that motor vehicles drive through.

**Preexisting.** In existence before the effective date of the ordinance enacting this Zoning Code.

**Primary Structure.** See "Structure, Main, Primary, or Principal."

**Primary Use.** See "Use, Primary."

**Primary Zoning District.** See "Zoning District, Primary."

**Printing and Publishing (land use).** An establishment providing printing, blueprinting, photocopying, engraving, binding, or related services.

**Printing and Publishing, Limited (land use).** A printing establishment providing convenience photocopying and accessory retail-oriented services, not exceeding 5,000 square feet of floor area.

**Project.** Any proposal for new or changed use, or for new construction, alteration or enlargement of any structure, that is subject to the provisions of this Zoning Code.

**Property Line.** See "Lot Line, or Property Line."

**Public Safety Facility (land use).** A facility for public safety and emergency services, including police and fire protection. This use includes facilities used by the National Guard or the Military Reserve.

**Public, Semi-Public Use.** See "Land Use Classifications."

**Q. Definitions, "Q."** No technical terms beginning with the letter "Q" are defined at this time.

**R. Definitions, "R."**

**Recycling Centers (land use).** A collection center for recycling materials including glass, metal, paper products and other materials as may be determined by the zoning administrator. This use includes mobile recycling units, reverse vending machines and small and large collection facilities.

1. **Recycling, Large Collection Facilities.** A recycling center over 500 square feet for the drop-off or deposit of recyclable materials. These uses include mobile recycling units and reverse vending machines collectively over 500 square feet.
2. **Recycling, Small Collection Facilities.** A recycling center of 500 square feet or less for the deposit or drop-off of recyclable materials. These uses include mobile recycling units and reverse vending machines.

**Religious Facilities (land use).** A facility in which the primary use is religious worship. A religious facility may include related accessory activities including religious education, ministry, clothing and food distribution, counseling, employment assistance, referral services, and support groups. Other uses (e.g., private schools and child day-care centers) that are located on the site of a religious assembly use shall not be accessory uses.

1. **Temporary.** Religious services conducted on a site that is not permanently occupied by a religious assembly use.
2. **With Columbarium.** A religious assembly use that has a structure with niches either located within a building or outdoors designed to accommodate cremated human remains contained in urns.
3. **With Temporary Homeless Shelter.** A religious assembly use with temporary facilities for the homeless.

**Research and Development – Non-Office (land use).** A laboratory facility that is primarily used for non-office scientific research. This use can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of the products.

**Research and Development – Office (land use).** Facilities that are primarily office uses for scientific research. This use can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of the products.

**Residential Care Facilities.**

1. **Residential Care, General (land use).** Any State licensed facility, place, or structure that is maintained and operated to provide nonmedical residential care, day treatment, or foster agency services for seven or more adults, children, or adults and children as

defined in Article 1 of Chapter 3 of the California Health and Safety Code, Section 1500 et seq. This use includes the administration of limited medical assistance (e.g., dispensing of prescribed medications).

2. **Residential Care, Limited (land use).** Any State licensed facility, place, or structure that is maintained and operated to provide nonmedical residential care, day treatment, or foster agency services for six or fewer adults, children, or adults and children as defined in Article 1 of Chapter 3 of the California Health and Safety Code, Section 1500 et seq. This use includes the administration of limited medical assistance (e.g., dispensing of prescribed medications).

**Residential Use.** See "Land Use Classifications."

**Restaurants (land use).** An establishment that sells prepared food or beverages either indoors or outdoors in nondisposable containers. A restaurant may provide for the accessory sale of food and nonalcoholic beverages for off-site consumption provided that all food and beverages sold for on-site consumption are served in nondisposable containers. A restaurant with a bar area exceeding 500 square feet or 30 percent of the dining area shall be classified as a bar.

**Restaurants, with Live Entertainment (land use).** A restaurant, including a fast food or formula restaurant, that provides accessory live entertainment, where the performance area does not exceed 75 square feet, and customer dancing does not occur. The use shall be classified as a nightclub (commercial entertainment) if the performance area exceeds 75 square feet or customer dancing is provided. Live entertainment does not include adult businesses.

**Restaurants, Fast Food (land use).** A restaurant that sells prepared food either indoors or outdoors in disposable containers (e.g., paper or plastic). These uses include retail bakeries that provide on-site seating. A restaurant with a bar area exceeding 500 square feet or 30 percent of the dining area shall be classified as a bar.

**Restaurants, Formula Fast Food (land use).** A fast-food restaurant which is required by contractual or other arrangements to offer standardized employee uniforms, exterior design, food preparation, ingredients, interior decor, menus, or signs; or adopts an appearance, food presentation format, or name which causes it to be substantially identical to another restaurant regardless of ownership or location.

