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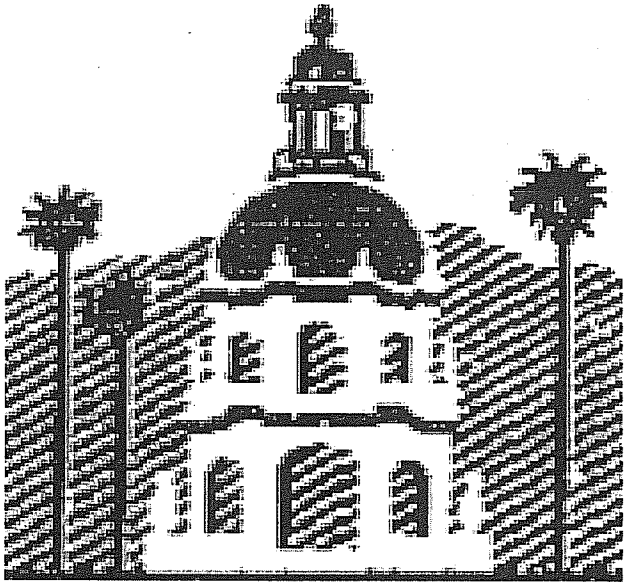

GLOSSARY OF SPECIALIZED TERMS AND LAND USE TYPES

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ARTICLE 8

Glossary of Specialized Terms and Land Use Types

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CHAPTER 17.80 - GLOSSARY OF SPECIALIZED TERMS AND LAND USE TYPES

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17.80.010 - Purpose of Chapter

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

17.80.020 - Definitions

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

A. Definitions, "A."

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

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

Accessory Structure. See "Structure, Accessory."

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

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

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

Affordable Housing Definitions. The following terms and phrases are defined for the purposes of Chapter 17.42 (Inclusionary Housing Requirements) and Chapter 17.43 (Density Bonus, Waivers and Incentives).

1. **Adjusted for Household Size Appropriate for the Unit.** A household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in

the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit.

2. **Affordable Housing Cost.** The total housing costs paid by a qualifying household, which shall not exceed a specified fraction of its gross income, adjusted for household size appropriate for the unit, as follows:

   a. **Very low-income households, rental units.** Thirty percent of 50 percent of the Los Angeles County median income.

   b. **Low-income households, rental or for-sale units.** Thirty percent of 80 percent of the Los Angeles County median income.

   c. **Moderate-income households, for-sale units.** Forty percent of 110 percent of the Los Angeles County median income.

   d. **Moderate-income households, rental units.** Thirty percent of 120 percent of the Los Angeles County median income.

3. **Concessions or Other Incentives.** Concessions or other incentives include a reduction in a site development standard or modification of another Zoning Code requirement or design requirement that results in an identifiable, financially sufficient, and actual cost reduction; or, approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located; or other concession or regulatory incentive that results in an identifiable, financially sufficient, and actual cost reduction, as determined by the City in its sole discretion. A concession or other incentive does not include additional density beyond that allowed in Chapter 17.43.

4. **Density Bonus.** A density bonus is an increase in density above the otherwise maximum allowable residential density under this Title and the Land Use Element of the General Plan as of the date the development application for the project is deemed complete. The amount of the density bonus to which the applicant is entitled shall vary according to the amount by which the percentage of affordable dwelling units meets the percentage established in the following section. When calculating the number of density bonus units allowed, any fraction of a residential unit shall be counted as a whole unit. An applicant may elect to accept a lesser percentage of density bonus units. An applicant may not seek a density bonus greater than that provided in Chapter 17.43 or by State law.

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

6. **Development Standard.** For Chapter 17.43 (Density Bonus, Waivers and Incentives), a development standard includes a site or construction condition that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment, or other local condition, law, policy, resolution, or regulation. A

development standard subject to waiver does not include additional density beyond that allowed in Chapter 17.43.

7. **Inclusionary Housing Agreement.** A legally binding agreement between a developer and the City, in a form and substance satisfactory to the City Manager or Assistant City Manager and City Attorney, containing those provisions necessary to ensure that the requirements of this Chapter, whether through the provision of inclusionary units or through an alternative method, are satisfied.

8. **Inclusionary Housing Plan.** The plan referenced in Section 17.42.070 A. (Procedures), and further described in the City's regulations for the implementation of Chapter 17.42 (Section 17.42.020.A), which identifies the manner in which the requirements of Chapter 17.42 will be implemented for a particular residential project.

9. **Inclusionary Housing Trust Fund.** Shall have the meaning identified in Section 17.42.110 (Inclusionary Housing Trust Fund), below.

10. **Inclusionary Unit.** A dwelling unit that will be offered for sale or rent to low- and moderate-income households, at an affordable housing cost, in compliance with this Chapter.

11. **Low-Income Households.** Households whose gross income does not exceed 80 percent of the median income for Los Angeles County as determined annually by the U.S. Department of Housing and Urban Development.

12. **Low-Income Units, Moderate-Income Units, and Very Low-Income Units.** Inclusionary units restricted to occupancy by low, moderate, or very low-income households, respectively, at an affordable housing cost.

13. **Market Rate Units.** Those dwelling units in a residential project that are not inclusionary units.

14. **Moderate-Income Households.** Households whose gross income does not exceed 120 percent of the median income for Los Angeles County as determined annually by the U.S. Department of Housing and Urban Development.

15. **Redevelopment Agreement.** An Owner Participation Agreement, Disposition and Development Agreement, or similar agreement entered into between the Community Development Commission and a developer.

16. **Regulations.** The regulations adopted by the Council in compliance with Section 17.42.020.A for the implementation and enforcement of the provisions of Chapter 17.42.

17. **Residential project.** A subdivision resulting in the creation of 10 or more residential lots, the new construction of a project consisting of 10 or more multi-family units, 10 or more single-room occupancy units, or 10 or more single-family units for which a PD approval is obtained.

18. **Substantial Rehabilitation or Substantially Rehabilitated.** The rehabilitation of a dwelling unit(s) that has substantial building and other code violations, and has been

vacant for at least 180 days, in that the unit is returned to the City's housing supply as decent, safe, and sanitary housing, and the cost of the work exceeds $40,000.00 per dwelling unit, as that amount may be adjusted for inflation in compliance with the City's regulations for the implementation of Chapter 17.42 (Section 17.32.020.A).

19. **Total Housing Costs.** The total monthly or annual recurring expenses required of a household to obtain shelter. For a rental unit, total housing costs shall include the monthly rent payment and utilities. For an ownership unit, total housing costs shall include the mortgage payment (principal and interest), homeowner's association dues, mortgage insurance, taxes, utilities, and any other related assessments.

20. **Very low-Income Households.** Households whose gross income is equal to 50 percent or less of the median income for Los Angeles County as determined annually by the U.S. Department of Housing and Urban Development.

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

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

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

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

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

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

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

Animal Sales and Services (land use).

