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## CHAPTER 17.100 - DEFINITIONS

### 17.100.010 - Purpose

This Chapter provides definitions of terms and phrases used in this Coastal Land Use and Development 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 Land Use and Development Code. If a word is not defined in this Chapter, or in other provisions of the City of Fort Bragg Municipal Code, the Director shall determine the correct definition.

### 17.100.020 - Definitions of Specialized Terms and Phrases

As used in this Coastal Land Use and Development 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.

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

**Accessory Retail or Services.** -The limited retail sale of ~~various products~~, or the provision of ~~certain personal~~ services within a health care, hotel, office, or industrial complex, to employees and/or customers. -Examples of these uses include pharmacies, gift shops, and food service establishments within hospitals, convenience stores and food service establishments within hotel, office and industrial complexes; and barber and beauty shops within residential care facilities, hair salons, etc.

**Accessory Use.** - A use customarily incidental to, related and clearly subordinate to a primary use on the same parcel, which does not alter the primary use nor serve property other than the parcel where the primary use is located. Adult Day Care. See "Day Care, Adult."

**Agricultural Product Processing.** - The processing of harvested crops to prepare them for on-site marketing or processing and packaging elsewhere. -Examples of this land use include the following:

alfalfa-cubing  
corn-shelling  
cotton-ginning  
custom-grist-mills

- grain cleaning and custom grinding
- hay baling and cubing
- pre-cooling and packaging of fresh or
- farm-dried fruits and vegetables
- sorting, grading and packing of fruits and
- vegetables
- tree nut hulling and shelling
- wineries
- custom milling of flour, feed and grain
- dairies (but not feedlots, see instead "Livestock
- Operations, Sales Yards, Feedlots,
- operations, sales yards, feedlots,
- Stockyards")
- drying of corn, rice, hay, fruits and vegetables

**Alcoholic Beverage Sales.** - The retail sale of beer, wine, and/or distilled spirits for on-premise or off-premise consumption.

**Allowed Use.** - A use of land identified by Article 2 (Zoning Districts and Allowable Land Uses) as a permitted or conditional use that may be established with planning permit and, where applicable, Design Review and/or Building Permit approval, subject to compliance with all applicable provisions of this Land Use and Development Code.

**Ambulance, Taxi, and Specialized Transportation Dispatch Facility.** - 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 Storage."

**Animal Keeping.** -See Section 17.18.42.040 (Animal Keeping).

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**Apartment.** -See "Multi-Family Housing."

**Aquaculture.** Section 30100.2 of the Coastal Act states that: (1) aquaculture means a form of agriculture as defined in Section 17 of the Fish and Game Code; (2) aquaculture products are agricultural products; and (3) aquaculture facilities and land uses shall be treated as agricultural facilities and land uses in all planning and permit-issuing decisions governed by this Division.

**Artisan/Craft Product Manufacturing.** Establishments ~~manufacturing~~that design and create/manufacture and/or assemblingassemble small products, primarily by hand, including jewelry, pottery and other ceramics, as well as smallcomposed of glass, ceramic, metal, fiber and metalsimilar materials into art and craft products. Includes woodworkers and cabinet makers. Also includes fine art activities such as painting, etching, watercolor, printing on a hand press, etc.

**Artisan Shop.** A retail store selling art glass, ceramics, jewelry, paintings, sculpture, and other handcrafted items, where the store includes an area for the crafting of the items being sold.

**Auto and Vehicle Sales/Rental.** -A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, and bicycles (bicycle sales are also included under "General Retail"). Vehicles for sale may be displayed outdoors or indoors, as authorized by the required Use Permit.

May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. -Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"); mobile home, recreational vehicle, or watercraft sales (see "Mobile Home, RV and Boat Sales"); tire recapping establishments (see "Vehicle Services"); businesses dealing exclusively in used parts; (see "Recycling - Scrap and Dismantling Yards"); or "Service Stations," which are separately defined.

**Auto Parts Sales.** -Stores that sell new automobile parts, tires, and accessories.- Establishments that provide installation services are instead included under "Vehicle Services - Repair and Maintenance - Minor." -Does not include tire recapping establishments, which are found under "Vehicle Services" or businesses dealing exclusively in used parts, which are included under "Recycling - Scrap and Dismantling Yards."

**Auto Repair.** -See "Vehicle Services."

## B. Definitions, "B."

**Bank, Financial Services.** Financial institutions including:

- o banks and trust companies
- o credit agencies
- o holding (but not primarily operating) companies
- o lending and thrift institutions
- o other investment companies
- o securities/commodity contract brokers and dealers
- o security and commodity exchanges
- o vehicle finance (equity) leasing agencies

See also, "Automated Teller Machine." Does not include check cashing stores, which are instead defined under "Personal Services - Restricted."

**Bar/Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May include dancing as an incidental use, if authorized by the Use Permit approval for the facility. Does not include adult entertainment businesses, which are separately defined.

**Bed and Breakfast Inn (B&B).** See "Lodging."

**Big Box Retail.** -A large formula retail establishment that is generally located on an arterial or collector roadway, requires a site of one acre or larger, and generally contains one or several businesses or structures totaling 30,000 or more square feet. -They may operate as stand-alone facilities, but also in a type of shopping center called a "power center" or "value mall" having common characteristics including large warehouse-sized buildings and a reliance on auto-borne traffic. -Warehouse retail stores that emphasizeemphasize the packaging and sale of

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products in large quantities or volumes, some at discounted prices, where products are typically displayed in their original shipping containers. Patrons may be required to pay membership fees.

**Broadcasting Studio.**- Commercial and public communications use including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. -Does not include transmission and receiving apparatus, including antennas and towers, which are instead defined under "Telecommunications Facilities".

**Brewery/Restaurant** – A brewery with an accessory restaurant, where the brewery component comprises more than 50 percent of the floor space.

**Building and Landscape Materials Sales.**- A retail establishment selling hardware, lumber and other large building materials, plant materials, and other landscaping materials. -Includes paint, wallpaper, glass, fixtures. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling and Distribution."

**Business Support Service.**- An establishment within a building that provides services to other businesses. Examples of these services include:

- blueprinting
  - computer-related services (rental, repair)
  - copying and quick printing services
  - courier, messenger, and delivery services, small scale, without fleet vehicle storage (see also "Freight Terminals")
- film processing and photofinishing (retail)
  - outdoor advertising services
  - mailing and mail box services
  - protective services (other than office related)
  - security systems services

C. Definitions, "C."

**Cabinet Shop.** -See "Furniture and Fixtures Manufacturing, Cabinet Shops."

**Cannabis Dispensary.** Any facility or location where cannabis is made available to and/or distributed by or to two or more of the following: a primary caregiver, a qualified patient, or a person with an identification card, in strict accordance with California Health and Safety Code Section 11362.5 et seq. A "cannabis dispensary" shall not include the following uses, as long as the location of such uses are otherwise regulated by this Code or applicable law: a clinic licensed pursuant to Chapter 1 of Division 2 of the Health and Safety Code, a health care facility licensed pursuant to Chapter 2 of Division 2 of the Health and Safety Code, a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the Health and Safety Code, a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the Health and Safety Code, a residential hospice, or a home health agency licensed pursuant to Chapter 8 of Division 2 of the Health and Safety Code, as long as any such use complies strictly with applicable law including, but not limited to, Health and Safety Code Section 11362.5 et seq. (Ord. 851 §4, 2005.)

