

VII. GLOSSARY

Adaptive reuse. "Adaptive reuse" means the conversion of an existing building of historic, architectural, or cultural value from the use for which it was constructed to a new use compatible with neighborhood land uses by maintaining exterior integrity and adapting the interior to the new use.

Added value. "Added value" means the practice of processing a resource through additional steps in order to generate additional wealth/jobs within the community before the resource is sent outside the community.

Adequate. "Adequate" means a threshold meeting minimum standards established by either regulation, ordinance, code, policy, or accepted standards.

Affordability. "Affordability" (in relation to housing) means the ability of a family to spend less than thirty-five percent of its gross income on the cost of shelter, utilities, taxes, and insurance.

Agriculture lands. "Agriculture lands" means lands devoted toward the commercial growing of food and fiber.

Agriculture preserve. "Agriculture preserve" means lands under contract in concert with the provisions of the California Land Conservation (Williamson) Act. These lands are primarily devoted toward the production of food and fiber, but may also include other lands.

Aircraft. "Aircraft" means jets, airplanes, helicopters, hang-gliders, motorized gliders, and any form of aircraft whether or not it is regulated by the Federal Aviation Administration (FAA).

Ambient noise level. "Ambient noise level" means the composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

And/or. "And/or" means "or." If the Plan's direction is to accomplish "A" and "B," the word "and" is used. If the Plan's direction is to accomplish either "A" or "B" the word "or" is used. In certain situations in the Plan, the choice may be to state "and/or." If this is the case, it is used to denote that the Plan's direction is to accomplish any or all of the stated options. Accomplishing one option is as appropriate as accomplishing two or more.

Annexation. "Annexation" means the legal steps and actions taken to attach a territory of land to an incorporated City or a special district.

Archaeology. "Archaeology" means the scientific study of material remains of past cultures or human life and activities.

Area Plan. "Area Plan" means a component of the General Plan that provides more precise planning information for an identified territory covered by the General Plan. An area plan does not need

to conform to the full requirements of a General Plan or the requirements for contents of a Specific Plan. The Area Plan, however, must be internally consistent with the General Plan.

Æsthetic qualities. "Æsthetic qualities" means the selected characteristics that are subjectively used to judge appreciation of the subject..

Æsthetics. "Æsthetics" means the placement of criteria or judgement of the attractiveness of a development, area, or project.

Board of Supervisors. "Board of Supervisors" means the five elected officials governing the County of Mendocino.

Building coverage. "Building coverage" also means "lot coverage." "Lot coverage" means the percent of lot area covered by a building footprint. "Building coverage" may also mean "density" when related to non-residential development.

Building. "Building" means structure. "Structure" means shelter, building, dwelling unit, or other physical development upon the land to house, protect, store, or cover persons or things.

Business. "Business" means a definition which includes agriculture but that preserves special distinctions afforded agriculture.

California Code of Regulations. "California Code of Regulations" (CCR) means the published official administrative regulations approved by the Office of Administrative Law. The regulations are administered by various state agencies and have the force of law as if the regulations were enacted by the Legislature. The regulations are noted as 14 CCR §15000, which reads "Title 14, California Code of Regulations, Section 15000."

Carrying capacity. "Carrying capacity" means the maximum number of persons, businesses, vehicles, livestock, vines, or other measurable numbers that can physically be accommodated in an area or on a parcel of land at a given time.

Case law. "Case law" means an interpretation of a law to give it constitutional meaning by a Court of competent jurisdiction. An interpretation by an appellate court with jurisdiction over Mendocino County effectively modifies the law to mean that interpretation. A California Supreme Court decision affects the entire state. Federal Courts also effect case law.

Citizen Advisory Committee. "Citizen Advisory Committee" (CAC) means the collected public membership of a group designated by the City Council to be responsible for recommending and preparing the content of individual General Plan elements. CAC may also be used in implementing programs to recommend the formation of an ongoing group to deal with issues after the General Plan is adopted.

City limits. "City limits" means the area which is incorporated into the City of Ukiah as approved by the Local Agency Formation Commission.¹

Clustering. "Clustering" means a means by which lots are grouped rather than spread evenly throughout a parcel as in conventional lot-by-lot development, without increasing overall density permitted by the general plan.

¹We were unable to find a "legal" definition.

CNEL: Community Noise Equivalent Level. "Community Noise Equivalent Level" means the average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.²

Commercial areas. "Commercial areas" means lands where the purchase, sale, or other transactions occur involving the handling of articles, substances, or commodities for the purpose of livelihood or profit.

Commercial recreation. See "Recreation, commercial."

