

## **Division 2: DEFINITIONS**

## **Chapter 22.14                      Definitions**

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**Accessory building or structure.** A detached building or structure that is subordinate and incidental in use to the principal building or use on the same lot, and located in the same or a less restrictive zone.

**Accessory use.** A use customarily incidental to, related and clearly subordinate to a principal use established on the same lot, which accessory use does not alter said principal use nor serve property other than the lot on which the principal use is located. "Appurtenant use" means the same as accessory use.

**ADA.** The Americans with Disabilities Act of 1990.

**Adjacent.** Two or more lots separated only by an alley, street, highway or recorded easement, or two or more objects that lie near or close to each other.

**Adjoining.** Two or more lots that share a common boundary line, or two or more objects that are in contact with each other. Lots which touch at corners only shall not be deemed adjoining. "Abut," "abutting" and "contiguous" shall mean the same as "adjoining."

**Adult.** A person who is 18 years of age or older.

**Adult business.** Any terms used in Chapter 22.112 (Adult Business Permits) that relate to an adult business which are defined in Section 7.92.020 of Title 7 (Business Licenses Code) of the County Code shall have the meaning set forth in that Section.

**Adult residential facility.** Any facility that provides 24-hours-a-day nonmedical care and supervision to adults, as defined and licensed under the regulations of the State of California.

**Affordable Housing and Density Bonus.** The following terms are defined solely for the purpose of Chapter 22.126 (Housing Permits) and Chapter 22.88 (Density Bonuses and Affordable Housing Incentives):

***Affordable housing costs.*** The amounts set forth in Section 50052.5 of the California Health and Safety Code.

***Affordable rents.*** The amounts set forth in Section 50053 of the California Health and Safety Code.

***Area median income.*** The current median annual household income for Los Angeles County as estimated yearly by the United States Department of Housing

and Urban Development or as published by the California Department of Housing and Community Development.

***Child care facility.*** See “Child care center.”

***Common interest development.*** A community apartment project, condominium project, planned development or stock cooperative, as defined in Section 1351 of the California Civil Code.

***Housing development.*** One or more groups of projects for residential units constructed in the planned development of the County, including a subdivision or a common interest development approved by the County and consists of residential units or unimproved residential lots, and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multi-family dwelling, as defined in Section 65863.4(d) of the California Government Code, where the result of rehabilitation would be a net increase in available residential units.

***Housing set-aside.*** Housing reserved for very low, lower or moderate income households and for senior citizens, as described in Section 22.88.030 (Incentives), unless otherwise specified.

***Incentive.*** A reduction in a development standard or a modification of the zoning code, or other regulatory incentive or concession, as specified in Section 65915(k) of the California Government Code or any successor statute, proposed by the developer or county that results in identifiable, financially sufficient and actual cost reductions.

***Low income.*** An annual income for a person or a family which does not exceed 80 percent of the area median income, as defined in Section 50093 of the California Health and Safety Code.

***Lower income.*** An annual income for a household which does not exceed 80 percent of the area median income, as specified by Section 50079.5 of the California Health and Safety Code.

***Major bus route.*** A bus route with a frequency of service interval of 15 minutes or less during the morning or afternoon peak commute periods.

***Mass transit station.*** A transit stop for a fixed rail system, or a major bus center. A transit station means one that is currently in use or whose location is proposed and for which a full funding contract has been signed by all funding partners or one for which a resolution to fund a preferred alignment has been adopted by the Los Angeles County Metropolitan Transportation Authority or its successor agency.

**Moderate income.** An annual income for a person or a family which does not exceed 120 percent of the area median income, as specified by Section 50093(b) of the California Health and Safety Code.

**Qualified project.** A housing development that meets the requirements entitling the project to a density bonus, as described in Section 65915 of the California Government Code and Chapter 22.88 (Density Bonuses and Affordable Housing Incentives) of this Title 22.

**Senior citizen.** An individual who is at least 62 years of age, except that for senior citizen housing developments, a threshold of 55 years of age may be used, provided all applicable county, state and federal regulations are met.

**Senior citizen housing development.** A housing development as defined in Section 51.3 of the California Civil Code.

**Very low income.** An annual income for a household which does not exceed 50 percent of the area median income, as specified by Section 50105 of the California Health and Safety Code.

**Waiver or modifications of development standards.** A waiver or modification of site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment, or other local condition, law, policy, resolution or regulation.