**Caretaker Quarters.** -A permanent residence that is secondary or accessory to the primary use of the property, and used for housing a caretaker employed on the site of any non-residential use where needed for security purposes or to provide 24-hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.

**Carriage House.** -See "Second Unit or Carriage House."

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## Definitions

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**Catering Service.** -A business that prepares food for consumption on the premises of a client.

**Commercial Recreation Facility - Outdoor.** -A facility for various outdoor recreational activities, where a fee is charged for use. -Examples include:

- amusement and theme parks
- pump tracks, go-cart tracks
- golf driving ranges
- miniature golf courses
- water slides

May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc.

**Community Center.** -A multi-purpose meeting and recreational facility typically consisting of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

**Community Garden.** -A site for growing plants that is shared and maintained by community residents.

**Condominium.** -As defined by Civil Code Section 1715, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map.

**Conference/Convention Facility.** -One or more structures accommodating multiple assembly, meeting, and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.).

**Construction Contractor Base.** -Office, and indoor and/or outdoor storage facilities operated by, or on behalf of a contractor licensed by the State of California for storage of large equipment, vehicles, and/or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as repair facilities. -Includes building contractors, landscape contractors, sign contractors, etc.

**Construction and Heavy Equipment Sales and Rental.** -Retail establishments selling or renting construction, farm, or other heavy equipment. -Examples include cranes, earth moving equipment, tractors, combines, heavy trucks, etc.

**Cooperative Housing. (Co-Housing)** A type of Multi-Family residential development. It typically consists of smaller units (which may or may not include a kitchen and may or may not be detached) and a larger cooperative kitchen and gathering space for residents.

**Crop Production, Horticulture, Orchard, Vineyard.** - Commercial agricultural production field and orchard uses, including the production of the following, primarily -in the soil on the site and not in containers, other than for initial propagation prior to planting in the soil on the site:

- |                     |                         |
|---------------------|-------------------------|
| ▪ field crops       | ▪ ornamental crops      |
| ▪ flowers and seeds | ▪ tree nuts             |
| ▪ fruits            | ▪ trees and sod         |
| ▪ grains            | ▪ vegetables            |
| ▪ melons            | ▪ wine and table grapes |

Also includes associated crop preparation services and harvesting activities, such as mechanical soil preparation, irrigation system construction, spraying, crop processing and retail sales in the field, not including sales sheds, which are instead defined under "Produce Stand." -Does not include greenhouses which are instead defined under "Plant Nursery," and "Residential Accessory Use or Structure," or containerized crop production, which is instead defined under "Plant Nursery." -Does not include non-commercial home gardening, which is allowed as an accessory use in all zoning districts without City approval.

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## Definitions

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## D. Definitions, "D."

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**Day Care, Adult.** -A state-licensed day care facility providing care and supervision of more than six adults for periods of less than 24 hours for any client~~:-~~.

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**Day Care, Child.** -Facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours. -These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

1. **Day Care Center.** -Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. -Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

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2. **Family Day Care Home.** -As defined by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home.

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3. **Large Family Day Care Home.** -As defined by Health and Safety Code Section 1596.78, a day care facility in a single-family dwelling where an occupant of the residence provides family day care for seven to 14 children, inclusive, including children under the age of 10 years who reside in the home.

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4. **Small Family Day Care Home.** -As defined by Health and Safety Code Section 1596.78, a day care facility in a single-family residence where an occupant of the residence provides family day care for eight or fewer children, including children under the age of 10 years who reside in the home.

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**Duplex.** -See "Multi-Family Housing."See "Second Unit." A duplex is a type of Second Unit, where the second unit is attached or a component of the primary unit.

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**Dwelling, Dwelling Unit, or Housing Unit.** A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied ~~by or intended for one household~~ on a long-term basis.

## E. Definitions, "E."

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**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.

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**Emergency~~Transitional~~ Shelter.** -A facility for the temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency.

**Equestrian Facility.** A commercial facility for horses, donkeys, and/or mules, examples of which include horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), and barns, stables, corrals and paddocks accessory and incidental to these uses. Does not include the simple pasturing of horses, donkeys, and/or mules, which is instead included in "Animal Keeping" as regulated by Section 17.42.040.

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## Definitions

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## F. Definitions, "F."

**Farm Supply and Feed Store.**- A retail business selling supplies for use in soil preparation and maintenance, the planting and harvesting of crops, the keeping and raising of farm animals, and other operations and processes pertaining to farming and ranching. -Does not include the sale, rental, or repair of farm machinery and equipment, which is instead included in the definition of "Construction and Heavy Equipment Sales and Rental."

**Farmers Market.**-The temporary use of a site for the indoor or outdoor sales of food and farm produce items from vehicles or stands, in compliance with California Food and Agriculture Code SectionsSection 1392 et seq.

**Fish Processing.** -An establishment that prepares raw fish for wholesale distribution and/or retail sale.

**Formula Business.** A business that is required by contractual or other arrangement to maintain standardized uses, services, decor, uniforms, architecture, signs, or other similar features. -Formula businesses can include retail sales and services and, restaurants, gas stations, visitor accommodations-, etc..

**Freight Terminal.** A transportation facility furnishing services incidental to air, motor freight, and rail transportation. Examples of these facilities include:

- freight forwarding services
- freight terminal facilities
- home and business moving and storage services
- joint terminal and service facilities
- overnight mail processing and delivery dispatch facilities
- packing, crating, inspection and weighing services
- postal service bulk mailing distribution centers

**Fuel Dealer.**- A retail trade establishment that sells fuel oil, butane, propane and liquefied petroleum gas (LPG), bottled or in bulk, to consumers.