1. **Animal Boarding.** The provision of shelter and care for small animals on a commercial basis including activities (e.g., feeding, exercising, grooming, and incidental medical care).

2. **Animal Grooming.** The provision of bathing and trimming services for small animals on a commercial basis. These uses include boarding of domestic animals for a maximum period of 48 hours.

3. **Animal Hospital.** Establishments where small animals receive medical and surgical treatment.

4. **Animals, Retail Sales.** The retail sales and boarding of small animals within an entirely enclosed building. These uses include grooming, if incidental to the retail use, and boarding of animals not offered for sale for a maximum of 48 hours.

Animal Shelter (land use). A facility operated for the purposes of impounding, harboring, selling, placing and retrieving seized, strayed, distressed, homeless, abandoned or unwanted animals. May include incidental activities including vaccination, training classes, spay/neuter services, and boarding services.

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

Antenna. See "Telecommunications Facility Definitions."

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

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

1. The owner or lessee of property;

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

3. The agent of either of the above who presents written authorization from the property owner to file an application with the City.

Approval. Includes both approval and approval with conditions.

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

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

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

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

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

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

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

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

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

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

Attic. The area located between the top plate and the roof or ridge of a building. Does not include any area in which the top plate is more than 18 inches from the floor joists.

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

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

B. Definitions, "B."

Banks, Financial Institutions (land use). A bank, savings and loan, credit union, or other financial institution that provides retail banking services to individuals and businesses. These uses include only those institutions engaged in the on-site circulation of cash money.

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

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

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

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

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

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

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

Boarding Houses (land use). A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or lease, either written or oral, whether or not an owner, agent, or rental manager is in residence.

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

Building Area. See "Area, Building."

Building Elements. Architectural elements intended to enhance a building's appearance including upper floor loggias or pergolas recessed within a building, roofed balconies, exterior wooden or masonry stairs with closed risers, and tile or masonry fountains.

Building Frontage. See "Frontage, Building."

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

Building Separation. Separation between buildings at all stories.

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

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

C. Definitions, "C."

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

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

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

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

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

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

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

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

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

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

Child Day Care (land use).

1. **Child Day-Care Centers.** A child day-care facility other than a family day-care home which includes infant centers, preschools and extended day-care facilities. A day-care center is considered a business, not a residential use, and may provide 24-hour service.

2. **Large Family Day-Care Homes.** A family day-care home that serves nine to 14 children, including children who reside at the home as defined in Health and Safety Code Chapter 3.4.

3. **Small Family Day-Care Homes.** A family day-care home that serves eight or fewer children, including children who reside at the home, as defined in Health and Safety Code Chapter 3.4.

City. The City of Pasadena, State of California.

City Manager or the Assistant City Manager. The City Manager or the Assistant City Manager for the City of Pasadena.

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

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

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

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

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

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

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

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

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

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

Commercial Use. See "Land Use Classifications."

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

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

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

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

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

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

County Assessor. The Los Angeles County Assessor.

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

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

D. Definitions, "D."

Day/Health Spa. Any premises, place of business or membership club providing facilities devoted especially to health, beauty, and relaxation that deals with the cosmetic, therapeutic, and/or holistic treatments, where people visit for professionally administered personal care treatments. A medical spa shall be classified as a Medical Office land use.

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

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

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

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

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

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

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

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

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

Dining Area. See "Area, Dining."

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

Disability. With respect to a person:

1. A physical or mental impairment that substantially limits one or more of the person's major life activities;

2. A record of having an impairment as described in Subsection 1. above; or

3. Being regarded as having an impairment, but the term does not include current illegal use of, or addiction to, a controlled substance.

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

Dispatch Facility. See "Transportation Dispatch Facility."

Discretionary Approval. Any approval or entitlement granted in compliance with this Zoning Code that requires the exercise of discretion, including the ability of the review authority to

impose conditions of approval. The types of discretionary approvals required by the City can include an Adjustment Permit, Conditional Use Permit, Certificate of Appropriateness, Design Review, Expressive Use Permit, Filming Permit, Hillside Development Permit, Landmark Designation, Subdivision Map, Sign Exception, Temporary Use Permit, and Variance.

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

District, or Subdistrict. See "Zoning District."

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

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

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

2. **Drive-Through Businesses, Restaurants.** A drive-through business that operates in conjunction with a restaurant, fast food restaurant or formula fast food restaurant.

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

E. Definitions, "E."

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

Electronic Game Centers (land use). An establishment that provides more than four amusement devices, whether or not the devices constitute the primary use or an accessory or incidental use of the premises. Amusement devices mean an electronic or mechanical equipment, game, or machine that is played or used for amusement, which, when so played or used involves skill and which is activated by coin, key, or token, or for which the player or user pays money for the privilege of playing or using.

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

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

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

1. **California Environmental Quality Act (CEQA).** The California Environmental Quality Act (CEQA) is the State law contained in the California Public Resources Code, Section 2100 et seq. It is implemented by the City of Pasadena Environmental Policy Guidelines.

2. **Environmental Impact Report (EIR).** A detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects. The contents of an EIR are discussed in *CEQA Guidelines* Article 9, commencing with Section 15120 and in the *City of Pasadena Environmental Policy Guidelines*, Section 8.5. The term "EIR" may mean either a draft or a final EIR depending on the context.

3. **Exemption.** An action that is not subject to CEQA is determined to be an exemption. This exempt status may be documented with a Notice of Exemption.

4. **Initial Study.** A preliminary analysis of the environmental effects of a proposed action used to determine whether an EIR, Subsequent EIR, Supplemental EIR, Addendum to an EIR, or a Negative Declaration must be prepared and used to identify the significant environmental effects to be analyzed. The Initial Study may also be used to streamline environmental review by determining that a previous EIR adequately analyzes the current proposed project or whether the project is part of a larger project, and a master, tiered, program, or focused EIR would be appropriate.

5. **Mitigation.** The term, as used in this Zoning Code and the City of Pasadena Environmental Policy Guidelines, shall include the following:

    a. Avoiding the impact altogether by not taking a certain action or parts of an action.

    b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation.

    c. Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.

    d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

    e. Compensating for the impact by replacing or providing substitute resources or environments.

6. **Negative Declaration.** A written statement briefly describing the reasons why a proposed project will not have a significant effect on the environment and why it does not require the preparation of an EIR. The accompanying Initial Study shall support the reasons.

7. **Project.** Under CEQA a project is the whole of an action that has the potential to result in either a direct physical change or a reasonably foreseeable indirect physical change in the environment.

Existing Grade. See "Grade, Existing."

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

F. Definitions, "F."

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

Farmers' Markets (land use). An outdoor market certified for direct retail sales by farms to the public by the State or County Agricultural Commission under California Code of Regulations Title 3, Chapter 3, Article 6.5.

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

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

Filming, Short-Term (land use). Commercial motion picture filming, videotaping or professional photographing at the same location six or fewer days per quarter of a calendar year and up to 24 days of a calendar year in residential and public, semipublic districts or 15 days or fewer per quarter of a calendar year and up to 60 days of a calendar year in all other zoning districts.