**Retail Sales (land use).** The retail sales of merchandise not specifically listed under another use. These uses include:

|  |   |
|--|---|
| antiques   | furniture, home furnishings and equipment |
| art galleries (for profit)   | gift and souvenir shops                   |
| artists' supplies  |   |
| bicycle shops  |   |
| bookstores   |   |
| cameras and photographic supply stores   |   |
| clothing and accessory stores  |   |
| collectibles stores (cards, coins, comics, stamps, etc.)                               |   |
| department stores  |   |
| drug and discount stores   |   |
| dry goods  |   |
| fabrics and sewing supplies  |   |
| florists and houseplant stores (indoor sales only—outdoor sales are "Plant Nurseries") |   |

hardware  
 hobby materials  
 jewelry  
 luggage and leather goods  
 musical instruments, parts and accessories  
 newsstands  
 orthopedic supplies  
 paint sales  
 pet supplies sales, with no animals but fish  
 religious goods  
 secondhand clothing and appliances and furniture  
 small wares  
 specialty shops  
 sporting goods and equipment  
 stationery  
 toys and games  
 variety stores  
 video rental and sales

**Reverse Vending Machine.** A mechanical device that accepts one or more types of empty beverage containers, including aluminum cans, glass and plastic bottles and cartons, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value. One or more reverse vending machines occupying an area larger than 500 square feet are considered a large collection facility.

**Review Authority.** The individual or official City body (the Director, Commission, or Council) identified by this Zoning Code as having the responsibility and authority to review, and approve or disapprove the permit applications described in Article 7 (Land Use and Development Permit Procedures).

**Room, Habitable.** A room meeting the requirements of Municipal Code Chapter 14.12 for sleeping, living, cooking or dining purposes, excluding enclosed places (e.g., closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces).

## S. Definitions, "S."

### Schools (land use).

1. **Schools - Public and private.** Includes elementary, middle, junior high, and high schools serving kindergarten through 12th-grade students, including denominational and sectarian, boarding schools, and military academies. Preschools and child day-care are included under the definitions of "Child Day-Care Facilities."
2. **Schools - Specialized education and training.** Includes business, secretarial schools, and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree-granting schools offering subjects including: art, ballet and other dance, computers, cooking, drama, driver education, language, and music. Also includes seminaries and other facilities exclusively engaged in training for religious ministries, and establishments furnishing educational courses by mail. Facilities, institutions, and conference centers are included that offer specialized programs in personal growth and development (e.g., arts, communications, environmental awareness, and management).

**Seasonal Merchandise Sales (land use).** The retail sale of holiday seasonal products including pumpkins, Christmas trees and crafts.

**Seating Area.** See "Area, Seating."

**Second Dwelling Units (land use).** A detached residential dwelling unit that provides complete independent living facilities for one or more persons on the same parcel as a legal single family residence. A second dwelling unit shall include permanent provisions that include, but are not limited to, living, sleeping, eating, cooking, and sanitation.

**Self-Storage (land use).** A structure containing separate storage space that is designed to be leased or rented individually in an enclosed building. This use does not include outdoor storage or recreational vehicles, boats, personal watercraft, motorcycles, or trailers.

**Senior Affordable Housing (land use).** Facilities providing one or more dwelling units for senior citizens of low and moderate income as that term is defined in Government Code Section 65915 and by Health and Safety Code Section 33334.2. This use does not include residential care facilities, transition housing, medical services - extended care, and life/care facilities.

**Service Station.** See "Vehicle Services - Service Stations."

**Setback.** The distance by which a structure, parking area or other development feature must be separated from a lot line, other structure or development feature. If a street dedication is required, then the setback requirement shall be measured from the revised property line after the dedication. For purposes of this Zoning Code, the term "yard" may be used interchangeably with the term "setback." See Section 17.40.150 (Setback and Encroachment Plane Requirements and Exceptions). See also "Yard."

**Single Decision.** Applications for permits given a single permit number.

**Single Housekeeping Unit.** The functional equivalent of a traditional family; whose members are a nontransient interactive group of persons jointly occupying a single dwelling unit, including the joint use of common areas and sharing household activities and responsibilities (e.g., meals, chores, expenses, and meals). This does not include a boarding house.

**Significant Tobacco Retailers (land use).** Establishments that devote 20 percent or more of the display area to the sale or exchange of tobacco products and/or tobacco paraphernalia.

**Single-Family Residential (land use).** A building containing one dwelling unit located on a single lot. These include mobile homes and factory-built housing.

