

**ARTICLE 21.
DEFINITIONS**

Revised to include amendments approved by Ordinance No. 1110

9275: PURPOSE:

The purpose of this Article is to provide clear and concise definitions to the terms and phrases contained in Chapter 2 (Zoning) of this Division. (Ord. 1019, §1, adopted 1999)

9276: APPLICATION:

The meaning and construction of words and phrases defined in this Article shall apply, except where the context clearly indicates a different meaning or construction. (Ord. 1019, §1, adopted 1999)

9277: TERMINOLOGY:

- A. All public officials, agencies, and regulations referenced in this Chapter are those of the City of Ukiah unless otherwise indicated.
- B. "Building Official" means the person designated by the Uniform Building Code, as adopted by the City, as responsible for enforcement and administration of the building code.
- C. "Section" means a numbered division of this Article containing the basic provisions of a general topic; e.g., the Zoning Ordinance basic provisions.
- D. "Commission" or "Planning Commission" means the Planning Commission of the City of Ukiah.
- E. "Council" or "City Council" means the City Council of the City of Ukiah.
- F. "County" means the County of Mendocino, State of California.
- G. "Department" means the Planning Department of the City of Ukiah.
- H. "Director" means the Planning Director of the City of Ukiah, or a designee thereof.
- I. "Federal" means the Government of the United States.
- J. "General Plan" means the Ukiah General Plan as adopted by the City Council.
- K. "State" means the State of California. (Ord. 1019, §1, adopted 1999)

9278: DEFINITIONS:

- A. Any words or phrases not defined within this Article shall be defined as set forth in current dictionaries. If no dictionary defines a particular term, the City Planning Director shall have the authority to define the term or equate it to a defined term that is similar in nature.
- B. For purposes of this Article, the words and phrases set out herein shall have the following meanings:
 - ABUTTING OR ADJOINING: Having lot lines, parcel lines or boundaries in common.

ACCESSORY BUILDING: A building accessory to a primary building on the same parcel.

ACCESSORY USES: Uses which are typically associated with and subordinate to the permitted or conditional permitted principal use. Accessory uses and structures are subject to the same regulations as apply to principal uses in each zoning district, except as may be otherwise provided.

ADDITION: Any construction which increases the size of a building or structure in terms of site coverage, height, length, width or gross floor area.

ADMINISTRATIVE SERVICES: Offices, administrative, or clerical services of public agencies that deal directly with the citizen together with incidental storage and maintenance of necessary vehicles. Typical uses include Federal, State, County, City, and special district offices.

ADULT ENTERTAINMENT BUSINESS: A sexually oriented business, being one whose primary purpose is the sale or display of matter that, because of its sexually explicit nature, pursuant to State law or local regulatory authority, be offered only to persons over the age of eighteen (18).

AGENT OF OWNER: Any person showing written verification that he or she is acting for, and with the knowledge and consent of, a property owner.

AGRICULTURAL PROCESSING: The processing, treatment or remanufacture of agricultural products on a commercial basis. Typical uses include wineries, packing and canning plants, feedlots, and livestock auction yards.

AGRICULTURAL SALES AND SERVICE: Sale of feed, seeds, grains, fertilizers, pesticides, and similar agricultural products, or provisions of related agricultural services. Typical uses include feed and grain stores and agricultural supply services.

ALLEY: An accepted public thoroughfare of insufficient width to be considered as a street and which affords only a secondary means of access to abutting property.

ALTERATION: Any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure or a change in the relative position of buildings or structures on a site or a change in appearance of any building or structure.

ANIMAL PRODUCTION: Raising of animals or production of animal products such as meat, eggs or dairy products. Typical uses include grazing, ranching, dairy farming, and poultry farming.

APARTMENT HOUSE: A building that contains three (3) or more individual dwelling units.

ATTACHED: Joined in any manner to any structure.

AUTOMOTIVE DISMANTLING: See definition of Scrap And Salvage Services.

AUTOMOTIVE SALES AND SERVICE: Sale, servicing and repair of motorized vehicles. Typical uses include new and used car dealerships, motorcycles or recreational vehicle dealerships, parts stores, and repair facilities including muffler shops, wheel and brake shops, body and fender shops, and similar services, but excluding dismantling or scrap and salvage operations.

AVERAGE SLOPE: The mean average amount of fall or rise of property between its setback lines.

AVIATION FACILITIES: Landing fields, and related aircraft parking and service facilities, including aircraft servicing, fueling, repair, storage, charter, sales, and rental.

BAR: An establishment at which alcoholic beverages are the main product served.

BED AND BREAKFAST: Any building or establishment or portion thereof providing six (6) or fewer guest bedrooms for a lodging fee, which may include meal service in a common dining area, and which do not include cooking facilities in the guest bedrooms.