**Furniture, Furnishings and Appliance Store.** A store that primarily sells the following products and related services, that may also provide incidental repair services:

▪computers and computer equipment	▪lawn furniture
▪draperies	▪office furniture
▪floor coverings	▪other household electrical and gas appliances
▪furniture	▪outdoor furniture
▪glass and chinaware	▪pool tables
▪home appliances	▪refrigerators
▪home furnishings	▪spas, hot tubs, swimming pools
▪home sound systems	▪stoves
▪interior decorating materials and services	▪televisions
▪large musical instruments	

## G. Definitions, "G."

**General Retail.** -Stores and shops selling many lines of merchandise. -Examples of these stores and lines of merchandise include:

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Definitions

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- antique stores
- art galleries, ~~retail~~
- art supplies, ~~including picture framing services~~
- bicycles
- books, magazines, and newspapers
- cameras and photographic supplies
- clothing, shoes, and accessories
- Consignment stores
- collectibles (cards, coins, comics, stamps, etc.)
- department stores
- dry goods
- fabrics and sewing supplies
- florists and houseplant stores (indoor sales only; outdoor sales are "Building and Landscape Materials Sales")
- hardware (not including building or landscape materials)
- Health care supplies
- hobby materials
- jewelry
- luggage and leather goods
- musical instruments, parts and accessories
- orthopedic supplies
- records, CDs
- religious goods
- small wares
- specialty shops
- sporting goods and equipment
- stationery
- toys and games
- variety stores
- videos, DVDs, including rental

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## Definitions

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Does not include adult oriented businesses and second hand stores, which are separately defined.

## H. Definitions, "H."

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**Harbor and Marina Facilities.** - Facilities providing a full range of services related to: commercial and recreational fishing; fisheries and hatcheries; seafood processing; ship and boat building, maintenance and repair; marine hardware sales and service; petroleum storage and handling; boat storage and miscellaneous storage activities; boat charter operations, etc.

**Health/Fitness Facility.** -A fitness center, gymnasium, health and athletic club, which may include any of the following: sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. -Does not include adult entertainment businesses.

**Home Occupation.** - The conduct of a business within a dwelling unit or residential site, employing only the occupants of the dwelling, with the business activity being subordinate to the residential use of the property and having eight or fewer clients visiting the residence per day.

**Hotel or Motel.** -See "Lodging."

## K. Definitions, "K."

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**Kennel, Animal Boarding.** -A commercial facility for the grooming, keeping, boarding or maintaining of five~~six~~ or more dogs (four months of age or older), or five~~six~~ or more cats except for dogs or cats for sale in pet shops, or patients in animal hospitals. -A business that provides grooming services with no boarding facilities is classified under "Personal Services." -See also "Veterinary Clinic, Animal Hospital."

## L. Definitions, "L."

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**Laboratory - Analytical, Testing.** A facility for testing and analysis, and/or research. -Examples of this use include soils and materials testing labs, medical service labs and forensic labs. -See also "Industrial Research and Development." ~~Does not include diagnostic medical laboratories, which are classified under "Medical Services-Laboratory."~~

**Large Family Day Care Home.** -See "Day Care."

**Library, Museum.** - Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. -May also include accessory retail uses such as a gift/book shop, restaurant, etc.

**Live/Work Unit.** - An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, 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.

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## Definitions

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## Lodging.

1. **Bed and Breakfast Inn (B&B).**— A residential structure with one or more bedrooms rented for overnight lodging with an on-site manager, where meals may be provided subject to applicable Environmental Health Department regulations.
2. **Hotel or Motel.**— A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. —Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.
3. **Vacation Rental Unit.** An upstairs housing unit rented for over-night lodging, located in a mixed-use building within the Central Business District.

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## M. Definitions, "M."

**Maintenance Service, Client Site Services.** —Base facilities for various businesses that provide services on the premises of their clients.— Includes gardening, janitorial, pest control, water and smoke damage recovery, and similar services; and appliance, computer, electronics, elevator, equipment, HVAC, instrument, plumbing, and other maintenance and repair services not operating from a retail establishment that sells the products being maintained or repaired. —When these services operate from a retail establishment that sells the products being maintained or repaired, they are instead considered part of the retail use. —When the base facilities for these services include service or storage yards, or fleet vehicle storage, they are instead classified under "Construction Contractor Base."

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**Manufacturing - Cannabis** - A process where cannabis is transformed into a product (such as food, medicine, oil, clothing, textile, etc.), and the production, preparation, propagation, or compounding of cannabis or cannabis products, directly or indirectly.

**Manufacturing/Processing - Heavy.**— A facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community. —Heavy manufacturing uses are not allowed within the City of Fort Bragg except where limited varieties are included under the definition of "Manufacturing - Intensive." Examples of heavy manufacturing uses include the following.

1. **Chemical Product Manufacturing.** —An establishment that produces or uses basic chemicals, and other establishments creating products predominantly by chemical processes. Examples of these products include: basic chemicals, including acids, ~~alkalis~~alkalis, salts, and organic chemicals; chemical products to be used in further manufacture, including synthetic fibers, plastic materials, dry colors, and pigments; and finished chemical products to be used for ultimate consumption, including drugs/pharmaceuticals, cosmetics, and soaps; or to be used as materials or supplies in other industries including paints, fertilizers, and explosives. —Also includes sales and transportation establishments handling the chemicals described above, except as part of retail trade.
2. **Concrete, Gypsum, and Plaster Product Manufacturing.** —An establishment that produces bulk concrete, concrete building block, brick, and/or other types of precast and prefabricated concrete products. —Also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, including plasterboard. —A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under "Building and Landscape Materials Sales."
3. **Glass Product Manufacturing.** —An establishment that manufactures glass and/or glass products by melting silica sand or cullet, including the production of flat glass and other glass products that are pressed, blown, or shaped from glass produced in the same establishment. —Artisan and craftsman type operations of a larger scale than home occupations are instead included under "Manufacturing - Light - Handcraft Industries and Small-Scale Manufacturing".

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4. **Paving and Roofing Materials Manufacturing.**— The manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood, and various compositions of asphalt and tar. -Does not include the manufacture of wood roofing materials (shingles, shakes, etc.); ~~see~~ "Lumber and Wood Product Manufacturing".

5. **Petroleum Refining and Related Industries.**— Industrial plants for purifying petroleum, and the compounding of lubricating oils and greases from purchased materials. -Also includes oil or gas processing facilities, ~~liquefied~~ natural gas (LNG) facilities, the manufacture of petroleum coke and fuel briquettes, tank farms, and terminal facilities for pipelines. -Does not include petroleum pipeline surge tanks and pump stations ("Public Utility Facilities"), or petroleum product distributors ("Petroleum Product Storage and Distribution").

6. **Plastics, other Synthetics, and Rubber Product Manufacturing.**— The manufacture of rubber products including: tires, rubber footwear, mechanical rubber goods, heels and soles, flooring, and other rubber products from natural, synthetic, or reclaimed rubber. -Also includes establishments engaged primarily in manufacturing tires; products from recycled or reclaimed plastics or styrofoam; molding primary plastics for other manufacturers, manufacturing miscellaneous finished plastics products, fiberglass manufacturing, and fiberglass application services. -Does not include establishments engaged primarily in recapping and retreading automobile tires ("Vehicle Services - Major Repair/Body Work").