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

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

Floor Area, Gross.

1. For projects subject to the RS and RM-12 development standards, "gross floor area" means the floor area between the floor and roof above it, as measured from the outside edge of the exterior walls of the main structure and all accessory structures, including required parking (either garage or carport). Any portion of a structure, including stairwells, over 17 feet in interior height, is counted twice for purposes of computing floor area. For flag lots, see 17.40.050 D (Development standards for flag lots).

2. In all other districts, "gross floor area" means the total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms and basement or attic areas having a height of more than seven feet, but excluding area used exclusively for vehicle parking or loading.

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

Floor Area Ratio (FAR). The numerical value obtained by dividing the aboveground gross floor area of a building or buildings located on a lot by the total area of the lot. If a street dedication is required, the calculation shall be based on the total area of the lot before the street dedication. For projects subject to the RS and RM-12 development standards, vehicular easements (excluding easements for utility purposes), private streets and the pole portion of flag lots shall be excluded from the calculation of lot area. See Figure 8-1.

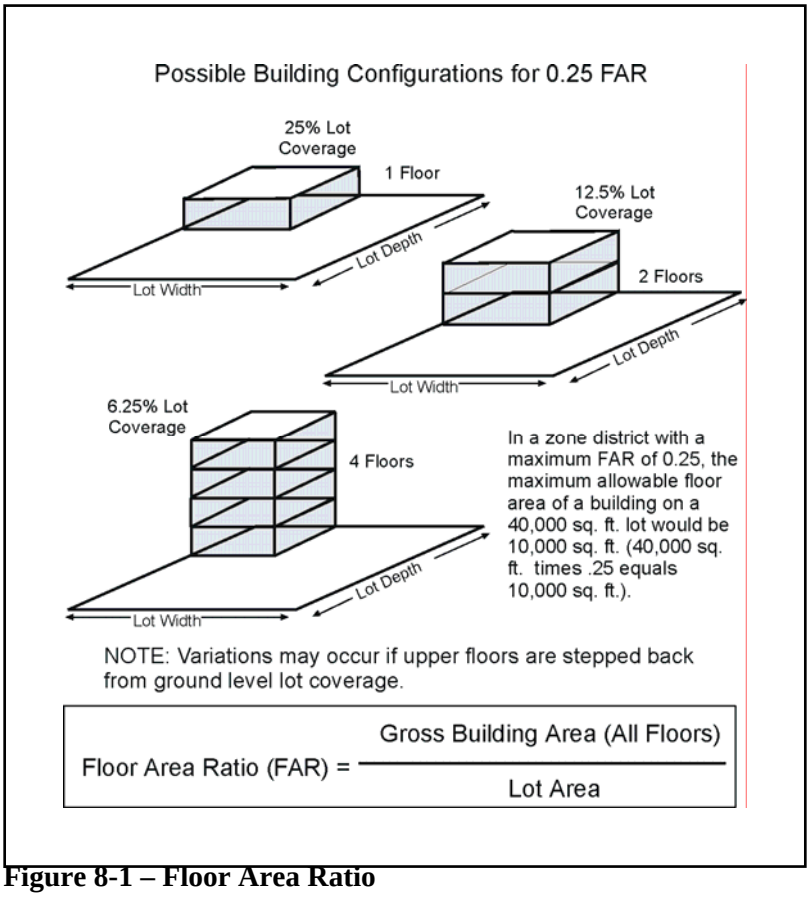

Figure 8-1 – Floor Area Ratio

Food Sales (land use). The retail sale of food and beverages for off-site preparation or consumption. This use may also include bakeries and the provision of other services (e.g., banks, copy services, dry cleaners, film processing, food take-outs, pharmacies, video rentals, etc.) under one roof. The use shall be classified as a convenience store if it is 3,500 square feet or less.

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

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

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

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

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

G. Definitions, "G."

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

Garden, Ancillary. A predominately landscaped area that is separate and distinct from the main garden and meets the minimum dimensions and area as described in 17.22.080.

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

Garden, Main. A primarily landscaped, well-defined, rectangular open space that provides a central focus, and is an essential component in the design of a multi-family residential project subject to the City of Gardens provisions (17.22.070).

Garden, Private. A predominately landscaped area adjacent to and accessible from a residential unit for the sole use of the occupants of the residential unit and that meets the required area under the City of Gardens requirements (17.22.080).

Garden, Total. The total garden requirement in a multi-family residential project subject to the City of Gardens provisions (17.22.080) including: the main garden, the front yard (minus the driveway), side yards that are within 40 feet of the front setback line, and common open space that has a minimum dimension of 10 feet and meets the main garden requirements. Swimming pools, spas, tennis courts and other amenities are included as part of the total garden.

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

Government Code. The State of California Government Code.

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

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

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

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

H. Definitions, "H."

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

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

Height. See Section 17.40.060 (Height Requirements and Exceptions).

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

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

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

1. **Adverse Effect (also Significant Adverse Effect).** An activity or action that may potentially diminish the significance of a historic resource.

2. **Alteration/Substantial Alteration (also alter).** Any physical modification or change to the exterior of a structure, site object, or designated interior that may have a significant adverse effect on character-defining features of a historic resource. Alteration shall also include new construction of additions, but not include ordinary maintenance and repairs.

3. **California Register of Historical Resources (also California Register).** The State Statute codified in the California Public Resources Code Section 5020.1 et seq.

4. **Certified Local Government.** The program authorized by the National Historic Preservation Act of 1966 (16 U.S.C. Section 470 et seq.) and the subsequent participatory agreement between the City and the State of California Office of Historic Preservation.

5. **Contributing Property.** A property within a designated landmark district or historic district listed in the National Register that has characteristics and features that relate to the

historic context and historic significance of the district and that has been specified in the designation or listing as contributing.

6. **Demolition.** The complete destruction or removal of a structure or object, removal of more than 50 percent of the perimeter walls, or substantial of a structural wall of a street-facing elevation of a structure that may have an adverse affect on the significance of a property.

7. **Demolition by Neglect.** The failure to provide ordinary and necessary maintenance and repair to a historic resource, whether the neglect is willful or unintentional or by design, by the owner or any party in possession of the property, which results in one or both of the following conditions:

   a. The severe deterioration of exterior features so as to create or permit a dangerous or unsafe condition to exist, as defined in Title 14 of the Municipal Code.

   b. The severe deterioration of exterior walls, roof, chimneys, doors, windows, porches, structural or ornamental architectural elements, or foundations, that could result in permanent damage and loss of the architectural and/or historic significance of a historic resource.

8. **Economic Hardship Variance.** A variance granted to a property owner or applicant by the Historic Preservation Commission or Director to approve an application for a Certificate of Appropriateness for a project that due to an economic hardship does not comply with the Secretary of the Interior's Standards. The approval may include provisions to maintain as much as possible of the historic integrity of the property.