BUILDING: A structure having a roof supported by columns or walls, for the shelter, support, or enclosure of persons or property.

BUILDING SITE: Any area of a lot suitable for constructing a building or buildings.

BUSINESS OFFICE: An office where work is performed in the buying and selling of commodities or service or an administrative office.

BUSINESS OR TRADE SCHOOL: A use providing education or training in business, commerce, language, or other activity, and not otherwise defined as a home occupation, college or university, or public or private educational facility. Typical uses include business schools and barber or beauty colleges.

BUSINESS SERVICES: Sale, rental, or repair of equipment, or provision of services and supplies typically used by other commercial or industrial uses. Typical uses include janitorial and building maintenance services, office and commercial equipment supply firms, and printing shops.

CABINET SHOP: See definition of Manufacturing, Light.

CAMPGROUND: A facility of two (2) or more spaces providing camping; and including parking facilities or incidental services for travelers in recreational vehicles or tents. Typical uses include recreational vehicle parks.

CAR WASHING: Washing and cleaning of automobiles and similar vehicles and equipment. Typical uses include self-service and mechanical car washes, equipment cleaning facilities, and detailing services.

CARPOR: A garage enclosed or partly enclosed by no more than one side.

CEMETERY: Land used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundary of such cemetery.

CHANGE OF USE: The replacement of an existing use by a new use, or a change in the nature of an existing use, but not including a change of ownership, tenancy, name, or management, or a change in product or service within the same use classification where the previous nature of the use, line of business, or other function is substantially unchanged.

CHAPEL: A building or portion of a building used for worship that is incidental to a residence or institution.

CHILD DAYCARE (Small And Large Family): See definitions of Daycare Home (Large Family) and Daycare Home (Small Family).

CHURCH: A building for public worship and religious assembly.

CLUB OR LODGE: Assembly, recreational, social, and administrative facilities for a private or nonprofit association, primarily for use by members and guests. Typical uses include fraternal organizations and private social clubs.

COCKTAIL LOUNGE: A use licensed by the State for preparation and sale of alcoholic beverages for consumption on the premises, including taverns, bars, and similar businesses.

COMMERCIAL COACH: A structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under permit, and shall include a trailer coach as defined in section 635 of the Vehicle Code.

COMMERCIAL RECREATION (Indoor): Establishments primarily engaged in sports, entertainment, amusements or recreation services, conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, amusement arcades, skating rinks, health or sports clubs, motion picture theaters, meeting halls, and dance halls.

COMMERCIAL RECREATION (Outdoor): Establishments primarily engaged in provisions of sports, entertainment, amusement, or recreation, conducted in open or partially enclosed facilities. Typical uses include miniature golf, driving ranges, and golf courses, swimming and tennis facilities, sports arenas, and similar outdoor activities.

COMMON AREA: An area held, designed and designated principally for the use by all the owners or occupants of a mobile home park, cluster subdivision, condominium or other unified development project.

COMMUNITY CARE FACILITY: The facilities described in Health and Safety Code 1502(a).

COMMUNITY GARDEN: A public garden tended and maintained by members of the local community.

COMPOSTING: A controlled microbial degradation of organic waste yielding a humus-like product of potential value as a soil conditioner.

CONDITIONAL USE PERMIT: A discretionary permit issued by the City which is required for certain projects that are allowable by special permit only. A conditional use permit imposes conditions on a project which are designed to assure compatibility with the City General Plan, the City Zoning Ordinance, and to minimize impacts to neighboring land uses.

CONDOMINIUM: An individually owned dwelling unit located within a multiple-unit structure or complex of structures.

CONSTRUCTION SALES AND SERVICES: Sale of building and construction materials, or provision of contracting and construction services. Typical uses include building materials centers, lumberyards, tool and equipment rental services, and contracting services.

CONSUMER REPAIR SERVICES: Repair services primarily serving individuals and households, but excluding automotive and equipment use types. Typical uses include appliance repair, watch or jewelry repair, electronic and musical instrument repair, shoe repair, and tailor or seamstress shops.

CONVALESCENT SERVICES: Provision of bed care and inpatient services for persons requiring regular medical attention, but excluding surgical and emergency medical services, care of alcoholism, drug addiction, mental disease, or communicable disease.

CONVENIENCE STORAGE: Storage facilities primarily for storing personal effects, household goods, and business materials, generally within enclosed or screened storage areas, but excluding uses such as workshops, hobby shops, manufacturing or other commercial activity. Typical uses include mini-storage and mini-warehousing.

COVERAGE, BUILDING: The area of a lot covered by buildings or roofed areas, but excluding incidental projecting eaves, balconies, or similar features, and also excluding ground level paving, landscaping or outdoor recreational facilities.

COVERAGE, IMPERVIOUS: The area of a lot defined as building coverage plus the area occupied by impervious structures or features such as pavement, walkways, or swimming pools.