**Aggrieved person.** Any person who, in person or through a representative, appeared at a public hearing of the Coastal Commission or the County in connection with the decision or action appealed, or who, by other appropriate means prior to a hearing, informed the Coastal Commission or the County of the nature of his concerns or who for good cause was unable to do either. "Aggrieved person" includes the applicant for a permit and, in the case of an approval of a local coastal program, the County.

**Agricultural pest control service.** A business that engages in eradicating or controlling any pests liable to be dangerous or detrimental to agriculture. The business also engages in preventing, destroying, repelling, mitigating or correcting any disorder of plants. This term does not include termite eradication or pest control for homes and commercial structures.

**Aircraft.** Any manned contrivance used or designed for navigation of, or flight in, the air requiring certification and registration as prescribed by federal statute or regulation. Notwithstanding the foregoing provisions of this definition, manned lighter-than-air balloons and ultralight vehicles as defined in the regulations of the Federal Aviation Administration (14 C.F.R. Part 103), whether or not certificated by the Federal Aviation Administration, shall not be considered to be aircraft for purposes of this Title 22.

**Airport.** This term shall have the same meaning as stated forth in Section 21013 (State Aeronautics Act) of the California Public Utilities Code.

**Alley.** A public or private right-of-way of less than 40 feet wide that provides vehicular access to the side or rear of properties abutting a street or highway.

**Amateur Radio Antennas.** The following terms are defined solely for the purpose of Section 22.106.040 (Amateur Radio Antennas):

***Amateur radio antenna.*** Any antenna, including a whip antenna, which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

***Antenna structure.*** An antenna and its supporting mast or tower, if any.

***Mast.*** A pole of wood or metal, or a tower fabricated of metal, used to support an amateur radio antenna and maintain it at the proper elevation.

***Whip antenna.*** An antenna consisting of a single, slender, rod-like element, which is supported only at or near its base.

**Amphitheater.** An unroofed or partially enclosed building or structure used for public assembly and/or entertainment, such as sporting events, theatrical performances, concerts and recitals, circuses, stock shows and conventions. This term includes stadium, sports arena, circus, convention and outdoor theater, but shall not include entertainment park or its accessory building or structures.

**Aquaculture.** An agricultural use that involves the controlled growing and harvesting of fish, shellfish and plants in marine, brackish and fresh water. For purposes of this Title 22, it shall be considered an agricultural use, and its products shall be considered agricultural products.

**Arcade, game.** Any premises where five or more games of skill or amusement devices are offered. Games and amusement devices include games of skill or chance, pinball machines, electric or video game machines, contests, devices, pool tables and other tables, boards or other amusement devices. Operation of these games or devices may require depositing of any coin, token, plate, disc, slug, card or key into any slot or receptacle, or by the payment of a fee. This term includes penny arcade.

**Arcade, movie.** This term shall have the same meaning as stated forth in Chapter 7.64 (Picture Arcades) in Title 7 of the County Code. This term shall not include a theater nor a motion picture theater, as defined in Chapter 7.82 (Theaters) in Title 7 of the County Code.

**Area of special flood hazard.** The land within a flood plain, as identified by the Flood Insurance Rate Map (FIRM) of Los Angeles County, subject to a one percent or greater chance of flooding in any given year.

**Automobile dismantling yard.** Any premises used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the California Vehicle Code, including the buying, selling or dealing in such vehicles or vehicle parts or component materials. It also includes the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop.

**Automobile impound yard.** Any premises used for the temporary storage of vehicles which have been legally removed or impounded at the direction of a peace officer or by judicial order from public or private property as prescribed by law.