7. **Primary Metal Industries.**— An establishment engaged in: the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; the rolling, drawing, and alloying of metals; the manufacture of castings, forgings, stampings, extrusions, and other basic metal products; and the manufacturing of nails, spikes, and insulated wire and cable. -Also includes merchant blast furnaces and by-product or beehive coke ovens.

8. **Pulp and Pulp Product Manufacturing.**— An establishment that manufactures pulp, paper, or paperboard. Includes pulp, paper, and paperboard mills. -Does not include establishments primarily engaged in converting paper or paperboard without manufacturing the paper or paperboard, including envelope manufacturing, converted paper products, paper coating and glazing, paper bags, assembly of paperboard boxes, wallpaper ("Manufacturing - Light" ~~B~~ Paper Product Manufacturing); ~~");~~.

9. **Textile and Leather Product Manufacturing.**— An establishment that converts basic fibers (natural or synthetic) into a product, including yarn or fabric, that can be further manufactured into usable items ("Manufacturing - Light - Clothing and Fabric Product Manufacturing"), and industries that transform hides into leather by tanning or curing. -Includes:

- coating, waterproofing, or otherwise treating fabric
- dressed and dyed furs
- dying and finishing fiber, yarn, fabric, and knit apparel
- leather-tanned, curried, and finished
- manufacture of knit apparel and other finished products from yarn
- manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles
- manufacturing of woven fabric, carpets, and rugs from yarn
- preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage
- scouring and combing plants
- upholstery manufacturing
- yarn and thread mills

**Manufacturing/Processing - Light.**— A facility accommodating manufacturing processes involving and/or producing: apparel; food and beverage products; electronic, optical, and instrumentation products; ice; jewelry; and musical instruments. -Light manufacturing also includes other establishments engaged in the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. -Examples of light manufacturing uses include the following.

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## Definitions

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1. 4. **Clothing and Fabric Product Manufacturing.**— An establishment that assembles clothing, draperies, and/or other products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics and furs. —Does not include custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store (see "Personal Services"). —See also, "Manufacturing - Heavy - Textile and Leather Product Manufacturing—".

2. 2. **Electronics, Equipment, and Appliance Manufacturing.**— An establishment that manufactures equipment, apparatus, and/or supplies for the generation, storage, transmission, transformation and use of electrical energy, including:

- appliances including stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines
- aviation instruments
- computers, computer components, peripherals
- electrical transmission and distribution equipment
- electronic components and accessories,
- semiconductors, integrated circuits, related devices
- electrical welding apparatus
- lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting
- industrial controls
- instruments for measurement, testing, analysis and control, associated sensors and accessories
- miscellaneous electrical machinery, equipment and supplies such as batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines
- motors and generators
- optical instruments and lenses
- photographic equipment and supplies
- radio and television receiving equipment
- surgical, medical and dental instruments, equipment, and supplies
- storage media, blank and pre-recorded, including magnetic, magneto-optical, and optical products such as compact disks (CDs), computer diskettes and hard drives, digital versatile disks (DVDs), magnetic tape products, phonograph records, etc.
- surveying and drafting instruments
- telephone and telegraph apparatus
- transformers, switch gear and switchboards
- watches and clocks

Does not include testing laboratories (soils, materials testing, etc.) (see "Business Support Services"), or research and development facilities separate from manufacturing (see "Research and Development").

3. **Food and Beverage Product Manufacturing.**—Manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products. —Examples of these uses include:

- bottling plants
- breweries
- candy, sugar, confectionery products manufacturing
- catering services separate from stores or restaurants
- coffee roasting
- dairy products manufacturing
- fat and oil product manufacturing
- fruit and vegetable canning, preserving, related processing
- grain mill products and by-products
- meat, poultry, and seafood canning, curing, byproduct processing
- soft drink production
- miscellaneous food item preparation from raw products

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CITY OF FORT BRAGG COASTAL LAND USE AND DEVELOPMENT CODE

**Definitions** ~~Does not include: bakeries, which are separately defined, or beer brewing as part of a brew pub, bar or restaurant (see "Bar/Tavern," and "Night Club");.~~

4. **Furniture and Fixtures Manufacturing, ~~Cabinet Shop.~~** Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. ~~Includes furniture re-upholstering businesses. Does not include wood workers and custom cabinet shops, but not which are separately regulated under Artisan/Craft Product Manufacturing. Does not include~~ sawmills or planing mills, which are instead included under "Manufacturing - Heavy."

5.

5. **~~Handcraft Industries, Small Scale Manufacturing.~~** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, and taxidermists. ~~Also includes~~ **Small-Scale Manufacturing.** Includes manufacturing establishments producing small products not classified in another major manufacturing group, including: brooms and brushes; buttons, costume novelties; ~~jewelry; musical instruments;~~ pens, pencils, and other office and artists' materials; sporting and athletic goods; toys; etc.

6. **Metal Products Fabrication, Machine and Welding Shops.** - An establishment engaged in the production and/or assembly of metal parts, including the production of metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work, forgings and stampings, hardware and tools, plumbing fixtures and products, tanks, towers, and similar products. -Examples of these uses include:

- blacksmith and welding shops
- plating, stripping, and coating shops
- sheet metal shops
- machine shops and boiler shops

7. **Paper Product Manufacturing.** -An establishment that converts pre-manufactured paper or paperboard into boxes, envelopes, paper bags, wallpaper, etc., and/or that coats or glazes pre-manufactured paper. Does not include the manufacturing of pulp, paper, or paperboard (see "Manufacturing - Heavy - Pulp and Pulp Product Manufacturing").

**Manufacturing/Processing - Medium Intensity.** - A facility accommodating manufacturing processes that involve and/or produce building materials, fabricated metal products, machinery, and/or transportation equipment, where the intensity and/or scale of operations is greater than those classified under "Manufacturing - Light," but where impacts on surrounding land uses or the community can typically be mitigated to acceptable levels. -Examples of intensive manufacturing uses include the following.

1. **Lumber and Wood Product Manufacturing.** -Manufacturing, processing, and sales involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. -Includes the following processes and products:

- containers, pallets and skids
- manufactured and modular homes
- ~~matches (wood)~~
- milling operations
- trusses and structural beams
- ~~turning and shaping of wood products~~
- wholesaling of basic wood products
- wood product assembly

~~Does not include craft type shops ("Handcraft Industries and Small Scale Manufacturing"); other wood and cabinet shops ("Furniture and Fixture Manufacturing, Cabinet Shops"); or the entirely indoor retail sale of building materials, construction tools and equipment ("Building and Landscape Materials Sales").~~

2. **Machinery Manufacturing.** - An establishment that makes or processes raw materials into finished machines or parts for machines. Does not include the manufacture of electronics, equipment, or appliances ("Electronics, Equipment, and Appliance Manufacturing").