Community development lands. "Community development lands" means lands devoted toward the principal uses of residential, commercial, industrial, or public facilities.

Conserve, conservation. "Conservation" means the management of resources, including natural resources, cultural resources (includes archaeological and historic resources), and man-made resources in a manner that avoids waste, destruction, or neglect.

Decibel (dB). "Decibel" means a unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure, which is 20 micropascals (20 micro-newtons per square meter).

Density. "Density" means for residential development, density is the number of residential dwelling units per acre. This tends to be reflected on parcels of one acre or less as "X units per acre of land area." For lands in which more than one acre is required for a residence, the density tends to be reflected as "X acres per dwelling unit."

Department of Fish and Game. "Department of Fish and Game" means the California Department of Fish and Game.

Design review. "Design review" means the public or agency review of the aesthetics of development: building appearance and character, colors, landscaping, location of parking, siting of the structure on its building site, and other issues related to the appearance characteristics of the development.

Designated historic resource. "Designated historic resource" means a structure that is identified as being listed on the National Historic Register, a California Historical Landmark, included in the California Inventory of Historic Resources, or an identified point of interest. A designated historic resource may also apply to historic buildings within an identified historic district even if the structure is only contributing or is not included on any of the historic lists or registers.

Developer. "Developer" means a person, firm, corporation, partnership, or association who proposes to divide, divides or causes to be divided real property into a subdivision or proposes to build, or builds a building or buildings.

Development Elements. "Development Elements:" means the collection of the Land Use, Fiscal Impact, Economic Development, Community Design, and Housing Elements of the General Plan.

²CNEL and L_{dn} represent daily levels of noise exposure averaged on an annual basis, while L_{eq} represents the average noise exposure for a shorter time period, typically one hour.

Development. "Development" means the improvement of land for the purposes of accommodating land uses.

Downtown. "Downtown" means the area identified in the Downtown Master Plan definition of downtown, and shown on the Downtown Map in Figure VI-5 on page VI-55.

Draft Environmental Impact Report (DEIR). "Draft Environmental Impact Report (DEIR)" means a document prepared in conformance with the requirements of the California Environmental Quality Act, Public Resources Code §21000 et seq.

Draft General Plan and Growth Management Program. "Draft General Plan and Growth Management Program." means the version of the General Plan recommended for adoption by the Planning Commission.

Dwelling unit. "Dwelling unit" means a single dwelling for habitation by individuals or families.

Ecologically sustainable. "Ecologically sustainable" means a threshold at which the consumption of a renewable resource is equal to its replacement level.

Element. "Element" means a component of the General Plan focusing on a development or resource issue.

Encourage. "Encourage" means to provide courage, support, or other passive actions designed to ally with another jurisdiction, city, county, or district's active actions to accomplish an action.

Energy. "Energy" means the capacity to perform work, most often in the form of electrical, thermal, or mechanical energy.

Ensure. "Ensure" means to take specific actions or make financial commitments that are intended to accomplish, achieve, or carry out an action. The word "insure" is commonly used in place of "ensure," but "insure" implies a fiduciary responsibility.

Family. "Family" for general purposes in the Plan means a group of individuals with a common bond by means of blood, marriage, or conscientiously established relations living together as a housekeeping unit sharing a dwelling unit. Within the Housing Element or any discussion that refers to "family income," "family" means persons living together who are related by blood or marriage.

Final Environmental Impact Report (FEIR). "Final Environmental Impact Report (FEIR)" means a document containing the contents of the Draft Environmental Impact Report, comments about the Draft, and responses to those comments as required by the California Environmental Quality Act.

Final General Plan and Growth Management Program. "Final General Plan and Growth Management Program." means the version of the General Plan adopted by the City Council for the City of Ukiah or the Board of Supervisors for the County of Mendocino. The Final General Plan is also called the "General Plan."

Finding. "Finding" means reason that a recommendation is being presented as a goal. A finding represents the thought process, the reasoning, and any supporting factual evidence (optional)

that provide a means for a reader of the General Plan to understand why a particular goal is proposed.

Firebreak. "Firebreak" means a barrier of cleared or plowed land intended to check forest, brush or grass fires.

Fiscal Impact Analysis. "Fiscal Impact Analysis." means a component of the General Plan Resource Directory that provides statistical information from which the operational, capital, or personnel costs of the General Plan's implementation may be estimated or understood in general terms.

Future Ukiah. "Future Ukiah" means the name that has been used to describe the overall General Plan revision and Growth Management process.

General plan consistency. "General plan consistency." means conformance with the legal requirement that each element of the General Plan has equal weight in the eyes of the law. No one element can contain policy direction that conflicts with the policy direction of other elements.