CROP PRODUCTION: Growing and harvesting of tree, row or field crops, or horticultural specialties, including incidental packing and processing. Typical uses include orchards, vineyards, and wholesale plant nurseries.

CUL-DE-SAC: A street or road which physically connects to other streets or roads only at one end.

CULTURAL SERVICES/FACILITIES: A library, museum, or similar use affording preservation and exhibition of objects of artistic, scientific, or historic interest.

DAYCARE HOME FACILITY: A facility which provides nonmedical daycare of less than twenty four (24) hours per day for children under eighteen (18) years of age.

DAYCARE HOME (Large Family) ⁸¹: A child daycare home facility in the provider's own home which provides child daycare for seven (7) to fourteen (14) children inclusive, including children under the age of ten (10) years who reside at the home.

DAYCARE HOME (Small Family) ⁸²: A daycare home facility in the provider's own home which provides family daycare for eight (8) or fewer children, including children under the age of ten (10) years who reside at the home.

DENSITY: The number of dwelling units per gross acre.

DETACHED: Fully separated from any other building or structure.

DEVELOPMENT: The placement of any solid material or structure change in the "density" or "intensity" as defined in this Section, of use of land; and construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public, or municipal utility; including grading, dredging, mining, or other significant earthwork.

DISTRICT OR ZONING DISTRICT: A specific land area delineated on the Zoning Map assigned and regulated by an established zone.

DRIVE-IN SERVICE: A feature or characteristic of a land use involving the sale of products or provision of services directly to occupants in vehicles, including drive-in windows and drive-through services such as mechanical automobile washing.

DRIVEWAY: A surface area providing vehicular access between a street and an off-street parking or loading space.

DUPLEX: A building that contains two (2) individual dwelling units.

DWELLING GROUP: A group of three (3) or more single-family residences or two (2) or more detached duplex buildings, apartments, condominiums, and occupying a parcel of land in the same ownership and having any yard or court in common. Dwelling group does not include motels.

DWELLING UNIT: A residential building or portion thereof providing complete, independent living facilities for one family including permanent provisions of living, sleeping, eating, cooking, and sanitation.

DWELLING UNIT, SECONDARY: A secondary residential building providing complete independent living facilities, including cooking facilities, located on a parcel in the R-1 Zoning District that has been developed with a primary single-family residence.

EASEMENT: A right given by the owner of land to another party for specific limited use or enjoyment of that land.

EDUCATIONAL FACILITIES: An elementary, secondary or higher learning facility, whether public, private, or parochial in ownership, which offers instruction in branches of learning.

ENCLOSED: A roofed or covered space fully surrounded by walls, including windows, doors, and similar openings or architectural features, or an open space of less than one hundred (100) square feet fully surrounded by a building or walls more than eight feet (8') in height.

ENLARGEMENT: An addition to the floor area of an existing building, or an addition of another building on a lot or parcel.

EQUIPMENT REPAIR: Repair of trucks, tractors, construction equipment, agricultural implements and similar equipment. Typical uses include truck repair, tractor, and farm implement repair services, and machine shops, but exclude dismantling or salvage operations.

FAMILY: An individual, or two (2) or more persons living together as a single household within a dwelling unit.

FINANCIAL SERVICES: Establishments primarily providing financial and banking services. Typical uses include banks, savings and loan institutions, credit and lending services, and similar services.

FLOOR AREA, GROSS: The total enclosed area of all floors of a building, measured to the surfaces of exterior walls, including halls, stairways, elevator shafts, service and mechanical equipment rooms, light wells, courts, and basement, cellar or attic areas deemed usable by the building official or habitable by the Uniform Building Code.

FLOOR AREA, NET: The total interior floor surface of a dwelling unit or other unit of building area, measured to the interior surfaces of the bounding walls of the unit, excluding hallways, stairwells, service areas, and utility and mechanical equipment rooms not exclusive to the unit.

FLOOR AREA RATIO: The ratio of gross floor area on a lot to the gross lot area.

FLORIST: One who sells and/or grows for sale ornamental plants, flowers, and other related plants and items.

FOOD SALES: Retail sale of foods or household products predominately for home consumption. Typical uses include groceries, delicatessens, meat markets, retail bakeries, and candy shops.

FUNERAL HOME: Provision of undertaking and funeral services, including preparation of burial, cremation, and conduct of funeral services, but excluding cemeteries or mausoleums.

GARAGE: A building or portion of a building constructed for the primary use of the noncommercial storage of motor vehicles.

GARAGE SALE (Residential): Any sale (garage, yard, moving, patio, etc.) of used clothing, furnishings or miscellaneous items on a residential lot, including arts and crafts, for periods not to exceed forty eight (48) hours twice yearly; otherwise the activity shall be deemed an outdoor sales establishment.