**Single Ownership.** Holding record title, possession under a contract to purchase or possession under a lease, by a person, firm, corporation or partnership, individually, jointly, in common or in any other manner where the property is or will be under unitary or unified control.

**Single-Room Occupancy (land use).** A facility providing dwelling units where each unit has a minimum floor area of 150 square feet and a maximum floor area of 220 square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer.

**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 Zoning Code, and is in a single ownership or has multiple owners, all of whom join in an application for development.

**Site Coverage.** See "Coverage, Lot or Site."

**Specific Plan.** A plan as defined in Government Code Section 65450.

**Stadiums and Arenas (land use).** A structure that is open or enclosed and used for games, concerts, and major events and is partly or completely surrounded by tiers of seats for spectators.

**State Historical Building Code.** Part 8 of Title 24 (California Building Standards Code) of the California Code of Regulations.

**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. (Also, see the definition of Basement.)

**Street Fairs (land use).** The provision of games, eating and drinking facilities, live entertainment, or similar activities not requiring the use of roofed structures and occurring on a public street.

**Street or Highway Frontage.** See "Frontage, Street or Highway."

**Street, or Public Right-of-Way.** A public thoroughfare, avenue, road, highway, boulevard, parkway, way, drive, lane, court or private easement, not including freeways, providing the primary roadway to and egress from the property abutting thereon.

**Structure.** Anything constructed or erected that requires a location on the ground, including a building or a swimming pool, or a fence or wall, but not including driveways or walkways located outside the front yard setback.

**Structure, Accessory.** A structure that is subordinate to, and detached from the main structure, the use of which is incidental and subordinate to that of the main structure.

**Structure, Main, Primary, or Principal.** A structure that houses the primary use on a property or lot. It shall not include accessory structures (e.g., garages, pool houses, or sheds).

**Subdivision.** The division, by any subdivider, of any unit or portion of land shown on the latest equalized Los Angeles County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. Subdivision includes the following, as defined in Civil Code Section 1315: a condominium project; a community apartment project; or the conversion of five or more existing dwelling units to a stock cooperative.



**Subdivision Map Act, or Map Act.** Division 2, Title 7 of the California Government Code, commencing with Section 66410 as presently constituted, and any amendments to those provisions.

**Substantial (Major) Alteration.** Any physical modification to a structure that involves a major portion of the structure or has a substantial visual impact on the structure or its surroundings. Substantial alterations normally include changes to building massing, cladding the exterior walls in a new material, and extensive replacement of windows and doors with a new or unoriginal design in a structure.

**Swap Meets (land use).** Collective retail sales or exchange of merchandise by individual vendors occupying separate sales spaces that are not divided by permanent walls. These uses include both indoor and outdoor swap meets, conducted on either a permanent or recurring basis.

**Swimming Pool, Hot Tub.** A water-filled enclosure with a depth of 18 inches or more, used for swimming or recreation.

## T. Definitions, "T."

**Tandem Parking.** A parking space configuration where two or more parking spaces are lined up behind each other.

**Telecommunications Facilities (land use).** The following technical terms and phrases are defined for the purposes of Section 17.50.310 (Telecommunications Facilities).

1. **Antenna Array, or Wireless Telecommunications Antenna Array.** One or more rods, panels, discs, or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antennas (whip), directional antennas (panel), and parabolic antennas (dish), but excluding any support structure.
2. **Co-Location.** The use of a common wireless telecommunications antenna facility, or a common site, by two or more providers of wireless telecommunications services, or by one provider of wireless telecommunications services, or by one provider of wireless telecommunications services for more than one type of telecommunications technology.
3. **Satellite Earth Station Antenna.** Satellite earth station antennas include any antenna in any zoning district:
  - a. That is designed to receive direct broadcast satellite service, including direct-to-home satellite services, and that is one meter or less in diameter;
  - b. Where commercial or industrial uses are generally permitted, that is two meters or less in diameter;
  - c. That is designed to receive programming services by means of multi-point distribution services, instructional television fixed services, and local multi-point distribution services, that is one meter or less in diameter or diagonal measurement; and
  - d. That is designed to receive television broadcast signals.