9. **Environmental Setting.** The entire lot as of the date of landmark or historic monument designation, on which is located a landmark or historic monument, and to which it relates historically, physically, and/or visually. The environmental setting includes, but is not limited to, accessory structures, driveways, fences, gateways, open space, rocks, vegetation (including gardens, lawns, and trees), walkways, and walls.

10. **Fixture.** A decorative or functional device permanently affixed, or originally permanently affixed, to the site or the interior or exterior of a structure and contributing to its ability to meet the criteria for designation as a landmark or monument. Permanently affixed includes, but is not limited to, attachment by screws, bolts, pegs, nails or glue, and may include the attachment methods as rope, glass or leather if the material is integral to the design of the device. Fixtures include, but are not limited to, lighting devices, murals, built-in furniture and cabinetry, paneling and molding, leaded glass or other decorative windows and decorative hardware.

11. **Historic Context.** A broad pattern of historical development in a community or its region, which may be represented by historic resources.

12. **Historic District.** A district listed in the National Register of Historic Places.

13. **Historic Resource.** A district, landscape, object, sign, site, or structure significant in American archeology, architecture, culture, engineering, or history that is either designated or eligible for designation under City, State, or national significance criteria.

14. Historic Resource Planning Area (also HRPA). A grouping of historic resources identified in the 1993 Citywide reconnaissance survey (or future update of this survey) as an area that merits further study for identifying properties that may be eligible for landmark designation or listing in the National Register (as a district or individual property).

15. Historically Significant Structure or Site. A structure or site listed in the National Register of Historic Places (either individually or as contributing to a district), a property designated as a landmark or monument, a property contributing to a district listed in the National Register of Historic Places or a landmark district, or a property identified in an intensive-level historic resources survey as qualifying for a historic designation (either individually or as part of a district).

16. Landmark District. A grouping of properties that meets the criteria of Section 17.62.040.F and is so designated by the City Council.

17. National Register of Historic Places (also National Register). The official inventory of districts, sites, structures and objects significant in American history, architecture, archeology and culture which is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 as amended (16 U.S.C. 470-470t, 36 C.F.R. Sections 60, 63).

18. Noncontributing Property. A property in the boundaries of a landmark district or district listed in the National Register and lacking architectural characteristics relating to the historic context and historic significance of the district, and identified in the designation or listing as noncontributing.

19. Period of Significance. Refers to the span of time during which a property or a grouping of properties has attained significance relating to the criteria for designation (e.g., the era when the neighborhood was substantially developed or the end of a certain historical period.

20. Project (Major). Includes any of the following:

a. Any demolition or relocation of a structure or object, or removal of a significant feature of a historic resource, including significant interior fixtures designed by the firm of Greene and Greene.

b. Any undertaking requiring a permit that significantly alters or changes the street-facing elevation or side elevations of a historic resource, including major changes to windows and doors or their openings, the application of new exterior wall cladding or coating which changes the appearance, design, or texture of a property, and the addition of dormers and other architectural features.

c. Any addition of square footage to a building elevation that faces a street.

d. Front yard fences and walls in a historic or landmark district (excluding retaining walls), including those proposed on non-contributing properties.

e. New construction in a designated landmark and or historic district except for

accessory structures.

f. Demolition of a non-contributing building in a designated landmark or historic district.

g. Any addition of a height greater than that of the existing building, if the addition is visible from the street.

21. Project (Minor). Includes any of the following:

a. Any demolition or removal of insignificant exterior features of a historic resource, including additions, windows, doors, and exterior siding material that is non-original or otherwise lacking in historic integrity.

b. Any undertaking requiring a permit that does not change substantially the exterior character-defining features of a historic resource, including re-roofing in a different material that replicates the existing or original roofing, replacement windows and doors matching the design and materials of the existing or original windows and doors (when it is infeasible to repair) and minor additions on secondary elevations and replacement windows and doors on secondary elevations.

c. Any undertaking to the environmental setting of a designated historic resource that is individually designated as a landmark or historic monument or individually listed in the National Register if the environmental setting is significant to the historic resource and has been defined as significant in the designation report for the historic resource.

d. In designated districts, demolition and alteration of garages and other accessory structures built within the period of significance on both contributing and noncontributing properties and new construction of such structures on any designated historic property (districts and individual properties).

e. Any addition of less than 200 square feet on the front elevation or any addition on a non-street- facing side elevation or rear elevation if visible from a public right-of-way.

f. Any undertaking not requiring a permit that materially alters significant features of a historic resource or that may have an adverse effect on the significance of a historic resource, including replacement of windows and doors in existing openings, resurfacing exterior finishes (e.g., plaster cement in a radically different texture), or abrasive cleaning of masonry.

g. Substantial alterations to non-contributing buildings.

h. For non-contributing buildings that could be rehabilitated to become contributing, minor alterations including one-story rear additions, replacement windows and doors, replacement garage doors, new siding or wall cladding or new dormers are considered minor projects. For non-contributing buildings built outside the period of significance of the district, these types of projects are exempt from review.

i Side yard fences and walls and driveway gates in a historic or landmark district

(excluding retaining walls).

j. Any undertaking determined minor by the Director.

22. Secretary of the Interior's Standards for Rehabilitation (Also Secretary's Standards). The *Secretary of the Interior's Standards for Rehabilitating Historic Buildings*, issued by the U.S. Department of the Interior, National Park Service (36 CFR Part 67) and the publications of the National Park Service, Preservation AssistanceDivision, Guidelines for Rehabilitating Historic Buildings (1992, N.P.S.) and *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995, N.P.S.)*, and any subsequent publication on the Secretary's Standards by the N.P.S.

23. Section 106. The regulations of U.S. Code of Federal Regulations at 36 CFR Part 800.

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

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

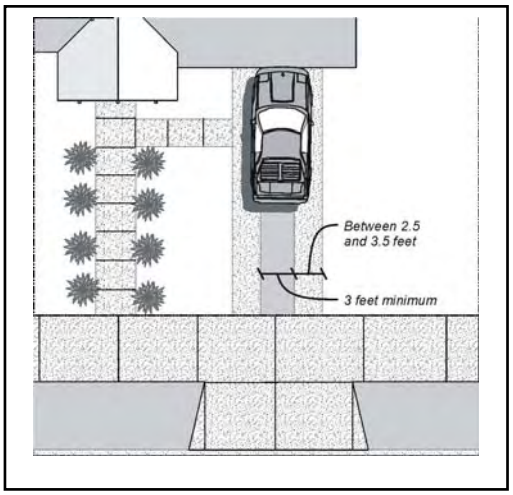

Figure 8-2 – Hollywood Driveway

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

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

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

Housing, Affordable. See "Affordable Housing."

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.

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," "Services," and/or "Transportation, Communication & Utility Uses" 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
   - animal shelters
   - 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. Music, comedy, readings, dancing, acting, or other entertainment performed on a site three or more days during a calendar year. This 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 lot 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.