GRADE: The lowest horizontal elevation of the finished surface of the ground, paving, or sidewalk at a point where height is to be measured.

GUESTHOUSE: An accessory building containing a sleeping unit without kitchen facilities, and used to house occasional/temporary visitors which are nonpaying guests of the occupants of a primary dwelling unit on the same site; and containing a gross floor area of six hundred forty (640) square feet or less.

GUIDANCE SERVICES (General): Provision to seven (7) or more individuals of counseling, guidance, vocational or recuperative services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction or similar condition, either on a residential or daycare basis.

GUIDANCE SERVICES (Limited): Provision to six (6) or fewer individuals of counseling, guidance, vocational or recuperative services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction or similar condition, either on a residential or daycare basis.

HAZARDOUS WASTE: Has the same meaning as provided in Health and Safety Code section 25117 or any successor statute as it now reads or may be amended from time to time.

HAZARDOUS WASTE FACILITY: Has the same meaning as provided in the Health and Safety Code or any successor statute as it now reads or may be amended from time to time.

HEAVY PROCESSING RECYCLING FACILITY: A building or enclosed space used for the collection and processing of recyclable materials occupying an area greater than forty six thousand (46,000) square feet of gross area and averaging more than two (2) outbound truck shipments per day.

HEIGHT: The vertical distance from grade to the highest point of the structure excluding chimneys, vents, and similar architectural or mechanical features.

HOME OCCUPATION: An accessory commercial activity or business service, conducted on the site of a detached single-family dwelling unit by the inhabitants thereof, in a manner clearly incidental to the residential character of the site, and which do not include exterior alterations to the structure, no display, no employees other than family members, and no vehicles or mechanical equipment used or stored on-site. The home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater degree usually experienced in an average residential occupancy under normal circumstances. It shall not include activities that are limited solely to the use of a desk, telephone, and personal computer. The following uses are not home occupations: auto repair or dismantling, medical or dental offices, retail sales, commercial kennels, restaurants, equipment repair involving outdoor storage of equipment, and other similar uses.

HOMELESS FACILITIES: A building or group of buildings designed or adaptable for human occupation operated by a public agency, not-for-profit organization, or charitable organization to provide emergency or temporary shelter for homeless or displaced persons.

HOMELESS FACILITY (Large): A homeless facility for thirteen (13) or more persons. A homeless shelter is considered a large homeless facility.

HOMELESS FACILITY (Small): A homeless facility for twelve (12) or fewer persons, plus a maximum of two (2) permanent, live-in staff.

HOMELESS FACILITY ZONE: One of four (4) zones into which the City is divided for the purpose of siting homeless facilities. The zones are as follows:

1. Zone 1: Perkins Street North, which includes the entire City north of Perkins Street.
2. Zone 2: Perkins Street-Gobbi Street, which includes Perkins Street and the entire City to the south side of Gobbi Street.
3. Zone 3: Gobbi Street West, which includes the entire City west of the center line of State Street and south of Gobbi Street.
4. Zone 4: Gobbi Street East, which includes the entire City east of the center line of State Street and south of Gobbi Street.

HORTICULTURE: The art or science of growing flowers, shrubs, fruits, and vegetables.

HOSPITAL/HOSPITAL SERVICES: Provision of medical, psychiatric, or surgical services for sick or injured persons primarily on an inpatient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and incidental services to patients, employees, or visitors. Hospitals include nursing home, convalescent home, mental institution, or institution for treatment of persons addicted to the use of drugs.

HOTEL: Any building that contains seven (7) or more guest rooms, used, designed or intended to be used as a lodging facility for compensation. Hotel differs from motel in that automobile storage space serving the rooms is not provided, and the facility is not necessarily intended for transient automobile travelers.

INDUSTRIAL, LIGHT: Low intensity industrial and related manufacturing activities. Does not usually involve the use or storage of highly flammable or explosive materials, or the processing of raw materials. Typical uses include the manufacturing and assembly of electronic instruments, devices, and appliances, furniture manufacturing, bottling plant, and garment manufacturing.

INDUSTRY, BASIC: Processing of raw materials and manufacture of product predominately from extracted or raw materials, or a storage (or manufacturing) activity involving flammable or explosive materials or involving processes with potentially hazardous or commonly recognized offensive conditions. Typical uses include rock, sand and gravel processing and lumber mills.

INTENSITY: The percentage of the developed area of a site devoted to the various land uses stored, planted, constructed or placed on the subject property.

INTERNAL STREET: A roadway within a private development.

JUNK: Any worn-out and discarded material in general, including motor vehicles which are dismantled in total or in part. Junk does not include bones, rubbish, or putrescible matter.

JUNKYARD: An area containing more than two hundred (200) square feet used for the storage of junk.