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## Definitions

3. **Motor Vehicles and Transportation Equipment.** -Manufacturers of equipment for transporting passengers and cargo by land, air and water, including motor vehicles, aircraft, spacecraft, ships, boats, railroad and other vehicles such as motorcycles, bicycles and snowmobiles. -Includes manufacture of motor vehicle parts and accessories; trailers and campers for attachment to other vehicles; self-contained motor homes; and van conversions. -Does not include mobile home and modular home assembly (listed under "Lumber and Wood Products").

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4. **Stone and Cut Stone Product Manufacturing.** An establishment that cuts, shapes, and/or finishes marble, granite, slate, and/or other stone for construction and miscellaneous uses. -Does not include establishments engaged primarily in buying or selling partly finished monuments and tombstones ("Handcraft Industries, Small-scale Artisan and Craft Manufacturing").

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5. **Structural Clay and Pottery Product Manufacturing.** - An establishment that produces brick and structural clay products, including pipe, china plumbing fixtures, vitreous china articles, and/or fine earthenware and porcelain products. -Does not include artist/craftsman uses (see "Handcraft Industries, Artisan and Small Scale Craft Manufacturing;" - "Home Occupations").

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**Media Production.** - Facilities for motion picture, television, video, sound, computer, and other communications media production. -These facilities include the following types:

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1. ~~Backlots/Outdoor Facilities.~~ -Outdoor sets, backlots, and other outdoor facilities, including supporting indoor workshops and craft shops.

2. ~~Indoor Support Facilities.~~ -Administrative and technical production support facilities, including administrative and production offices, post-production facilities (editing and sound recording studios, Foley stages, etc.), optical and special effects units, film processing laboratories, etc.

3. ~~Soundstages.~~ -Warehouse-type facilities providing space for the construction and use of indoor sets, including supporting workshops and craft shops.

~~Median-income Household.~~ -A household with an income of between 80 percent and 100 percent of median income

**Medical Services - Clinic, Urgent Care.** -A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. -Examples of these uses include:

- medical offices with four or more licensed practitioners and/or medical specialties
- out-patient care facilities
- urgent care facilities
- other allied health services

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These facilities may also include accessory medical laboratories. - Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional."

**Medical Services - Doctor Office.** -A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. -A facility with five or more licensed practitioners is instead classified under "Medical Services - Clinic, Urgent Care." -Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional."

**Medical Services - Extended Care.** -Residential facilities providing nursing and health-related care as a primary use with in-patient beds. -Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. -Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care."

**Medical Services - Laboratory.** -Non-research facilities for the testing of blood and tissue samples for medical diagnoses, and for the fabrication of dental prosthetics and eyeglasses. -Does not include laboratories for medical research, which are classified under "Laboratory - Analytical, Research and Development, Testing."

**Medical Services - Hospital.** -Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. - These establishments have an

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organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. -May include on-site accessory clinics and laboratories, accessory retail uses and emergency heliports (see the separate definition of "Accessory Retail Uses"), and on-site ambulance dispatch facilities.

**Meeting Facility, Public or Private.** -A facility for public or private meetings, including community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, grange halls, union halls, meeting halls for clubs and other membership organizations, etc. -Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. -Does not include conference and meeting rooms accessory and incidental to another primary use that are typically used only by on-site employees and clients, and occupy less floor area on the site than the offices they support (see "Offices"). -Does not include: sports or other commercial entertainment facilities (see "Theater," and "Sports and Entertainment Assembly"); or convention centers (see "Conference/Convention Facility"). -Related on-site facilities such as day care centers and schools are separately defined, and separately regulated by Section ~~47~~18.20.030 (Allowable Land Uses).

**Mixed-Use Project.** -A project that combines both commercial and residential uses, where the residential component is typically located above the commercial. Mixed use projects can also be located in separate buildings on the same parcel.

**Mobile Home.** -A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. -A mobile home on a permanent foundation is included under the definition of "Single-Family Dwellings."

**Mobile Home, Boat, or RV Sales.** -Retail establishments selling both mobile home dwelling units, and/or various vehicles and watercraft for recreational uses. -Includes the sales of boats, campers and camper shells, jet skis, mobile homes, motor homes, and travel trailers.

**Mobile Home Park.** -Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. ~~May include a common storage area for recreational vehicles owned by residents only.~~

**Motel.** -See "Lodging."

**Multi-Family Housing.** -A dwelling unit that is part of a structure containing ~~one~~ three or more other dwelling units, or a non-residential use. -An example of the latter is a mixed-use project where, for example, ~~one~~ three or more dwelling units are part of a structure that also contains one or more commercial uses (retail, office, etc.). -Multi-family dwellings include: ~~duplexes~~, triplexes, fourplexes (buildings under one ownership ~~with two~~, three or four dwelling units, respectively, in the same structure); apartments (five or more units under one ownership in a single building); and townhouse development (three or more attached dwellings where no unit is located over another unit), and other building types containing multiple dwelling units (for example, courtyard housing, ~~rowhouses~~ row houses, stacked flats, etc.). Duplexes are considered separately as an attached second unit.

## N. Definitions, "N."

**Night Club.** -A facility with the primary function of providing entertainment, examples of which include live music and/or dancing, comedy, etc., which may serve alcoholic beverages for on-site consumption. -Does not include adult entertainment businesses, which are separately defined.

## O. Definitions, "O."

**Off-Sale Liquor Establishment.** -Any establishment at which alcohol is sold, served, or given to patrons, to be consumed off-site, except food markets, supermarkets, drugstores, and other retail establishments in which the sale of alcohol for off-site use constitutes less than 20 percent of the total sales.

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**Office.** -This Land Use and Development Code distinguishes between the following types of offices.- These do not include medical offices (see "Medical Service - Clinic, Laboratory, Urgent Care," and "Medical Service - Doctor Office-").

1. **Accessory.** - Office facilities for administration, and/or on-site business and operations management, that are incidental and accessory to another business, sales, and/or service activity that is the primary use.

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2. **Business/Service- General.** Establishments providing direct services to customers.- Examples of these uses include bail bond services, elected official satellite offices, employment agencies, insurance agent offices, realtor offices, travel agencies, utility company offices, vehicle sales offices with no vehicles for sale on-site, etc. -This use does not include "Bank, Financial Services," which is separately defined.