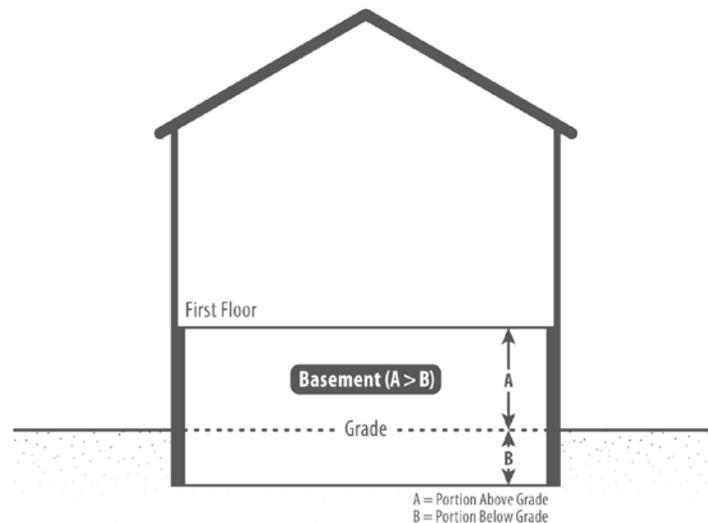
**Automobile service station.** Any premises where gasoline and other petroleum products are sold, and/or light maintenance activities such as engine tune-ups, oil changes and other lubrication, minor repairs and carburetor cleaning are conducted. Automobile service stations shall not include premises where heavy automobile maintenance activities, such as engine overhauls, automobile painting or body, and fender work are conducted.

**Backfill.** Earth, overburden, mine waste or imported material used to replace material removed during mining operations.

**Bar or tavern.** Any premises where alcoholic beverages are sold for on-site consumption and is not accessory to a restaurant. This term does not include adult oriented business or nightclub.

**Basement.** The portion of a building between floor and ceiling, that is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

**FIGURE 22.14-A: BASEMENT**



**Bench.** A level area that interrupts a slope, with the intent to hold or limit rock falls, to provide working surfaces or access, and to control erosion.

**Bicycle parking.**

***Bicycle parking space.*** See “Parking space.”

***Bicycle rack.*** A fixture on which one or more bicycles can be secured.

***Long-term bicycle parking.*** Bicycle parking intended for a period of two hours or longer, appropriate for residents, employees, transit users and visitors to hotels in the nearby areas.

***Short-term bicycle parking.*** Bicycle parking intended for a period of two hours or less, appropriate for persons making short visits to commercial establishments such as grocery and convenience stores, restaurants, coffee shops, bars and clubs and offices such as medical, dental and post offices.

**Boarding house.** As defined in Section 7.50.010 in Title 7 (Business Licenses) of the County Code, a lodging house or other facility maintained, advertised or held out to the public as a place where sleeping or rooming accommodations are available, with or without meals. This term includes “rooming house.”

**Body piercing.** The creation of an opening in the human body for the purpose of inserting jewelry or other decoration. This term shall include, but is not limited to, the piercing of an ear, lip, tongue, nose or eyebrow. This term does not include piercing an ear with a disposable, single-use stud or solid needle that is applied using a mechanical device to force the needle or stud through the ear. Nothing in this

definition shall be deemed to restrict the activities of any licensed physician or surgeon.

**Body piercing parlor.** Any place of business where body piercing occurs.

**Bookstore.** Any premises which has a substantial or significant portion of its stock in trade books, magazines, periodicals, pamphlets or newspapers.

**Borrow pit.** A site on a lot where dirt, soil, clay, decomposed granite or other similar material is removed by excavation or otherwise for any purpose other than surface mining operations or a grading project with off-site transport.

**Building.** A structure that has a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, belongings or property.

**Building frontage.** The exterior building wall of a ground floor business establishment on the side of the building that fronts or is oriented towards a public street, highway or parkway. "Building frontage" shall be measured continuously along the building wall for the entire length of the business establishment, including any portion not parallel to the remainder of the wall.

**Building or structure, nonconforming due to standards.** A primary or accessory building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in this Title 22 or any amendment thereto became effective, but which, due to the application of this Title 22 or any amendment thereto, no longer complies with all the applicable standards of development in the zone in which it is located. This term does not include a building or structure located in the coastal zone which is consistent with the provisions of this Title 22 with the exception of obtaining a Coastal Development Permit.

**Building or structure, nonconforming due to use.** A primary or accessory building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in this Title 22 or any amendment thereto became effective, but which, due to the application of this Title 22 or any amendment thereto, is designed for a use not listed as a principal, accessory or temporary use in the zone in which it is located. This term shall also include buildings or structures designed for uses reclassified from one permit or review to another permit or review. This term does not include a building or structure located in the Coastal Zone which is consistent with the provisions of this Title 22 with the exception of obtaining a Coastal Development Permit.