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 lot line 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.

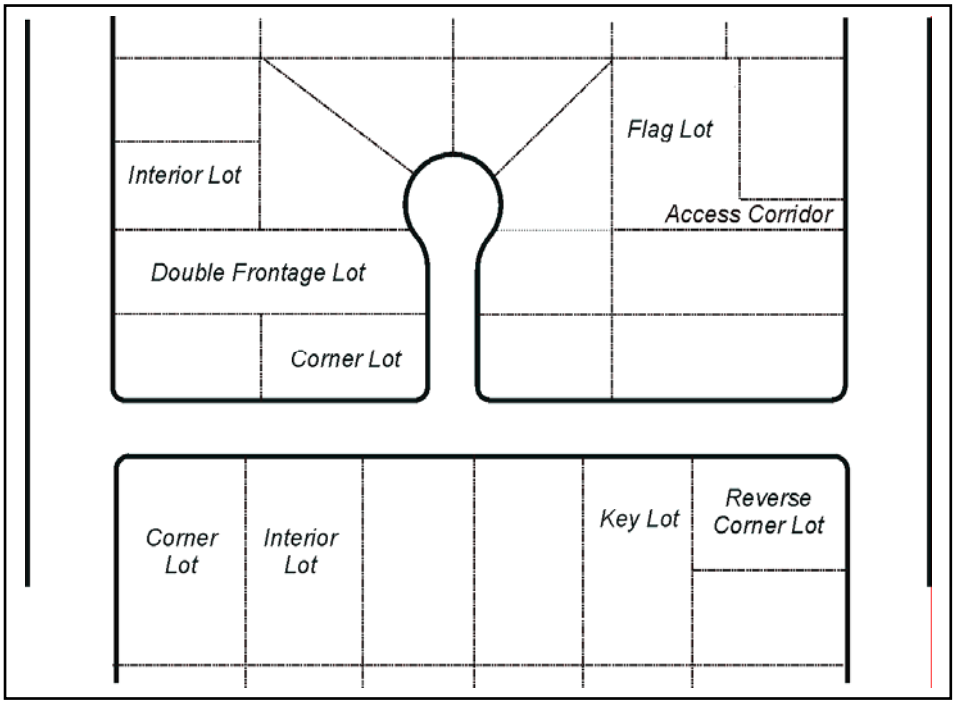

Figure 8-3 – Lot Types

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 abutting a street line. The lot lines of a double-frontage lot that are abutting street lines shall be front lot lines. When the lot lines of a corner lot that is abutting street lot lines are of equal or substantially equal lengths, the front lot line shall be determined by the Zoning Administrator. In determining the front lot 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 lot 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. See also "Street, or Public Right-of-Way."

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. See also "Street, or Public Right-of-Way."

6. **Corner Lot Line.** A street lot line that is not a front lot line.

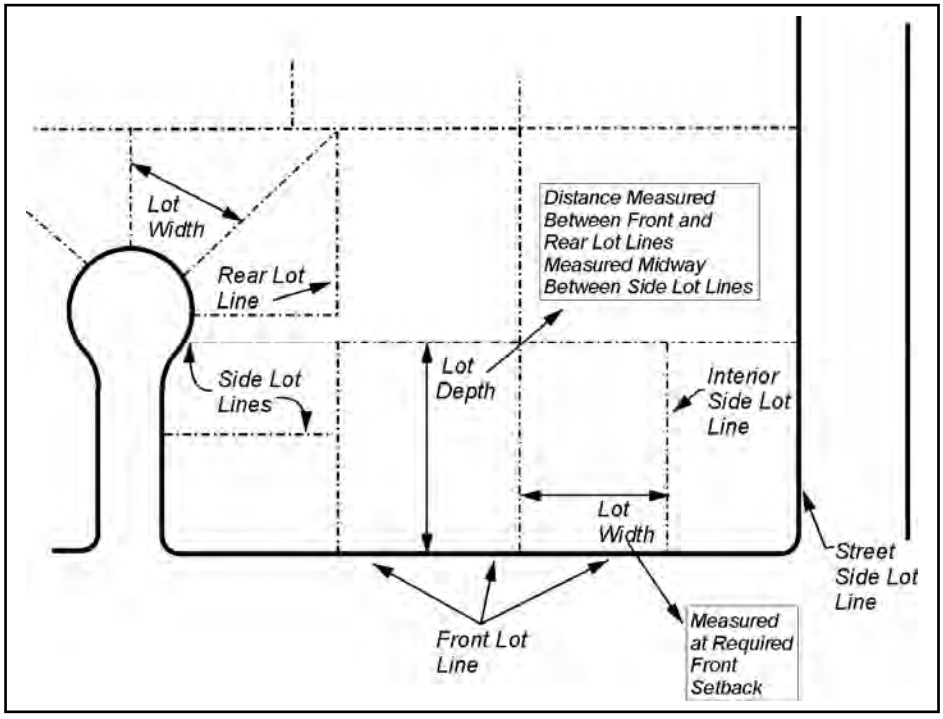

Figure 8-4 – Lot Features

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).

Massage Establishments (land use). Any premises, place of business or membership club where the primary us is providing or giving for a fee or other form of consideration a massage, fomentation, bath, manipulation of the body, electric or magnetic treatment, alcohol rub or other similar massage service or procedure. A use where accessory massage occurs shall not be classified as a massage establishment. The following professions and services shall not be classified as a massage establishment:

1. Any duly licensed medical physician, doctors, surgeon, osteopath, chiropractor, acupuncturist, registered nurse, or to other persons licensed by the state while engaging in practices as part their license.

2. Any barber, beautician, manicurist, cosmetologist, and esthetician who are licensed under the laws of the State of California while engaging in practices as part their license. This exemption shall include hospitals, nursing homes, sanitariums, or any other health facility duly licensed by the State of California or to accredited high schools, junior colleges, colleges, or universities whose coaches and trainers are acting within the scope of their employment.

3. Shall not apply to physical therapist and trainers of amateur, semiprofessional, or professional athletes or athletic teams while engaging in their training responsibilities for and with athletes.

4. Any massage technicians offering massage services to a fully clothed client in public common areas where the primary use is not a massage establishment (i.e., chair massage services in a supermarket, massage services in the courtyard of an outdoor or indoor shopping center). These massage technicians shall comply with the permit requirements of Chapter 5.48 (Massage Establishments).

Massage Technician. Any person, who in connection with the activities of a massage establishment or accessory massage, administers to another person a massage, alcoholic rub, fomentation, bath, electric or magnetic massage procedure, manipulation of the body or other similar procedure. All massage technicians operating in the City shall be licensed by the State of California and shall practice and engage in this licensed profession. A massage technician license shall comply with the permit requirements of Chapter 5.48 (Massage Establishments).

Massage - Accessory. A use where massages occurs either permanently or temporarily and the area where the massage occurs covers less than 20 percent of the gross floor of the principal use.