Goal. "Goal" is a broad statements that provide the blueprint for the future. Each goal establishes what the City desires to accomplish over the life of the Element. Goals are what the community desires to achieve.

Grazing lands. "Grazing lands" means lands used for the open ranging of livestock for the production of food or fiber.

Greenbelt. "Greenbelt" means publicly owned and maintained common lands in or surrounding specifically defined area of the City. Any greenbelt or similar land use restriction for agricultural land shall include as a prominent part thereof:

- a. Preservation of the existing irrigation water rights and supplies in full;
- b. Implementation of an effective right-to-farm ordinance;
- c. Reimbursement to the property owner for the value of development rights, forfeited or lost;
- d. Mandatory use valuation assessment for property tax purposes as currently provided on enforceably restricted lands;
- e. Preservation of the rights for landowners to utilize new technology for farming purposes; and
- f. Appropriate mitigation by local planning agencies to facilitate long term agriculture viability of operations adjacent to urban phasing boundaries.

Private and public lands that form a network which shall consist of, and is not limited to, open space, agricultural, scenic easements, riparian corridors, voluntary open space easements, parks, wildlife refuges, and low density residential uses, to maintain community separation and identity, recognizing the urban/rural nature of the City and its position in the Valley.

According to Webster's a belt-like area around a City reserved by official authority for parkland, farms, or similar land uses that normally do not require dense or intense development.

Gross land area. "Gross land area" means the area of a parcel lying within property lines, including any areas reserved by easements or dedications for public purposes. "Net land area" is the acreage remaining after the dedicated areas are deducted.

Groundwater. "Groundwater" means water stored in the earth which can supply wells and springs.

Growth Management Steering Committee. "Growth Management Steering Committee" means the official committee appointed by the City Council and charged with the responsibility of combining all research, all public beliefs, and the work of the Citizen Advisory Committees into the Preliminary Version of the General Plan.

Hazardous materials. "Hazardous materials" means any injurious substance, including pesticides, herbicide, toxic metals and chemicals, liquefied natural gas, explosives, and volatile chemicals.

Historic fabric. "Historic fabric" is a term that refers to the visual character, physical materials, siting style of established neighborhoods and historic structures.

Household. "Household" means the living arrangements of individual persons, groups of unrelated persons, or groups of related persons.

Impervious surface. "Impervious surface" means a portion of ground area which has been overcovered, paved, developed, or otherwise compacted so that the absorption rate of the soil has been reduced from its rate of permeability prior to the activity.

Implementation measures. "Implementation measure" means a program, direction, process, and system to put the General Plan into effect. In order to put the Element into day-to-day effect, implementation measures are adopted to provide instructions as to how projects are reviewed and what standards are to be achieved. For the most part, implementation measures are time specific or measurable standards. Time specific implementing measures tell the Council that a certain action is to be accomplished on at a specific time. This assists in planning budgets for the Road Department and Planning Department. Measurable implementation measures tell Staff which standards of review are to be used on an ongoing basis when assessing a project for approval.

Incorporated area. "Incorporated area" means lands within the City limits of Ukiah.

Industrial areas. "Industrial areas" means lands where the manufacture, fabrication, processing, or reduction occurs of any article, substance, or commodity. "Industrial areas" also means "employment centers."

Industrial development. "Industrial development" means improvement of land for purposes of accommodating industries.

Infrastructure Elements. "Infrastructure Elements:" means the collected group of elements addressing the facilities and services needed to accommodate existing and future populations. These are the circulation, community facilities, historic and archaeological resources, airport, and parks and recreation elements.

Initial Version of the Ukiah General Plan and Growth Management Program. "Initial Version of the Ukiah General Plan and Growth Management Program" (Initial Plan, Initial Version) means the General Plan workbook prepared by City staff and its consulting team for the use of the Growth Management Steering Committee.

Intermittent streams. "Intermittent streams" means streams that flow during the wet season, continue to flow after the period of precipitation, and cease to flow during at least part of the dry season.

Inundation. "Inundation" means to cover by flooding.

Land capability. "Land capability" means the intrinsic ability of natural resource to support particular land uses. See also carrying capacity.

L_{dn} : Day-Night Average Sound Level. " L_{dn} : Day-Night Average Sound Level" means the average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

Legislative actions. "Legislative actions" means an action by the City Council on behalf of the of the City of Ukiah or the Board of Supervisors on behalf of Mendocino County to ordain or enact a law or code. A General Plan adoption, changing a zoning district, and enacting a noise control ordinance is are examples of legislative actions.