KENNEL: Any lot, building, structure, or premises whereon or wherein five (5) or more dogs or five (5) or more cats, over the age of four (4) months are kept or maintained for any purpose. Kennel definition shall not be construed as applying to a duly licensed veterinary hospital or public animal shelter.

KIOSK: A small light structure with one or more open sides used frequently for displaying information and news, and for coffee disbursement.

LANDSCAPED: An area predominately developed with plant material or natural landscape features, including lawn, ground cover, gardens, trees, shrubs, or other plant materials. Landscaped areas may include supplemental features such as pools, fountains, lighting, irrigation systems, and sculptural elements.

LARGE COLLECTION RECYCLING FACILITY: A center for the acceptance by donation, redemption or purchase of recyclable materials from the public occupying an area of generally more than five hundred (500) square feet and may include permanent structures. The facility may include a mobile unit, bulk reverse vending machines, kiosk type units, and unattended containers for donation purposes.

LARGE FAMILY DAYCARE HOME: See definition of Daycare Home (Large Family).

LAUNDROMAT/LAUNDERETTE: A self-serve coin-operated laundry facility.

LAUNDRY SERVICES: Provision of laundering, dry-cleaning or dyeing services other than those classified as personal services. Typical uses include bulk laundry and cleaning plants, diaper services, and commercial linen laundry and supply services.

LIGHT PROCESSING RECYCLING FACILITY: A building or enclosed space used for the collection and processing of recyclable materials having less than forty five thousand (45,000) square feet of gross area and a maximum of two (2) outbound truck shipments per day. The facility shall not include shredding, compacting or baling of ferrous materials.

LIQUOR SALES: Establishments licensed by the State for retail sales of alcoholic beverages for consumption off the premises. Typical uses include liquor stores, bottle shops, or any licensed sales for off-site consumption.

LOADING SPACE: An area used for loading or unloading of goods from a vehicle.

LODGE: The meeting place of a branch of an organization such as a fraternal organization.

LOT: A parcel of real property with a separate number or other designation shown on a record of survey, parcel map, or subdivision map recorded by the County; or a parcel legally created pursuant to applicable regulations in effect prior to the effective date of this Code.

LOT AREA, GROSS: The total area within bounding lot lines, including any easement or right of way located within the lot lines.

LOT AREA, NET: The net area within bounding lot lines, but excluding any portion of a flag lot providing access to a street, and excluding any public or private easement or right of way providing access to another lot.

LOT, CORNER: A lot having front and side property lines abutting two (2) separate streets, roads, or public road easements, not including alleys.

LOT COVERAGE: The total area of a lot covered with structures.

LOT DEPTH: The distance between the midpoint of the front lot line and the midpoint of the rear lot line.

LOT OR PARCEL LINE: A line or series of connected line segments bounding a lot or parcel.

1. "Front line" shall mean any lot line contiguous to a street from which access is provided to a lot or parcel.
2. "Side line" shall mean any lot line which intersects a front line.
3. "Rear line" shall mean any lot line which is not a front line or side line.

LOT, THROUGH: A lot having front and rear lines abutting a street, road or road easement.

LOT WIDTH: The distance between side lot lines, measured along the front setback line, except lots facing cul-de-sacs which shall have a lot width equal to the arc distance measured along the front setback line of the cul-de-sac.

MANUFACTURED HOME: A prefabricated single-family dwelling deliverable in one or more transportable sections, and constructed to the standards established by the U.S. Department of Housing and Urban Development (HUD). A manufactured home is not the same as a recreational vehicle or commercial coach.

MANUFACTURING, CUSTOM: On-site production of goods by methods involving only the use of hand tools or tools not exceeding two (2) horsepower or a single kiln not exceeding 8 kilowatts. Custom manufacturing may include incidental sale of goods produced on the site. Typical uses include ceramic shops, candle-making shops, and custom jewelry and lapidary shops, and similar uses.

MANUFACTURING, LIGHT: Manufacturing of finished products or parts prepared predominately from previously prepared materials, including processing, fabricating, assembly, treatment, and packaging, and incidental storage, sales, and distribution of such products, including agricultural processing but excluding basic industry.

MEDICAL OFFICES/MEDICAL CARE FACILITY: Provision of consultations, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical and dental laboratories, or similar practitioners of medical and healing arts licensed for such purposes by the State.

MINI-MARKET OR CONVENIENCE STORE: A small retail market selling a variety of general products, and typically having extended business hours.

MINI- OR CONVENIENCE STORAGE: A facility containing storage units for personal business storage only. These facilities do not contain retail services or business operations.

MIXED USE: Any combination of allowed or permitted land uses within a particular zoning district.

MOBILE HOME: A vehicle designed and equipped for use as a dwelling unit without a permanent foundation. A mobile home may include two (2) or more sections separately transported and joined together as one integral unit. A mobile home shall not include a recreational vehicle or manufactured modular housing using standard construction methods and designed to be set on a permanent foundation.