Medical Marijuana Dispensary (land use). A facility or location which provides, makes available or distributes medical marijuana to a primary caregiver, a qualified patient, or a person with an identification card issued in accordance with California Health and Safety Code Section 11362.5, et seq. This use is prohibited in the City of Pasadena.

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 at Grade.** At grade, (carport, partially closed or enclosed) parking with or without 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.** At grade parking that is fully enclosed with a common entrance that has dwellings over. Podium parking can be at grade or partially depressed by no more than two feet below existing grade. See Figure 8-5.

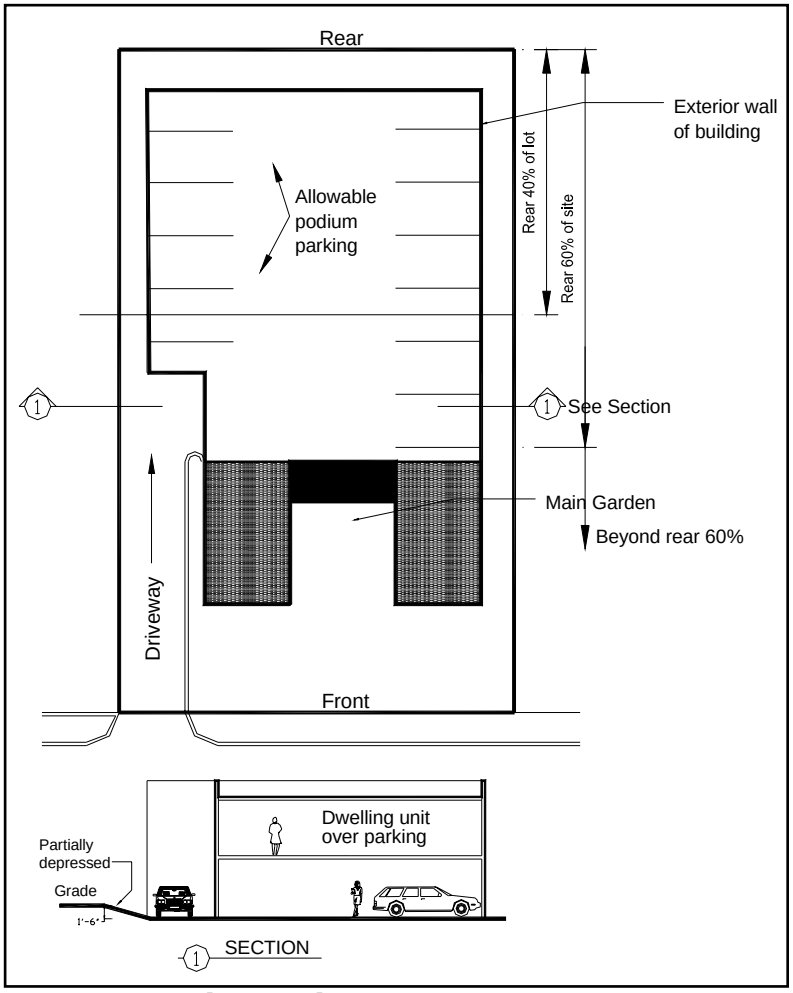

Figure 8-5 – Podium Parking

6. **Surface Parking.** Parking at grade in a carport or garage with no dwelling above.

7. **Tuck-under Parking.** Tuck-under parking is unenclosed parking located below the unit where parking is accessed from an unenclosed driveway that may be at existing grade or below. See Figure 8-6.

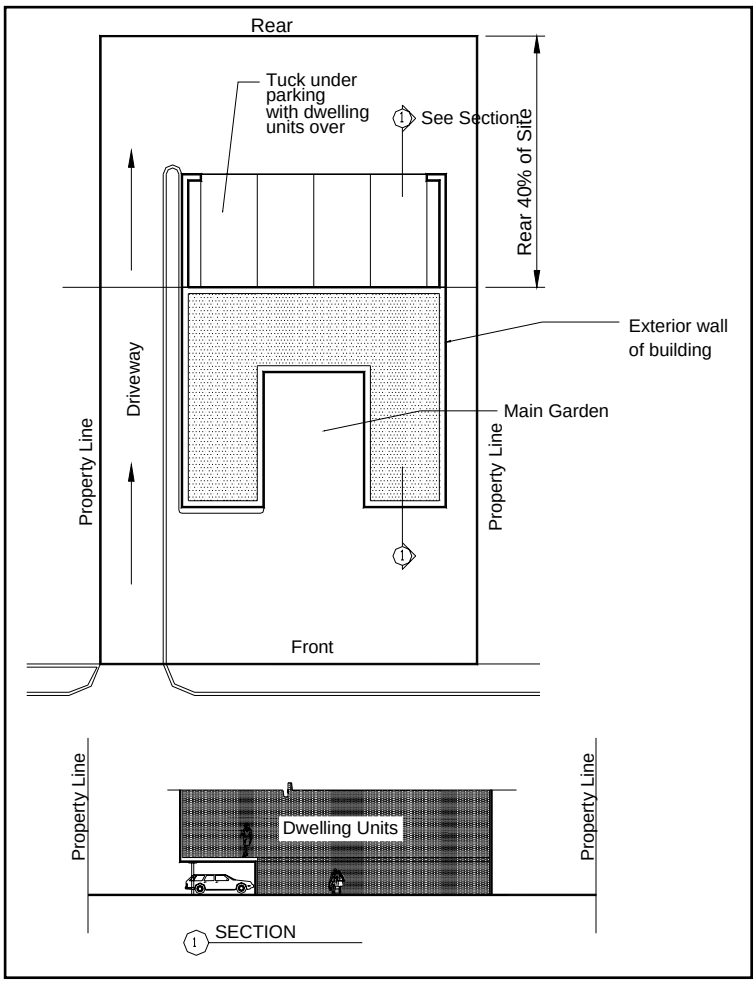

Figure 8-6 – Tuck-under Parking

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 shops
beauty shops
clothing rental
day/health spa
dry cleaning pick-up stores
Fortunetellers, psychics, and similar services
hair salons
home electronics and small appliance repair
laundromats (self-service laundries)
nail salons
Spas and hot tubs for rent
shoe repair shops
tanning salons
tailors

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

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

check-cashing services
tattooing, piercing, and similar services

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, 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.

Restaurants with Limited 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 a sexually oriented business.

Restaurants with Walk-up Window (land use). A restaurant, including a fast food or formula fast food restaurant that provides an exterior walk-window in which orders for food are taken and/or customers are served food.

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

antiques
art galleries (for profit)
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")
furniture, home furnishings and equipment
gift and souvenir shops
hardware
hobby materials
Jewelry
luggage and leather goods
musical instruments, parts and accessories
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 dwelling units in which all units are 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, easement, other structure or development features. 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 17.40.160 (Setback and Encroachment Plane Requirements and Exceptions). See also "Yard."

Sexually Oriented Business (land use). The following terms and phrases are defined for the purpose of Section 17.50.295 (Sexually Oriented Businesses).