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3. **Government.** -Administrative Use also includes administrative, clerical, or public contact and/or service offices of a local, state, or federal government agency or service facilities.-Includes post offices, but not bulk mailing distribution centers, which are under "Freight Terminal." This use does not include "Bank, Financial Services," which is separately defined.

3. **Professional and Administrative.-**

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airline, lodging chain, and rental car company reservation centers  
computer software and hardware design and development  
consumer credit reporting  
data processing services  
health management organization (HMO) offices where no medical services are provided  
insurance claim processing  
mail order and electronic commerce transaction processing  
telecommunications facility design and management  
telemarketing

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5. **Professional and Administrative.-** Office-type facilities occupied by businesses that provide professional services and/or engaged in the production of intellectual property. -Examples of these uses include:

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- accounting, auditing and bookkeeping services
- advertising agencies
- answering services
- attorneys
- business associations, chambers of commerce
- commercial art and design services
- construction contractors (office facilities only)
- counseling services
- literary and talent agencies
- management and public relations services
- media postproduction services
- news services
- photographers and photography studios
- political campaign headquarters
- court reporting services
- detective agencies and similar services
- design services including architecture, engineering, landscape architecture, urban planning
- educational, scientific and research organizations
- financial management and investment counseling
- psychologists
- secretarial, stenographic, word processing, and temporary clerical employee services
- security and commodity brokers
- writers and artists offices/office

**4. Temporary.**— A mobile home, recreational vehicle or modular unit used as a temporary office facility. Temporary Offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

**75. Temporary Real Estate.**—The temporary use of a dwelling unit within a residential development project as a sales office for the units on the same site, which is converted to residential use at the conclusion of its office use.

**Office Supporting Retail.** A retail store that carries one or more types of merchandise that will typically be of frequent interest to and/or needed by the various businesses listed under the definition of "Office," and/or the employees of those businesses. Examples of these types of merchandise include:

- Books
- Computer equipment
- Florists, flower stands
- Newsstands, newspapers and magazine stores
- Office supplies, stationery
- Photographic supplies and cameras

**On-Sale Liquor Establishment.**— Any establishment at which alcohol is sold, served, or given to patrons, to be consumed on-site.

**Organizational House.** -A residential lodging facility operated by a membership organization for its members and not open to the general public. -Includes fraternity and sorority houses, student dormitories, convents, monasteries, and religious residential retreats.

**Outdoor Retail Sales and Activities.** –Permanent outdoor sales and rental establishments including auction yards, flea markets, lumber and other material sales yards, newsstands, outdoor facilities for the sale or rental of vehicles equipment, and other uses where the business is not conducted entirely within a structure. Does not include the sale of automobiles and recreational vehicles ("Auto and Vehicle Sales and Rental") or mobile homes ("Mobile Home, Boat, or RV Sales"). Outdoor retail sales and activities shall comply with the standards for "Outdoor Displays and Sales" in Section 4718.42.130.

## P. Definitions, "P."

**Park/Playground.**— A public outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities.

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**Passive Recreational Use.** Those recreational activities typically associated with coastal open space that generally are non-structured and require minimal or no developed facilities or improvements to land. Such activities include, but are not limited to, walking, biking, jogging, hiking, dog walking, bird watching, tide-pooling, beach combing, informal sports activities such as Frisbee or ball throwing and kite-flying, nature viewing, and picnicking. Passive recreation includes ancillary facilities necessary to support visitor access to the coastal open space, including but not limited to parking lots, interpretive signage, visitor kiosks, restrooms, etc. Passive recreation activities do not include activities such as: playgrounds, community gardens, ball-fields, skate parks, etc.

**Personal Services.** Establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

- barber and beauty shops
- clothing rental
- dry cleaning pick-up stores with limited equipment
- home electronics and small appliance repair
- Laundromats/laundromats (self-service laundries)
- locksmiths
- tattoo and body piercing services
- spas and hot tubs for hourly rental
- massage (licensed, therapeutic, non-sexual)
- pet grooming with no boarding
- shoe repair shops
- tailors
- tanning salons

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

**Personal Services - Restricted.** Personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include:

- check cashing stores
- fortune tellers, psychics
- palm and card readers
- pawnshops
- psychics
- spas and hot tubs for hourly rental
- tattoo and body piercing services

**Petroleum Product Storage and Distribution.** Wholesale establishments engaged in the storage, and sale of gasoline, oil, butane, propane, and liquefied petroleum gas (LPG) and similar products, to retailers. Does not include the sale of gasoline at a service station ("Service Stations"), or the retail sale of fuel for space heating ("Fuel Dealer").

**Plant Nursery.** A commercial agricultural establishment engaged in the production of ornamental plants and other nursery products, grown under cover either in containers or in the soil on the site, or outdoors in containers. The outdoor production of ornamental plants in the soil on the site is instead included under "Crop Production, Horticulture, Orchard, Vineyard." Also includes establishments engaged in the sale of these products (e.g., wholesale and retail nurseries) and commercial-scale greenhouses (home greenhouses are included under "Residential Accessory Use or Structure"). The sale of house plants or other nursery products entirely within a building is also included under "General Retail."

**Printing and Publishing.** An establishment engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. "Quick printing" services are included in the definition of "Business Support Services."

**Public Auction, Flea Market.** An indoor or outdoor facility where items sold are auctioned to on-site customers, or where used and/or new merchandise is sold at retail by individual vendors in a temporary or permanent facility.

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## Definitions

~~operated and managed by a different proprietor or business entity, provided that the operator may also be engaged in sales.~~

**Public Facility.** - A site or structure owned and operated by the City of Fort Bragg for the purpose of providing one or more services to residents of the City, and/or to support other City functions.

**Public Safety Facility.** - A facility operated by a public agency including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. ~~-May include ambulance dispatch facilities on the same site.~~

## Q. Definitions, "Q."

~~Qualifying Resident.~~ - A senior citizen, ~~low income-family, disabled person~~ or other person eligible to reside in ~~senior citizen in a specific type of~~ housing.

## R. Definitions, "R."

**Recreational Vehicle Park.** - A site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents. -Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

**Recycling Facility.** -This land use type includes a variety of facilities involved with the collection, sorting and processing of recyclable materials.

1. **Small Collection Facility.** - A center where the public may donate, redeem or sell recyclable materials, which may include the following, where allowed by the applicable zoning district:
  - a. Reverse vending machines;
  - b. Small collection facilities which occupy an area of 350 square feet or less and may include a mobile unit;
  - c. Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet; and
  - d. A kiosk unit.

32. **Large Collection Facility.** - Large collection facilities which occupy an area of more than 350 square feet and/or include permanent ~~or mobile~~ structures.

## 4. Mobile

3. **Recycling Unit.** - An automobile, truck, trailer, or van used for the collection of recyclable materials, carrying bins, boxes, or other containers.