MOBILE HOME PARK: A unified residential development with two (2) or more mobile home spaces together with internal streets, common areas, and facilities for parking, recreation, laundry, utility, storage, or other services for the residents.

MOBILE HOME SPACE: An area within a mobile home park intended as the location of one mobile home and for the exclusive use of its occupants.

MOBILE RECYCLING UNIT: An automobile, truck, trailer, or van, licensed by the Department of Motor Vehicles which is used for the collection of recyclable materials. In addition, MRUs include bins, boxes, or containers transported by trucks, vans, or trailers, and used for the collection of recyclable materials.

MOM AND POP GROCERY STORE: A small neighborhood retail grocery store open during normal business hours without gasoline pumps, car wash, or other ancillary uses.

MOTEL: A business providing overnight lodging services for seven (7) or more persons. A motel contains automobile storage spaces serving individual rooms, and is primarily intended for transient automobile travelers.

MULTIPLE-FAMILY RESIDENTIAL: Use of a site for three (3) or more dwelling units within one or more buildings, including units intended for individual ownership together with common areas or facilities.

NUISANCE: Anything which is injurious to health, or is indecent or offensive to the sense, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any public square, street, or highway.

NURSERY SCHOOL: A school for children under the age of five (5).

OFF-STREET PARKING: Required on-site parking beyond all setback lines of a lot. One (1) uncovered parking space may be located within a setback on a driveway or driveway aisle, provided that access by vehicles outside the control of the subject property owner will not be affected (such as shared driveways), emergency services vehicle access will not be obstructed, no portion of the parking space shall encroach into the public right-of-way, and a minimum of five feet (5') from the adjacent lots zoned or used for residential purposes shall be maintained for new construction. Relief from this requirement may be pursued through the use permit process pursuant to article 20 of this chapter.

OPEN SPACE: The undeveloped area of a parcel, with no use otherwise defined by the use classifications, except for incidental grazing or similar activity typically occurring on vacant or undeveloped lands.

OUTDOOR SALES ESTABLISHMENT: Any business or portion of a business operated to sell, display, barter or exchange any goods, foods, produce, or merchandise outside of a structure on private property, excluding plant nurseries.

PARK AND RECREATION SERVICES: Publicly owned and operated parks, playgrounds, recreation facilities, and open spaces.

PARKING FACILITY: An area used for parking motor vehicles, including one or more parking spaces with driveways, aisles, maneuvering areas, clearances, and similar features. This term includes parking lots, garages, and parking structures.

PARKING SPACE OR PARKING STALL: An independently accessible area within a parking facility used for parking a motor vehicle. This term does not include driveways, aisles, or other features of a parking facility. The minimum dimensions of parking spaces are nine feet (9') in width by nineteen feet (19') in length. The minimum dimensions for a compact parking space are eight feet (8') in width by sixteen feet (16') in length.

PERSONAL IMPROVEMENT SERVICES: Provision of informational, instructional, personal improvement or similar services of a nonprofessional nature primarily to individuals or small groups. Typical uses include photography studios, driving schools, health or fitness studios, reducing salons, dance studios, or art, music, handicraft, or hobby instructions.

PERSONAL SERVICES: Provision of frequently needed services of a personal nature. Typical uses include beauty and barbershops, seamstress, tailor, shoe repair shops, and self-service laundry or apparel cleaning services.

PET SERVICES: Retail services and grooming of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, or pet grooming shops, with no facilities for boarding of pets.

PET SHOP: Any indoor boarding and sale of dogs, cats, birds, fish, reptiles, and other small animals. Pet shop definition shall not be construed as applying to a duly licensed veterinary hospital or public animal shelter.

POSTAL FACILITIES: Postal services, including post offices and mail processing or sorting centers which are either publicly or privately owned and operated.

PRIVATE SCHOOL: A school that is established, conducted, and primarily supported by a nongovernmental agency.

PROFESSIONAL OFFICE: Provision of professional or technical services including accounting, counseling, architecture, design, medical/dental, engineering, law, management, and similar professions.

PUBLIC ASSEMBLY: Publicly or privately owned or operated facilities for major public assembly, recreation, sports, amusements, or entertainment, including civic or community auditoriums, sports stadiums, convention facilities, fairgrounds, and exhibition halls.

PUBLIC BUILDING: Any building held, used, or controlled exclusively for public purposes by any department or branch of the Federal, State (or subdivisions thereof), County, foreign, Indian tribal, or Municipal government, without reference to the ownership of the building or of the land upon which it is situated.

PUBLIC SCHOOL: A free tax-supported school controlled by a government authority.

QUEUE LINE: An area for temporary queuing or standing of motor vehicles, while waiting for a service or other activity.