L_{eq} : Equivalent Sound Level. " L_{eq} : Equivalent Sound Level" means the sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24- hour sample periods. (Also see Footnote 37 on page VII-3).

L_{max} : Maximum loudness. " L_{max} : Maximum loudness" means the maximum sound level recorded during a noise event.

L_n : Loudness percentage. " L_n : Loudness percentage" means the sound level exceeded "n" percent of the time during a sample interval. L_{10} equals the level exceeded 10 percent of the time (L_{90} , L_{50} , etc.)

Local Agency Formation Commission. "Local Agency Formation Commission" means the Mendocino County Local Agency Formation Commission (LAFCo) appointed pursuant to the Cortese-Knox Local Government Reorganization Act.

Local business. "Local business" is meant to describe businesses within the sphere of influence of the planning project unless specifically stated otherwise.

Lot coverage. "Lot coverage" means the percent of lot area covered by a building footprint.

May. "May" means a permissive action that generally will permit a choice between two or more mandatory options. The use of the word "may" without providing defined choices means that the directive or action is optional — either to be implemented or ignored.

Mineral resource lands. "Mineral resource lands" means surface and subsurface lands which naturally contain chemical elements or compounds, or groups of elements and compounds formed from inorganic processes and organic substances but excluding geothermal, natural gas, and petroleum resources.

Multiple family residential. "Multiple family residential" means a single lot or parcel upon which more than one dwelling unit is constructed and retained within a single ownership.

Native vegetation. "Native vegetation" consists of all the plant, grass and tree species which naturally occur in the Ukiah Valley, and which exist and propagate without human intervention or assistance.

Natural Resource Lands. "Natural Resource Lands" means lands devoted principally toward the conservation, preservation, and or development of water or land resources.

Natural resources. "Natural resources" means anything in the physical realm (not man made) that can be used or is identified through the human senses of smell, sight, sound, odor, or touch.

Net land area. "Net land area" is the acreage remaining after the dedicated areas are deducted.

Noise Element Guidelines. "Noise Element Guidelines" means the guidelines for preparing a noise element from the Office of Noise Control.

Noise exposure contours. "Noise exposure contours" means lines drawn about a noise source indicating constant levels of noise exposure. CNEL and L_{dn} contours are frequently utilized to describe community exposure to noise.

Office of Planning and Research. "Office of Planning and Research" means the Gubernatorial support agency of the State of California serving the Governor.

Open space. "Open space" means as defined in Government Code §65560(b): "Open-space land" means any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lake shores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lake shores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such

as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Overall General Plan Goals and Policies. "Overall General Plan Goals and Policies" means the primary goals and policies establishing the parameters within which all other goals and policies must fall.

Park, pocket. "Pocket park" means a public space of greenery and places to sit or relax that is not large enough to provide land area for organized or active recreation activities. Generally pocket parks do not have picnic areas, but may have small playground areas.

Perennial stream. "Perennial stream" means streams that flow throughout the year.

Planning area (definition in law). "Planning area" means "any land outside of the [City's] boundaries which in the [City's] judgement bears a relation to its planning."³ (Please refer to the second paragraph in Chapter II.A.1 located on page II-2)

Planning periods. "Planning periods" mean that timeframe in which an activity is to take place. The *short-term planning period* is from the date of adoption through year five; the *intermediate-term planning period* is from years five through ten; and the *long-term planning period* is from years ten to twenty.

Policy. "Policy" means a further definition a goal to establish City policies. The policies provide direction to Staff, the public, and future councils as to how each project is to be reviewed under the provisions of the Circulation Element. A policy breaks the goal into achievable segments.

Policy document. "policy document" means an adopted written program that is intended to provide direction to the City or County in reaching development-related and capital improvement-related decisions.

Potential agriculture uses. "Potential agriculture uses" means unrealized or undeveloped uses of land which are related to the commercial production of food or fiber.

Preliminary Version of the Ukiah General Plan and Growth Management Program. "Preliminary Version of the Ukiah General Plan and Growth Management Program (Preliminary Plan)" means the General Plan recommended by the Growth Management Steering Committee for the Planning Commission's action.

Preserve, preservation. "Preservation" means the management of resources, including natural resources, cultural resources (includes archaeological and historic resources), and man-made resources in a manner to maintain and protect, preclude destruction, and otherwise keep from harm, spoilage, destruction, or danger.

Public-private facilities. "Public-private facilities" means those facilities and/or grounds that are jointly developed, owned or operated by public and private entities.

³"Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning. Chartered cities shall adopt general plans which contain the mandatory elements specified in Section 65302." (Government Code Section 65300)

Public sewer. "Public sewer" means a public entity formed under provisions of California law for the purposes of collecting, treating, and disposing of liquid waste, septage, or sewage.