5. **Processing Facility.** - A structure or enclosed space used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, re-manufacturing and shredding. Processing facilities include the following types, both of which are included under the definition of "Scrap and Dismantling Yards," below:

- a. Light processing facility occupies an area of under 45,000 square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source-separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers; and
- b. A heavy processing facility is any processing facility other than a light processing facility.

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## Definitions

R

~~6. **Recycling Facility.**—A center for the collection and/or processing of recyclable materials.—A "certified" recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1786. —A recycling facility does not include storage containers located on a residentially, commercially or industrially designated site used solely for the recycling of material generated on the site. —See "Collection Facility" above.~~

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~~74. **Recycling or Recyclable Material.**— Reusable domestic containers and other materials which can be reconstituted, re-manufactured, or reused in an altered form, including glass, metals, paper and plastic. Recyclable material does not include refuse or hazardous materials.~~

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~~8. **Reverse Vending Machine.**—An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by State law. —These vending machines may accept aluminum cans, glass and plastic bottles, and other containers.~~

~~A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.~~

9

~~5. **Scrap and Dismantling Yards.**— Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. —Includes light and heavy processing facilities for recycling (see the definitions above).— Does not include: places where these activities are conducted entirely within buildings; pawn shops, and other secondhand stores; the sale of operative used cars; or landfills or other waste disposal sites.~~

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**Research and Development (R&D).** A facility for scientific research, and the design, development and testing of high-tech products or components in advance of or as part of product manufacturing, and the assembly of related products from parts produced on or off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see "Laboratory"), Infiltration. The downward entry of water into the surface of the soil.

**Repair Service - Equipment, Large Appliances, etc.—** A service and facility where various types of electrical, electronic, and mechanical equipment, and home and business appliances are repaired and/or maintained away from the site of the equipment owner. —Does not include vehicle repair or maintenance, which is included under "Vehicle Services"; the repair of small home appliances and electronic equipment, which is included under "Personal Services"; maintenance and repair activities that occur on the client's site, which are included under "Maintenance Service - Client Site Services," or repair services provided on the site of a retail use that sells the products for which repair services are offered, which are incidental to the on-site sales.

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## Definitions

R

**Residential Accessory Use or Structure.**— Any use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. -This definition includes the following detached accessory structures, and other similar structures normally associated with a residential use of property. -See also "Agricultural Accessory Structure."

- garages
- gazebos
- greenhouses (non-commercial)
- spas and hot tubs
- storage sheds
- studios
- swimming pools
- tennis and other on-site chicken coops
- sport courts
- workshops

Also includes the indoor storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use. -Does not include: second units, which are separately defined; guest houses, which are included under the definition of second units; ~~or home satellite dish and other receiving antennas for earth based TV and radio broadcasts (see "Telecommunications Facilities").~~

**Residential Care.**— ~~A single-family dwelling or Facility.~~ A multi-unit facility licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour nonmedical care of unrelated persons who are ~~handicapped and~~ in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. -Does not include day care facilities, which are separately defined. Does not include single family homes that provide 24-hour nonmedical care of unrelated individuals as this use is included in Single Family Residential (per state law).

**Residential Care Facility for the Elderly (RCFE).**— A housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators or other responsible persons; where 75 percent of the residents are at least 62 years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal (definition from California Code of Regulations Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). -RCFE projects may include basic services and community space.

RCFE projects include assisted living facilities (board and care homes), congregate housing, independent living centers/senior apartments, and life care facilities as defined below.

1. **Assisted Living Facility.** -A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. -Assisted Living Facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. -Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.
2. **Independent Living Center/Senior Apartment.** -Independent living centers and senior apartments and are multi-family residential projects reserved for senior citizens, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.
3. **Life Care Facility.** Sometimes called Continuing Care Retirement Communities, or Senior Continuum of Care Complex, these facilities provide a wide range of care and supervision, and also provide health care (skilled nursing) so that residents can receive medical care without leaving the facility. -Residents can expect to remain, even if they become physically incapacitated later in life. -Life Care Facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

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Definitions

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**Residential Component of Mixed Use Project.** -See "Mixed Use Project."

**Restaurant, Café, Coffee Shop.** -A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption.- These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out. Also includes a brewery/restaurant, which serves food and includes the manufacture of beer and other brewed spirits.

**Retail Complex.**- A primarily retail commercial site with three or more separate businesses sharing common pedestrian and parking areas.

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## S. Definitions, "S."

**School.** -A public or private academic educational institution, including:

- boarding school
- community college, college, or university
- elementary, middle, and junior high schools
- high school
- military academy

Also includes schools providing specialized education/training. -Examples include the following:

- art school
- ballet and other dance school
- business, secretarial, and vocational school
- computers and electronics school
- drama school
- driver education school
- establishments providing courses by mail
- language school
- martial arts
- music school
- professional school (law, medicine, etc.)
- seminaries/religious ministry training facility

Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. -Does not include pre-schools and child day care facilities (see "Day Care").- See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction.

**Second Hand Store.** -A retail store that buys and ~~sells~~ used products, including clothing, furniture and household goods, jewelry, appliances, musical instruments, business machines and office equipment, tools, motors, machines, instruments, firearms, or any similar secondhand articles or objects. -Does not include consignment shops ("retail Stores"), used bookstores ("Retail Stores"); secondhand farm and construction equipment ("Construction, Farm, and Heavy Equipment Sales"); junk dealers, or scrap/dismantling yards (Recycling Facilities - Scrap and Dismantling Yards"); the sale of antiques and collectibles ("Retail Stores"); the sale of cars and other used vehicles ("Auto and Vehicle Sales, Leasing, and Rental, Used"); or pawnshops ("Personal Services - Restricted").

~~**Second Unit or Carriage House.** -A second permanent dwelling that is accessory to a primary dwelling on the same site. -A second unit or carriage house provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling.~~

**Second Unit/Carriage House/Duplex.** See Accessory Dwelling Unit.

**Service Station.** -A retail business selling gasoline and/or other motor vehicle fuels, and related products.- Where allowed by Article 2 (Zoning Districts and Allowable Land Uses), a gas station may also include a "Convenience Store," "Vehicle Services," and/or trailer rental ("Auto and Vehicle Sales or Rental"), which are separately defined.

**Single-Family Dwelling.** -A building designed for and/or occupied exclusively by one family, a single housekeeping unit in a permanent living arrangement. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems.

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**Small Family Day Care Home.** -See "Day Care."