**Cabaret.**

1. A bar, cocktail lounge or restaurant, where entertainment, as described in Sections 143.2, 143.3 and 143.4 in Article 22 (Suspension or Revocation of Licenses), Division 1 (Department of Alcoholic Beverage Control), Title 4

(Business Regulations), of the California Code of Regulations is provided, except where said entertainment is prohibited by law; or

2. An establishment which provides entertainment and/or activity described by the applicable Rules and Regulations cited in Subsection 1, above, whether or not alcoholic beverages are served.

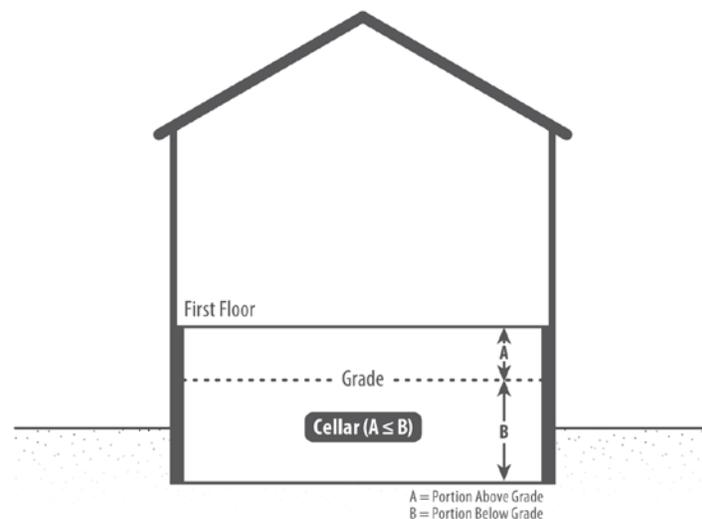
**Campground.** A lot that is designed or used for tent camping including picnic areas, but excludes any structures intended for permanent human occupancy.

**Caretaker residence.** A dwelling unit for a person residing on the premises of an employer and who is receiving meaningful compensation to assume the primary responsibility for the necessary repair, maintenance, supervision or security of the real or personal property of the employer which is located on the same or contiguous lots.

**CDC.** Community Development Commission of the County of Los Angeles.

**Cellar.** The portion of a building between floor and ceiling which is wholly or partly below grade and the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

**FIGURE 22.14-B: CELLAR**



**Cemetery.** A place for the permanent interment of dead human bodies or the cremated remains thereof, including a crematory. This term may include “burial park” for earth interments, “mausoleum” for vault or crypt interments, “columbarium” for cinerary interments or a combination of these uses.

**Centerline.** A line designated by the Director of Public Works for any proposed or dedicated public way which, in whole or in part, is included in any such highway. Such centerlines are shown on the County Surveyor's Maps or County Surveyor's Filed Maps on file with the Department of Public Works. Where two or more centerlines are shown on any map in this series of maps, the one labeled "proposed centerline" is deemed the centerline of the highway.

**Chapter.** A chapter within Title 22 unless some other ordinance or statute is mentioned.

**Child.** A person under 18 years old. Child also means a minor.

**Child care center.** A facility other than a large family child care home or a small family child care home in which less than 24-hour-per-day nonmedical care and supervision is provided for children in a group setting as defined and licensed under Section 1596.750 of the California Health and Safety Code.

**Coastal-dependent use.** Any use which requires a site on, or adjacent to, the sea to be able to function at all.

**Coastal-related use.** Any use that is dependent on a coastal-dependent development or use.

**Coastal development permit.** A permit for any development within the coastal zone that is required pursuant to Section 22.56.2280 (Established-Purpose) through Section 22.56.2550 (Enforcement).

**Coastal Act.** The California Coastal Act of 1976, commencing with Section 30000 of the California Public Resources Code.

**Coastal Commission.** The California Coastal Commission created by and operating under the Coastal Act of 1976.

**Coastal zone.** That portion in the County of Los Angeles of the land, offshore islands and water area of the State of California as shown on the detailed coastal maps prepared by the California Coastal Commission pursuant to Chapters 2 and 2.5 of the Coastal Act of 1976, as amended.

**Commercial parking lot or building.** A lot, building, area or structure established or operated as a business, providing off-street parking for a fee or charge.

**Commission.** The Regional Planning Commission of the County of Los Angeles.

**Communication equipment building.** A building that houses operating electrical and mechanical equipment necessary for conducting a public utility communications business, with or without personnel.