RECREATIONAL VEHICLE: A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle, used for temporary recreational, sleeping, or sporting purposes. This term shall include, but is not limited to: travel trailers, pickup campers, motor homes, converted trucks and buses, boats and boat trailers.

RECYCLABLE MATERIAL: Reusable material including, but not limited to, metals, glass, plastic, paper, and construction salvage material, which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials.

RECYCLING FACILITY: A facility where recyclable material is collected, processed, packaged, stored, and shipped/trucked off of the site.

RELIGIOUS ASSEMBLY: Provision of regular organized religious worship and religious education incidental thereto, in a permanent facility, but excluding uses defined as education facilities.

RESIDENTIAL, GROUP: Residential occupancy of dwelling units or sleeping units by groups of more than six (6) persons not defined as a family. Typical uses include rooming or boarding, dormitories, residence halls, and fraternity and sorority houses.

REST HOME: An establishment that provides housing and general care for the aged or convalescent.

RESTAURANT: A place in which the preparation and retail sale of food and beverages takes place, including incidental sale of alcoholic beverages. Typical uses include sandwich shops, coffee shops, dinner houses, delicatessens, ice-cream stores, and similar establishments.

RESTAURANT, FAST FOOD: A restaurant that specializes in the rapid preparation and service of food, which may include a drive-in component.

RETAIL SERVICES: The sale and incidental rental or servicing of commonly used personal or household goods. Typical uses include, but are not limited to, department stores, apparel stores, furniture and appliance stores, and business providing the products or services to the general public, not including businesses primarily for wholesale trade. This excludes automobile service and installation.

ROOMING OR BOARDING HOUSE: A dwelling other than a motel, hotel, or bed and breakfast establishment, where long-term lodging and meals for five (5) or more persons is provided for compensation.

SAFETY SERVICES: Facilities for the conduct of public safety and emergency services, including police and fire protection services as well as ambulance services.

SCRAP AND SALVAGE SERVICES: A business primarily engaged in storage, sale, dismantling, or other processing of used or waste materials which are not intended for reuse in their original forms. Typical uses include automobile wrecking, paper, wood, or metal salvage yards, junkyards, and similar scrapping activities.

SCREENED: Shielded, concealed, or reflectively blocked from view from an abutting site, or outside the area or feature so screened, by a fence, wall, hedge, berm, or similar architectural or landscape feature.

SERVICE (GAS) STATION: Provision for fuel, lubricants and accessories, and incidental light servicing of motor vehicles.

SETBACK LINE: A line within a lot parallel to and measured from a corresponding street center line, lot line, or right-of-way line, forming the interior boundary of a required yard and governing the placement of structures and uses on the lot.

SHOOTING RANGE: A place for practicing shooting.

SIGN/LOGO: Any surface device, or display having lettered, pictorial, or sculptured matter designed to convey visual information, and which is publicly displayed. It includes a display surface and all organized or related elements, which together form or represent a single unit.

SINGLE-FAMILY RESIDENTIAL: Use of a site for only one dwelling unit and its allowed accessory uses, or for one primary dwelling unit and one secondary dwelling.

SITE: A lot or group of lots used together for a unified development.

SITE AREA: The total gross area of a lot or parcel.

SITE PLAN: A scaled drawing with complete dimensioning, showing the location of existing or proposed buildings, structures, uses, and other site development features.

SLEEPING UNIT: A room or group of rooms in a dwelling unit, group residential use, hotel or motel, or similar use, for overnight occupancy on either a transient or long term occupancy by one or more persons. Each two (2) persons' capacity shall be deemed a separate sleeping unit.

SMALL COLLECTION RECYCLING FACILITY: A center for the acceptance by donation, redemption, or purchase, of recyclable materials from the public. The facility does not use power driven processing equipment except as otherwise provided for in this chapter. The facility does not occupy more than five hundred (500) square feet, and may include: reverse vending machines; mobile unit; bulk reverse vending machines; kiosk type units; and unattended containers placed for donation.

SMALL FAMILY DAYCARE HOME: See definition of Daycare Home (Small Family).

SOCIAL HALL: A building used for social events and public assembly.

SOLID WASTE: All putrescible and nonputrescible solid, semisolid, and liquid wastes such as, but not limited to, garbage, rubbish, ashes, paper, industrial wastes, demolition and construction wastes, abandoned vehicles, vegetable matter, wood, but excluding hazardous waste.

SOLID WASTE FACILITY: Any structure, other appurtenances, and improvements on the land, and all contiguous land, used for the treatment, transfer, storage, disposal, or recycling of solid waste.

SOLID WASTE TRANSFER FACILITY: A solid waste facility where solid waste is temporarily loaded, stored, packaged, unloaded, and transported to another location.

STABLES, COMMERCIAL: Boarding, breeding, or raising of horses not owned by the occupant of the premises. Typical uses include boarding stables, public stables, or riding academies.