1. Adult Bookstore or Adult Video Store. A commercial establishment which, as one of its principal business activities, offers for sale or rental for any form of consideration any one or more of the following: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas." A "principal business activity" exists where the commercial establishment:

a. Has a substantial portion of its displayed merchandise which consists of said items, or

b. Has a substantial portion of the wholesale value of its displayed merchandise which consists of said items, or

c. Has a substantial portion of the retail value of its displayed merchandise which consists of said items, or

d. Derives a substantial portion of its revenues from the sale or rental, for any form of consideration of said items, or

e. Maintains a substantial section of its net floor area for the sale or rental or said items; or

f. Regularly features said items, prohibits access by minors, by reason of age, to its premises, and regularly advertises, on signage visible from a public right-of-way, as providing items that the advertising describes using the term "adult," "xxx," "triple-x," "x-rated," "erotic," "sexual," or a term or terms with similar import; or

g. Maintains an "adult arcade," which means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are characterized by their emphasis upon matter exhibiting "specified sexual activities" or specified "anatomical areas."

2. Adult Cabaret. A nightclub, bar, juice bar, restaurant, bottle club, or other commercial establishment, whether or not alcoholic beverages are served, which regularly features persons who appear semi-nude.

3. **Adult Motion Picture Theater.** A commercial establishment where films, motion pictures, videocassettes, slides, or similar photographic reproductions which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas" are regularly shown to more than five persons for any form of consideration.

4. **Characterized by.** The essential character or quality of an item. As applied in this chapter, no business shall be classified as a sexually oriented business by virtue of showing, selling, or renting materials rated NC-17 or R by the Motion Picture Association of America.

5. **Establish or Establishment.** Any of the following:

   a. The opening or commencement of any sexually oriented business as a new business;

   b. The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business; or

   c. The addition of any sexually oriented business to any other existing sexually oriented business.

6. **Nudity or a State of Nudity.** The showing of the human male or female genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering of any part of the nipple and areola.

7. **Operate or Cause to Operate.** To cause to function or to put or keep in a state of doing business.

8. **Operator.** Any person on the premises of a sexually oriented business who causes the business to function or who puts or keeps in operation the business or who is authorized to manage the business or exercise overall operational control of the business premises. A person may be found to be operating or causing to be operated a sexually oriented business regardless of that person is an owner, part owner, or permittee of the business.

9. **Person.** An individual, proprietorship, partnership, corporation, association, or other legal entity.

10. **Premises.** The real property upon which the sexually oriented business is located, and all appurtenances thereto and buildings thereon, including, but not limited to, the sexually oriented business, the grounds, private walkways, and parking lots and/or parking garages adjacent thereto, under the ownership, control, or supervision of the permittee, as described in the application for a sexually oriented business permit.

11. **Regularly.** Recurring, attending, or functioning at fixed or uniform intervals.

12. **Semi-Nude or State of Semi-Nudity.** The showing of the female breast below a horizontal line across the top of the areola and extending across the width of the breast at that point, or the showing of the male or female buttocks. This definition shall include

the lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breasts exhibited by a bikini, dress, blouse, shirt, leotard, or similar wearing apparel provided the areola is not exposed in whole or in part.

13. **Semi-Nude Model Studio.** A place where persons regularly appear in a state of semi-nudity for money or any form of consideration in order to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. This definition does not apply to any place where persons appearing in a state of semi-nudity did so in a modeling class operated:

a. By a college, junior college, or university supported entirely or partly by taxation;

b. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or

c. In a structure:

i. Which has no sign visible from the exterior of the structure and no other advertising that indicates a semi-nude person is available for viewing; and

ii. Where, in order to participate in a class a student must enroll at least three days in advance of the class.

14. **Sexual Device.** Any three dimensional object designed and marketed for stimulation of the male or female human genitals, anus, female breast, or for sadomasochistic use or abuse of oneself or others and shall include devices such as dildos, vibrators, penis pumps, and physical representations of the human genital organs. Nothing in this definition shall be construed to include devices primarily intended for protection against sexually transmitted diseases or for preventing pregnancy.

15. **Sexual Device Shop.** A commercial establishment that regularly features sexual devices. Nothing in this definition shall be construed to include any pharmacy, drug store, medical clinic, or any establishment primarily dedicated to providing medical or healthcare products or services, nor shall this definition be construed to include commercial establishments which do not restrict access to their premises by reason of age.

16. **Sexually Oriented Business.** An “adult bookstore or adult video store,” an “adult cabaret,” an “adult motion picture theater,” a “semi-nude model studio,” or a “sexual device shop.”

17. **Specified Anatomical Area**. Any of the following:

a. Less than completely and opaquely covered: human genitals; pubic region; buttock; and female breast below a point immediately above the top of the areola; or

b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

18. Specified Criminal Activity. Any of the following specified crimes for which less than five years elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date:

a. Rape, child molestation, sexual assault, sexual battery, aggravated sexual assault, aggravated sexual battery, or public indecency;

b. Prostitution, keeping a place of prostitution, pimping, or pandering;

c. Obscenity, disseminating or displaying matter harmful to a minor, or use of child in sexual performance;

d. Any offense related to any sexually-oriented business, including controlled substance offenses, tax violations, racketeering, crimes involving sex, crimes involving prostitution, or crimes involving obscenity;

e. Any attempt, solicitation, or conspiracy to commit one of the foregoing offenses; or

f. Any offense in another jurisdiction that, had the predicate acts been committed in California, would have constituted any of the foregoing offenses.

19. Specified Sexual Activity. Any of the following:

a. Intercourse, oral copulation, masturbation or sodomy; or

b. Excretory functions as a part of or in connection with intercourse, oral copulation, masturbation, or sodomy.

20. Substantial. At least thirty-five percent of the items so modified.

21. Transfer of Ownership or Control. Any of the following:

a. The sale, lease, or sublease of the sexually oriented business;

b. The transfer of securities which constitute an influential interest in the sexually oriented business, whether by sale, exchange, or similar means; or

c. The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the sexually oriented business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

22. Viewing Room. The room, booth, or area where a patron of a sexually oriented business would ordinarily be positioned while watching a film, videocassette, digital video disc, or other video reproduction.

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, and expenses). 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."

Slope. The inclined ground surface of fill, excavation, or natural terrain, the inclination of which is expressed as a percentage. Slope percent is computed by dividing the vertical distance by the horizontal distance multiplied by one hundred. See Figure 8-7 - Slope Calculation. See also “Grade, Existing” or “Grade, Finished.”