Public water. "Public water" means water for domestic or irrigation use which is collected, stored, or delivered to users by a public entity formed under provisions of California law.

Quality of life. "Quality of Life" means the term as it is used in the Vision Statement.

Quasi-judicial actions. "Quasi-judicial actions." means an action based on the discretionary judgement and interpretation of the local government. Quasi-judicial decisions may be delegated by the City Council or Board of Supervisors to appropriate appointed bodies, such as the Planning Commission, Redevelopment Authority, or a Design Review Committee.

Recreation, commercial. "Commercial recreation" means a land use with the primary purposes of providing to the general- or a limited-public a recreation-based or -oriented service by a private entity or proprietorship. Examples include and are not limited to a private fish hatchery with fishing, a privately owned campground, or river-based resort.

Regulatory program. "Regulatory program" means an implementation measure that is intended to carry out General Plan policies with the force of law or administrative code.

Residential areas. "Residential areas" means lands which are principally used for dwelling units and associated uses, although it may also be used for secondary, nonresidential purposes.

Residential development. "Residential development" means the improvement of land for the purpose of accommodating dwelling units.

Resource Elements. "Resource Elements" mean the collection of General Plan elements addressing issues related to the natural and human environment. This includes the Open Space and Conservation, Noise, Safety, and Energy elements.

Riparian corridor. "Riparian corridor" consists of the aggregate vegetative and associated wildlife areas occurring along the entire length of a natural, freshwater course of water.

Riparian vegetation. "Riparian vegetation" means plant material living near or on the banks of watercourses or lakes.

SEL (Sound Exposure Level) or SENEL (Single Event Noise Exposure Level). "Sound Exposure Level" or "Single Event Noise Exposure Level" means the level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound level for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

Sewage. "Sewage" means any liquid waste containing organic or inorganic matter in suspension or solution.

Shall. "Shall" means a mandatory action that is not subject to discretion or variance.

Should, could, can. "Should," "could," or "can" mean "may." Even though these words are commonly used in everyday written documents and conversations, if used within the General Plan, these

words precede permissive actions. "Should" also means that if circumstances permit an action may occur. "Could" also means that if there is support or desire to carry out an action it may occur. "Can" also means "could."

Solar access. "Solar access" means direct, unobstructed exposure to the sun's rays.

Sound level. "Sound level" means the sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

Special district. "Special district" means a local governmental entity formed under provisions of California law for purposes of providing a public utility or service.

Sphere of influence. "Sphere of Influence" means a "...plan for the probable, ultimate, physical boundaries and service area of the [City] as determined by the [Local Agency Formation] Commission." (Government Code §56076)

Structure. "Structure" means shelter, building, dwelling unit, or other physical development upon the land to house, protect, store, or cover persons or things.

Subdivision ordinance. "Subdivision ordinance" means the legislative code enacted to regulate the review, process, and action associated with dividing land into more than one saleable parcel.

Substantive businesses. "Substantive businesses" means businesses that provide for living wages and have a multiplying effect on business by creating or encouraging spin-off business activity.

Suitability. "Suitability" means the ability of certain basic facilities (such as roads, water systems, sewage disposal systems, etc.) to support certain uses of land.

Sustainable. "Sustainable" means any process which can maintain production over long time periods without harm to community and depletion of resources.

Timber. "Timber" means trees of any species maintained for eventual harvest or forest product purposes, whether planted or of natural growth, including Christmas trees, but not including nursery stock.

Traffic Management Plan. "Traffic Management Plan" consists of a plan or strategy for reducing demand on the road system, and a comprehensive strategy to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. The "Traffic Management Plan" concept focuses on more efficiently utilizing existing transportation systems rather than expanding them.

Unincorporated area. "Unincorporated area." means lands under the jurisdiction of the County of Mendocino.

Viability. "Viability" means economic or physical feasibility.

Viewshed. "Viewshed" means the area that can be viewed by a person when looking in a specific direction. Generally, a viewshed means a wide panoramic view that is unobstructed with no

visual distractions and identified or preserved/conserved for public enjoyment. A narrow viewshed, such as a tree-lined street, is generally called a "streetscape."

Vision Statement. "Vision Statement" means the five part declaration of what the people of Ukiah in 1992 believe the City should be in twenty years.

Week long economy. "Week long economy" means business activity that occurs on weekends and after work hours.

Will. "Will" does imply "shall," but in legal terminology "shall" is always defined as mandatory, and "will" is not defined.

Zoning ordinance. "Zoning ordinance" means the legislative code enacted by the City or County to regulate the physical development and use of land.