**Small secondary unit.** A second unit of 600 square feet or less. ~~small secondary residential dwelling unit is a separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facility, which is an attached or detached extension to a single-family structure that has no more than one bedroom and that is no greater than 600 square feet in size. Any loft area, regardless of ceiling height, is counted when calculating maximum square feet. No more than one loft area is permitted in a small secondary unit.~~

**Social Service Organization.** ~~A public or quasi-public establishment providing social and/or rehabilitation services, serving persons with social or personal problems requiring special services, the handicapped, and the otherwise disadvantaged. Examples of this land use include: counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies. Includes organizations soliciting funds to be used directly for these and related services, and establishments engaged in community improvement and neighborhood development. Does not include day care services, emergency shelters and transitional housing, or "Residential Care," which are separately defined.~~

**Storage - Accessory.** The indoor storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use.

**Storage - Outdoor.** -The storage of various materials outside of a structure other than fencing, either as an accessory or primary use.

**Storage - Personal Storage Facility.** -Structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

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## Definitions

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**Storage - Warehouse, Indoor Storage.** -Facilities for the storage of furniture, household goods, or other commercial goods of any nature. -Includes cold storage.- Does not include: warehouse, storage or mini-storage facilities offered for rent or lease to the general public ("Storage - Personal Storage Facility"); warehouse facilities primarily used for wholesaling and distribution (see "Wholesaling and Distribution"); or terminal facilities for handling freight (see "Freight Terminal").

**Studio - Art, Dance, Martial Arts, Music, etc.** -Small scale facilities, typically accommodating ~~one-production studios for individual musicians, painters, sculptors, photographers, and other artists and/or a~~ group of students at a time, ~~in no more than one instructional space. Larger facilities are included under the definition of "Schools-Specialized education and training."~~instruction in art, dance, martial arts, music etc. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; ~~photography, and the processing of photographs produced only by users of the studio facilities;~~ martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios ~~with no other fitness facilities or equipment. Also includes production; and dance studios for individual musicians, painters, sculptors, photographers, and other artists ...~~

**Studio Unit.** -A residential unit where living and sleeping space is combined in a single room.

## T. Definitions, "T."

**Telecommunications Facility.** - Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. -Includes antennas, commercial satellite dish antennas, and equipment buildings. - Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections. -The following terms and phrases are defined for the purposes of Chapter 17.44 (Telecommunications Facilities).

1. **Antenna.** - Any system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic waves or radio frequency signals.
2. **Colocation.** - The location of two or more wireless, hard wire, or cable communication facilities on a single support structure or otherwise sharing a common location. ~~Collocation~~Colocation shall also include the location of communication facilities with other facilities (e.g., water tanks, light standards, and other utility facilities and structures).

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## Definitions

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3. **Communication Facility.**- An unstaffed facility, generally consisting of antennas, and equipment cabinet or structure, and related equipment, which receives and/or transmits electromagnetic waves, light waves, radio frequencies or other types of signals.
4. **Equipment Cabinet.**- A cabinet or structure used to house equipment associated with a wireless, hard wire, or cable communication facility.
5. **Monopole.**- A single freestanding pole, post, or similar structure, used to support equipment associated with a single communication facility.
6. **Multipoint Distribution Service.**- A microwave communication service that delivers video programming, data and/or voice communication directly to subscribers, including multi-channel multipoint distribution series, instructional television fixed services, and local multipoint distribution services, or as defined by the Section 207 of the Telecommunications Act of 1996, Section 1.4000 of Title 47 of the Code of Federal Regulations and any interpretative decisions thereof issued by the Federal Communications Commission.
7. **Service Provider.**-Any authorized provider of communication services.
8. **Tower.**- Any ground or roof mounted pole, spire, structure, or combination thereof taller than 15 feet, including supporting lines, cables, wires, braces, and masts, intended primarily for the purpose of mounting an antenna or similar apparatus above grade.

**Theater.** -A commercial indoor facility for group entertainment, other than sporting events. -Examples of these facilities include:

civic theaters, and facilities for "live" theater and concerts  
and movie theaters

See also "Meeting Facility, Public or Private," and "Sports and Entertainment Assembly."

**Transit Station or Terminal.** A passenger station for vehicular, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

**U. Definitions, "U."**

**Utility Facility.**- A fixed-base structure or facility serving as a junction point for transferring electric utility services from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water supply and natural gas distribution. -These uses include any of the following facilities that are not exempted from planning permit requirements by Government Code Section 530171:

- corporation and maintenance yards.
- electrical substations and switching stations
- natural gas regulating and distribution facilities
- public water system wells, treatment plants and storage
- telephone switching facilities
- wastewater treatment plants, settling ponds and disposal fields

These uses do not include office or customer service centers (classified in "Offices").

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

**Vacation Rental Unit.** See "lodging".

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## Definitions

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**Vehicle Services.**— The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. —This use includes the following categories.

1. **Major Repair/Body Work.** —These establishments include towing, collision repair, **vehicular and** engine repair ~~(such as~~ (brake jobs, transmission work, etc.), other body work, and painting services; tire recapping.
2. **Minor Maintenance/Repair.** —Minor facilities providing limited repair and maintenance services. — Examples include: attended and self-service car washes; detailing services; muffler and radiator shops; quick-lube services; tire and battery sales and installation (not including recapping).

Does not include automobile parking (see "Parking Facilities"), repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales and Rental," and "Mobile Home, RV, and Boat Sales and Rental"); gas stations, which are separately defined; or dismantling yards, which are included under "Recycling - Scrap and Dismantling Yards."

**Vehicle Storage.** —A facility for the storage of operative cars and other fleet vehicles, trucks, buses, recreational vehicles, and other motor vehicles. —Includes facilities for the storage and/or servicing of fleet vehicles. — Does not include public or private parking lots; or dismantling yards (classified in "Recycling - Scrap and Dismantling Yards").

**Veterinary Clinic, Animal Hospital.**— Office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. —See also "Kennel, Animal Boarding."

**Video Rental.** — See "General Retail," and "Adult Entertainment Business."

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

**Warehouse.** -See "Storage - Warehouse, Indoor Storage."

**Wholesaling and Distribution.** - An establishment engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. -Examples of these establishments include:

- agents, merchandise or commodity brokers, and commission merchants
- assemblers, buyers and associations engaged in the cooperative marketing of farm products
- merchant wholesalers
- stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

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## Definitions

Also includes storage, processing, packaging, and shipping facilities for mail order and electronic-commerce retail establishments.

**Wine Tasting.** -A facility, or area within a winery, where wine and related products are offered for retail sale, where wine may be tasted for a fee, or without charge.

**Winery.** -A manufacturing facility where wine grapes are crushed, and their juice is fermented, aged, bottled, and sold at wholesale as finished wine. -May include tasting and accessory retail sales of wine produced on site.

### X. Definitions, "X."

No specialized terms beginning with the letter "X" are defined at this time.

### Y. Definitions, "Y."

### Z. Definitions, "Z."

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