STABLES, PRIVATE: Boarding, breeding, or raising of horses owned by the occupant of the premises or the owner of the property.

STREET, PUBLIC: A dedicated or publicly accepted and maintained thoroughfare affording the primary means of access to abutting property. The term "street" includes all land within the right of way thereof.

STRUCTURE: That which is built or constructed, or an edifice or building of any kind, or any piece of work artificially built up or composed of having parts joined together in some definite manner.

STRUCTURE, LEGAL NONCONFORMING: A building or structure including off street parking or loading space, that does not comply with current applicable site development regulations for the district in which it is located, or with applicable general regulations, but which complied with applicable provisions at the time of construction.

TEMPORARY USES: Nonpermanent uses, structures, and activities when consistent with the purposes of this chapter, and compatible with surrounding uses. Temporary uses include, but are not limited to, carnivals, open air theaters, and other similar uses involving large assemblages of people.

TRANSPORTATION SERVICE: Parking, storage, dispatching, or incidental servicing for both motorized and nonmotorized vehicles, other than as accessory to a principal use. Typical uses include auto and trailer rental agencies, transit centers, taxi or ambulance dispatching, bicycle rental facilities, and vehicle impound facilities, but exclude dismantling or salvage activities.

TRANSPORTATION TERMINAL: A facility for loading and interchange of passengers, baggage, and incidental freight or package express between modes of transportation, including bus terminals and public transit facilities.

TRIPLEX: A building containing three (3) individual dwelling units.

TWO-FAMILY RESIDENCE: Use of a site for two (2) dwelling units, either in the same building or in separate buildings, except when one of the dwelling units is a secondary dwelling.

USE: The conduct of an activity, or the performance of a function or operation, on a site or in a building, structure, or facility.

USE, ACCESSORY: A use or activity which is incidental to and customarily associated with a specific principal use on the same site.

USE, CONDITIONAL: A use potentially allowed within a particular district solely on a discretionary basis; and subject to review and in accord with the provisions of this chapter.

USE, LEGAL NONCONFORMING: A lawful use of any land, building or structure, that does not conform with currently applicable use regulations, but which complied with the use regulations in effect at the time the use was established.

USE, PERMITTED: A use within a particular district and permitted within that district with the securing of a use permit.

USE, PRINCIPAL OR PRINCIPAL USE: A use which fulfills the primary function of a household, establishment, institution, or other entity.

UTILITY SERVICE (Major): Generating plants, electrical switching facilities and primary substations, refuse collection or disposal facilities, water and wastewater treatment plants, and similar facilities of public agencies or public utility firms having potentially significant impact on surrounding uses.

UTILITY SERVICE (Minor): A facility or service installation of a public utility necessary to provide utility service to uses in the general vicinity and requiring only minor structures such as lines, poles, transformers, control boxes, and similar features.

VALUE OR VALUATION: The estimated cost to replace a structure in kind, based on current replacement costs.

VARIANCE OR VARIANCE PERMIT: A permit that grants a minor modification or variation of the strict application of any of the provisions of this chapter when the strict application would deprive a property of privileges enjoyed by other property in the same vicinity, district, and zone. Variance definition shall not be construed as to permit those uses not permitted by the zone.

VETERINARY OFFICE OR SERVICES: Medical care for dogs, cats, birds, horses, and other animals which may or may not require an overnight treatment on the premises.

WAREHOUSING AND DISTRIBUTION (General): Warehousing and distribution activities conducted partially or entirely in the open. Typical uses include monument or stone yards, and contractor's service and storage yards.

WAREHOUSING AND DISTRIBUTION (Limited): Wholesaling, bulk storage, distribution and handling of materials and equipment other than livestock, when all storage and services except parking and loading activities are conducted within a building. Typical uses include wholesale distributors, storage warehouses, and moving and storage firms.

WHOLESALE STORE: The wholesale handling and sale of any article, substance or commodity for profit or livelihood, but not including the handling of lumber or other building materials or the open storage for sale of any material or commodity, and not including the processing or manufacturing of any product or substance.

YARD: A required open space extending from a lot line into a lot containing only landscaping and such other uses or structures as permitted by this chapter.

1. **Front Yard:** A required yard extending the full width of a lot between the front lot line and the front setback line.

2. **Rear Yard:** A required yard extending the full width of a lot between the rear lot line and the rear setback line.

3. **Side Yard:** A required yard extending the depth of a lot from the front yard to the rear yard between the side lot line and the side setback line.

ZONING DISTRICT OR ZONE: A specific set of land use regulations as set forth herein and legally assigned to various districts established and delineated on the zoning map of the city.

ZONING MAP: A map adopted pursuant to the regulations of this chapter showing the boundaries of districts within the city of Ukiah. (Ord. 1019, §1, adopted 1999; Ord. 1081, §3, adopted 2006)