**Community garden.** A garden used for multiple users established on a single or multiple plots of land for the cultivation of fruits, vegetables, plants, flowers and/or herbs for the collective benefit of its users. All accessory storage structures for appurtenant materials and equipment for the community garden shall be completely enclosed, and shall be located no less than six feet from any habitable structure. The sale of products on-site at a community garden is prohibited, unless otherwise specifically permitted in the zone.

**Condition of use.** A development standard determined to be necessary to permit harmonious classification of a use as listed in a zone and therefore a prerequisite to place, or for application to place, such use as classified. A condition of use shall be subject to the provisions of Section 22.162.170.B.3 (Conditions of Approval), but shall be deemed a mandatory requirement, except if modified in compliance with this Title 22.

**Conditional use.** Uses which because of characteristics peculiar to them, or because of size, technological processes or types of equipment, or because of their location with reference to surroundings, street or highway width, traffic generation or other demands on public services, require discretionary consideration relative to placement at specific locations in the zones where classified to ensure proper integration with other existing or permitted uses in the same zones.

**County.** The County of Los Angeles.

**County Code.** The Los Angeles County Code.

**Cut slope (face).** A bank or slope that has been created by removing material below the pre-existing ground surface.

**Dairy.** A facility or premises where milk is produced for sale or other distribution from three or more lactating cows or seven or more lactating goats.

**Day care.** A facility licensed by the California Department of Social Services that provides non-medical care and supervision of adults or children for periods of less than 24 hours.

**Adult day care center.** As defined by Section 1502(a)(2) of the California Health and Safety Code, a licensed facility that provides non-medical care and supervision for adult clients on less than a 24-hour basis. This term includes “adult day program” and “respite care.”

**Child day care center.** As defined by Section 1596.76 of the California Health and Safety Code, a licensed child day care facility other than a family child care home, that provides non-medical care and supervision for children on less than a 24-hour basis. This term includes “infant center,” “preschool,” “extended day care facility” and “school-age child care center.”

**Large family child care home.** As defined by Section 1596.78 of the California Health and Safety Code, a licensed facility within a licensee's residence that provides non-medical care, protection and supervision for nine to fourteen children on a less than 24-hour basis. The maximum number of children allowed includes children under the age of ten years who reside in the home.

**Small family child care home.** As defined by Section 1596.78 of the California Health and Safety Code, a licensed facility within a licensee's residence that provides non-medical care, protection and supervision for eight or fewer children on a less than 24-hour basis. The maximum number of children allowed includes children under the age of ten years who reside in the home.

**Density.** The number of dwelling units per unit of land area.

**Density bonus.** A density increase over the otherwise maximum allowable residential density provided in this Title 22. The allowable density to which the bonus may be applied shall be consistent with both the General Plan category and the zone classification describing the affected property.

**Density-controlled development.** The concentration of dwelling units on one or more portions of a lot resulting in the remainder of the lot being free of buildings or structures, as opposed to development spread throughout the entire lot. This type of development shall be designed by computing density on a project level rather than a lot-by-lot basis, and by the use of smaller lots than are customarily permitted in the zone in which the development is proposed, while retaining the remaining portion of such lot in permanent open space.

**Development.** In the coastal zone, development means the placement or erection of any solid material or structure on land, in or under water; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with Section 66410 of the California Government Code), any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes or kelp harvesting. "Structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line and electrical power transmission and distribution line.

**Director.** The Director of the Department of Regional Planning of the County of Los Angeles.

**Disability.** A condition, expected to last for a period of 12 consecutive months or more, which renders an individual unable to engage in one or more daily activities because of a medically determinable physical or mental impairment.

**Disability rehabilitation and training center.** A facility that provides specialized services for a person with a disability such as, but not limited to, developmental, orthopedic or sensory motor disability, or for the social, personal or economic habilitation or rehabilitation of a person with such disability. Such services may include, but are not limited to: day and residential facilities, personal, psychological and socio-legal counseling, physical and special education, employment, job placement, speech therapy, vocational training and transportation.

**Domestic animal.** An animal which is commonly maintained in residence with man.

**Domestic violence shelter.** A facility where specialized services are provided, including, but not limited to, the temporary provision of housing and food to victims of domestic violence, as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code.

**Dry cleaning establishment.** Any premises equipped to perform the service of dry cleaning as defined in the California Fire Code. It may include a dry cleaning agency, a retail or wholesale dry cleaning plant, and self-service or coin-operated dry cleaning.