4. **Support Structures.** A freestanding structure designed and constructed to support an antenna array and that may consist of a monopole, a self-supporting lattice tower, a guy-wire support tower, or other similar structure.
5. **Wireless Telecommunications Antenna Facilities.** An unstaffed facility for the transmission or reception of wireless telecommunications services, commonly consisting of an antenna array, connection cables, a support structure to achieve the necessary elevation, and an equipment facility to house accessory equipment, which may include cabinets, pedestals, shelters, and similar protective structures.
6. **Wireless Telecommunications Antenna Facilities, Minor.** A wireless telecommunications antenna facility that is designed to be building-mounted, or co-located on an existing structure with the facilities or other wireless communications service providers, or located on City-owned property or within a City-owned street on “multiple-use facilities” (e.g., a street light, utility pole, traffic signal, or sign).
7. **Wireless Telecommunications Antenna Facilities, Major.** A wireless telecommunications antenna facility that is designed as a freestanding structure.
8. **Wireless Telecommunications or Communications Services.** Any personal wireless services as defined in the Federal Telecommunications Act of 1996, including federally licensed wireless telecommunications services consisting of cellular services, personal communications services (PCS), specialized mobile radio services (SMR), enhanced specialized mobile radio services (ESMR), paging, and similar services that currently exist or that may be developed in the future.

**Temporary Use.** See “Land Use Classifications.”

**Tents (land use).** A temporary or permanent structure having a roof and/or walls of fabric.

**Top Plate.** The horizontal framing member that caps an exterior wall and supports rafters or roof framing.

**Transmission Line.** A power line bringing electricity to a receiving or distribution substation.

**Transit-Oriented Development (TOD) (land use).** A development, located within walking distance of a major transit stop designed for pedestrians without excluding motor vehicles. Transit-oriented development can be new construction or redevelopment of one or more structures whose design and orientation facilitate transit use.

**Transit Stations or Terminals (land use).** Facilities for loading, unloading, and transferring passengers, baggage, and incidental freight between modes of transportation. These uses include bus terminals, railroad stations, and public transit stations.

**Transition Housing (land use).** A facility that provides housing at no cost for individuals in immediate need of housing in which residents stay longer than overnight. This housing may include support services (e.g., emergency medical care, employment and housing counseling).

**Transportation Dispatch Facilities (land use).** A base facility where ambulances, taxis, limousines, armored cars, tow trucks, and similar vehicles for specialized transportation are

stored, and from which they are dispatched, and/or where ambulance vehicles and crews not based at a hospital or fire department stand by for emergency calls. Does not include storage facilities for towed vehicles, which is classified under "Vehicle Services - Vehicle Storage."

**Tree, Mature.** A tree with a trunk diameter of 10 inches or more, measured 48 inches above existing grade.

**Truck and Freight Terminals (land use).** Storage and distribution facilities having more than six heavy trucks on the premises at one time, but excluding trucking accessory to another business; includes transportation establishments furnishing services incidental to air, motor freight, and rail transportation including:

- freight forwarding services
- freight terminal facilities
- joint terminal and service facilities
- packing, crating, inspection and weighing services
- postal service bulk mailing distribution centers
- transportation arrangement services
- trucking facilities, including transfer and storage

**Truck, Large.** A truck with an unladen weight of 10,000 pounds or more.

#### U. Definitions, "U."

**Unenclosed.** An opening that is a minimum of 80 percent open.

**Urban Housing (land use).** A high-density multi-family project that is the primary use of a site in a commercial zoning district or as part of a transit-oriented development around a light rail station.

**Use.** The purpose for which a site or structure is arranged, designed, intended, constructed, erected, moved, altered, or enlarged for which either a site or a structure is or may be occupied or maintained.

**Use, Primary.** The main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur.

**Used.** Arranged, designed, constructed, altered, rented, leased, sold, occupied or intended to be occupied.

**Utility, Major (land use).** Generating plants, electrical substations, aboveground electrical transmission lines, refuse collection or disposal facilities, water reservoirs, water or wastewater treatment plants, and similar facilities of public agencies or public utilities.

**Utility, Minor (land use).** A utility facility that is necessary to support a legally established use and involves only minor structures (e.g., electrical distribution lines).

**V. Definitions, "V."**

**Vanpool.** A vehicle carrying two or more persons commuting together to and from work on a regular basis, under a prepaid subscription arrangement, which vehicle is designed for seven or more passengers.