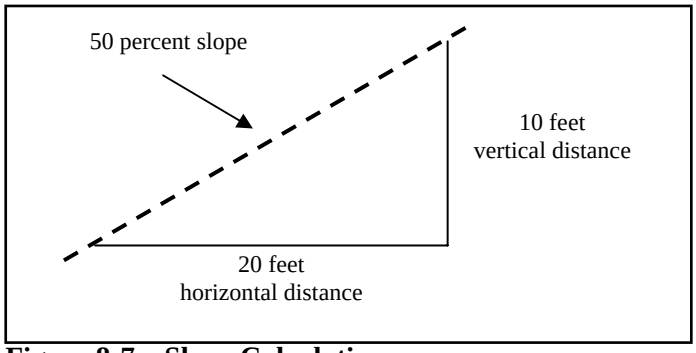

Figure 8-7 – Slope Calculation

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 any access to and egress from any 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. **Accessory Antenna Array.** An accessory antenna array means an antennal array that is mounted on an existing building and is intended to provide wireless telecommunications services solely for the occupants of that building.

2. **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.

3. **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.

4. **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.

5. **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.

6. **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.

7. **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.

8. **Wireless Telecommunications Antenna Facilities, Major.** A wireless telecommunications antenna facility that is designed as a freestanding structure.

9. **Wireless Telecommunications Antenna Facilities, Co-Located (SCL).** A wireless telecommunications antenna facility that is placed on, or immediately adjacent to, an existing wireless telecommunications antenna facility that satisfies the requirements of California Government Code Section 65850.6(a), as amended.

10. **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. A covered area with one or more sides 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 uses 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, Bay. An extension of a building wall which is habitable space that encroaches into a required yard and is a minimum of three feet above finished grade. A bay window shall have a minimum of 50 percent fenestration.

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."

Workforce/Affordable Housing Definitions. The following terms and phrases are defined for workforce/affordable housing. Reference should also be made to the City's Workforce Housing Guidelines for additional definitions.

1. **Workforce/Affordable Housing Development.** A development in which all the units exceeding the underlying base district density are Workforce/Affordable Units. A project receiving a density bonus, concession or incentive, or waiver or modification, as a result of Density Bonus provisions of State law, and pursuant to Chapter 17.43, shall be excluded from the definition a Workforce/Affordable Housing Development. Workforce/Affordable Housing Development are also not eligible for any concessions, incentives, waivers or modifications of development standards pursuant to the Density Bonus provisions of State law or Chapter 17.43 of the Zoning Code.

2. **Workforce Level Income.** A gross household income from 121 percent to 180 percent of the Average Median Income for Los Angeles County as determined annually by the U. S. Department of Housing and Urban Development.

3. **Workforce/Affordable Units.** Dwelling units that are sold or rented at Workforce Housing Costs to households earning a Workforce Level Income, or to Very, Low, Low, or Moderate Income Households, at an Affordable Housing Cost (as defined in the City's Workforce Housing Guidelines and at Article 8 of the Zoning Code). Units provided to meet the Affordable Housing and Incentives requirements of Chapter 17.42 and the Density Bonus, Waivers, and Incentives Requirements of Chapter 17.43, are not Workforce/Affordable Units.

Work/Live Units (land use). Work/Live means an integrated dwelling 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 8-8.

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 or street not considered a front property line and a line parallel there on the site. On a lot in which the corner yard adjoins (or is part of) an easement that serves as a street, the corner yard shall be the minimum horizontal distance from the edge of the easement and a line parallel there on the site. See “Lot Line or Property Line,” “Front Property Line,” “Street, or Public Right-of-Way,” and “Setback”.”

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. On a lot in which the front yard adjoins (or is part of) an easement that serves as the primary street to the lot, the front yard shall be the minimum horizontal distance between the edge of the easement and a line parallel thereto on the site. See also “Lot Line or Property Line,” “Front Property Line,” “Street, or Public Right-of-Way,” and “Setback”.

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.

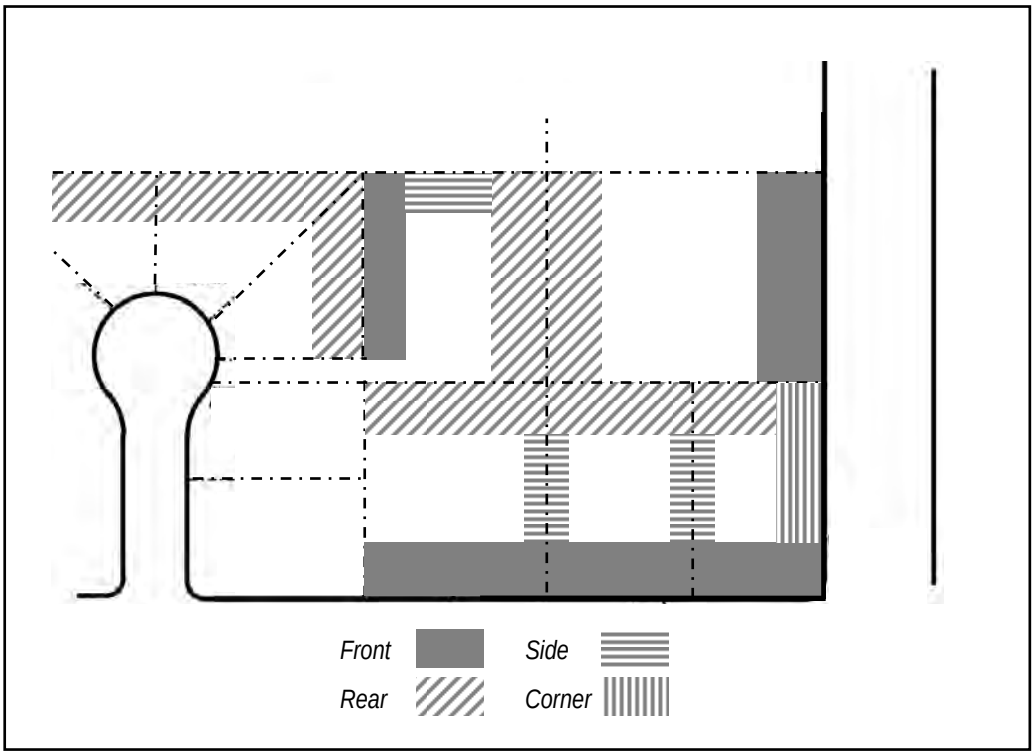

Figure 8-8 - Yard Types

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.

(Ord. 7179 § 7, 2009; Ord. 7169 § 27, 2009; Ord. 7164 § 22, 2009; Ord. 7160 § 71, 2009; Ord. 7159 § 2, 2009; Ord. 7142 § 4, 2008; Ord. 7139 § 10, 2008; Ord. 7135 § 10 (A, B), 2008; Ord. 7123 § 4, 2007; Ord. 7111 § 2, 2007; Ord. 7099 § 54 (Exh. 28), 2007; Ord. 7080 § 6, 2006; Ord. 7078 §§ 2—4, 2006; Ord. 7071 § 3, 2006; Ord. 7064 § 6, 2006; Ord. 7057 § 30, 2006; Ord. 7038 § 19 (a—d), 2006; Ord. 7028 § 5, 2006; Ord. 7020 §§ 7, 8, 2005; Ord. 7018 § 1, 2005; Ord. 7009 § 31, 2005)