**Vehicle Services (land use).**

1. **Automobile Rental.** Rental of automobiles, including storage and incidental maintenance, but excluding maintenance requiring pneumatic lifts.
2. **Service Stations.** An establishment engaged in the retail sale of vehicle fuel, lubricants, parts and accessories. These uses include service stations with convenience stores, self-service auto washes and facilities having service bays for vehicle service and repair. The service and repair may include incidental maintenance and repair of automobiles and light trucks, but shall not include maintenance and repair of large trucks, or body and fender work or automobile painting on any vehicles.
  - a. **Full Service.** A service station that has one or more service bays.
  - b. **Minimum Service.** A service station that has no service bays.
3. **Vehicle/Equipment Repair.** The repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. These uses include auto repair shops, body and fender shops, wheel and brake shops, oil change shops, auto glass sales and installation, stereo and alarm sales and installation, and tire sales and installation, but exclude vehicle dismantling or salvage and tire retreading or recapping.
4. **Sales and Leasing.** The sale, or leasing of automobiles, trucks, tractors, construction or agricultural equipment, mobile homes, and similar equipment, including storage and incidental maintenance and repair. This use does not include uses that exclusively rent vehicles (see Vehicle Services – Automobile Rental).
5. **Sales and Leasing – Limited.** The sales and leasing of automobiles, motorcycles, or trucks within an enclosed structure without any incidental maintenance or repair work allowed. Vehicles shall not be displayed or stored outdoors. Accessory part installation as part of the vehicle sale is permitted. This excludes vehicles that exclusively rent vehicles.
6. **Vehicle Storage.** The storage of operative or inoperative vehicles. These uses include storage of parking towaways, impound yards, and storage lots for buses and recreational vehicles, but do not include vehicle dismantling.
7. **Vehicle Washing/Detailing.** Washing, detailing, waxing or cleaning of automobiles or similar light-duty motor vehicles.
8. **Vehicle Washing/Detailing, Small-Scale.** Automobile or similar light-duty motor vehicle washing and detailing businesses that do not occupy more than 1,000 square feet and are located within a parking structure.

**Visible.** Likely to be noticed by a person of average height walking on a street or sidewalk two years after installation of any planting screening material intended to screen a view.

**W. Definitions, "W."**

**Wholesaling, Commercial (land use).** Wholesaling and storage of commercial goods and supplies within an enclosed building.

**Wholesaling, Distribution, and Storage (land use).** Storage and distribution facilities not including retail sales having five or fewer trucks at any one time.

**Wholesaling, Distribution, and Storage, Small-Scale (land use).** Wholesaling, distribution, and storage having a maximum gross floor area of 5,000 square feet and using a maximum of two commercial vehicles.

**Window, Major.** A window or aggregate of windows 16 square feet in size or more.

**Window, Minor.** A window or aggregate of windows less than 16 square feet in size.

**Window, Required.** An exterior opening in a habitable room meeting the area requirements of Municipal Code Section 14.12.390.

**Wireless Telecommunications.** See "Telecommunications Facility."

**Work/Live Units (land use).** Work/Live means an integrated housing unit and working space, in which the work component is the primary use and the residential component is secondary, occupied by a single housekeeping unit in a structure, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities in compliance with the Building Code; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

**X. Definitions, "X."** No technical terms beginning with the letter "X" are defined at this time.

**Y. Definitions, "Y."**

**Yard or Court.** An open space on the same site as a structure, unoccupied and unobstructed by structures from the ground upward or from the floor level of the structure requiring the yard or court upward except as otherwise provided in this Zoning Code, including a front yard, side yard, corner yard, rear yard or court between structures. For purposes of this Zoning Code, the term "setback" may be used interchangeably with the term "yard." The following types of yards are defined and required by this Zoning Code. See Figure 8-5.

1. **Corner Side Yard.** A yard extending from the rear line of the required front yard, or the front property line of a site where no front yard is required, to the rear property line, the width of which is the horizontal distance between a street property line not considered a front property line and a line parallel thereto on the site. (See lot line or property line: front property line for a determination of front and corner yards.)

2. **Front Yard.** A yard extending across the full width of a site, the depth of which is the minimum horizontal distance between the front property line and a line parallel thereto on the site.
3. **Rear Yard.** A yard extending across the full width of a site, the depth of which is the minimum horizontal distance between the rear property line and a line thereto on the site, except that on a corner lot, the rear yard shall extend only to the corner yard.
4. **Side Yard.** A yard extending from the rear line of a required front yard, or the front property line of a site where no front yard is required, to the front line of the required rear yard, or the rear property line of the lot where no rear yard is required, the width of which is the horizontal distance between the side property line and a parallel line on the site.

**Z. Definitions, "Z."**

**Zoning Administrator.** The person designated to perform the duties prescribed by this Zoning Code relating to zoning functions.

**Zoning Code.** The Pasadena Zoning Code, Title 17 of the City of Pasadena Municipal Code, referred to herein as this "Zoning Code."

**Zoning District.** Any of the residential, commercial, public, or overlay districts established by Article 2 of this Zoning Ordinance (Zoning Districts, Allowable Land Uses and Permit Requirements), 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 District, Primary.** The zoning district applied to a site by the Zoning Map, to which an overlay zoning district may also be applied.

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