***Retail dry cleaning plant.*** A plant where gross sales consist of at least 51 percent of direct sales to persons other than licensed dry cleaners.

***Wholesale dry cleaning plant.*** A plant where gross sales consist of at least 51 percent of sales to licensed dry cleaners.

**Dwelling unit.** One or more habitable rooms in a building, or portion thereof, designed or intended to be used or used for occupancy by one family for living and sleeping quarters and containing only one kitchen. This term includes:

1. One or more habitable rooms within a mobilehome which are designed to be occupied by one family with facilities for living, sleeping, cooking, eating and sanitation; and
2. Any habitable room used for sleeping accommodations which contains a bar sink or gas, electrical or water outlets designed, used for or intended to be used for cooking facilities, except a guest room or suite in a hotel specifically approved by a Conditional Use Permit.

**Earth station.** Structures that comprise of one or more large parabolic reflectors which may be mounted on a circular control building. They include all accessory equipment necessary for the receiving, amplifying or transmitting of microwave

signals in connection with a public utility communication route or system between such facilities and satellites in space.

**Electric distribution substation.** A facility that contains an assembly of equipment which is part of a system for the distribution of electric power, where electric energy is received at a sub-transmission voltage and transformed to a lower voltage for distribution for general consumer use.

**Electric transmission substation.** A facility that contains an assembly of equipment which is part of a system for the transmission of electric power where electric energy is received at a very high voltage from its generating source. The facility then transforms the energy to a lower sub-transmission voltage to supply or distribute electric power to large-scale users, to interchange connections with other power producing agencies, or to supply such power to electric distribution substations for transformation to a lower voltage for distribution to small-scale users.

**Enclosed building.** A building that is enclosed on all sides.

**Entertainment park.** An entertainment or amusement complex developed as a regional tourist attraction and organized around a central theme. This term includes amusement rides and attractions, tours or exhibitions, and all related accessory uses, buildings and structures designed and operated for patron participation and pleasure.

**Environmental Document.** An Environmental Impact Report, Mitigated Negative Declaration or a Negative Declaration.

**ERB.** The Environmental Review Board (ERB), which is a group of members from the private and public sectors with a range of expertise in ecology and habitat restoration. The ERB reviews development proposals within the Santa Monica Mountains Coastal Zone to ensure their consistency with the Malibu Land Use Plan. The ERB recommends necessary measures to support preservation, restoration and enhancement of significant biological resources within the Santa Monica Mountains Coastal Zone.

**Escort bureau.** A business or agency which, for a fee, commission or reward, provides or offers to provide companions to accompany customers around any place, social event or for entertainment.

**Explosive and explosives.** Any substance or combination of substances that is commonly used for the purpose of detonation and which, upon exposure to any external force or condition, is capable of a relatively instantaneous release of gas and heat. These terms shall include, but shall not necessarily be limited to, all of the following:

1. Substances determined to be Class A and Class B explosives, as classified by the United States Department of Transportation;

2. Nitro carbo nitrate substances (blasting agent), as classified by the United States Department of Transportation;
3. Any material designated as an explosive by California Department of Forestry and Fire Protection (CAL FIRE); and
4. Certain Class C explosives, as designated by the United States Department of Transportation, when listed in regulations adopted by CAL FIRE.

This term shall not include the following:

1. Small arms ammunition of .75 caliber or less when designated as a Class C explosive by the United States Department of Transportation; and
2. Fireworks regulated under Part 2 (Fireworks and Pyrotechnic Devices) of Division 11 of the California Health and Safety Code.

**Expressway.** A highway or road shown on the County's Highway Plan, designed primarily for through traffic with full or partial control of access. Expressways are divided between 120 feet and 180 feet in width, which can accommodate six to ten traffic lanes.

**Family.** One or more persons living together as a single housekeeping unit in a dwelling unit. This term does not include institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents or residential care facilities, nor does it include such commercial group living arrangements as boarding houses, hotels or motels. For the purposes of this term, single housekeeping unit means the functional equivalent of a traditional family, whose members:

1. Are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas;
2. Share household activities and responsibilities such as meals, chores, household maintenance, expenses; and
3. If the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager.

**Farmers' market.** A California certified farmers' market, as defined in Section 113742 of the California Health and Safety Code, where producers sell farm products or value-added farm products directly to consumers, which:

1. Is operated by a local government agency, nonprofit organization or similar community group, or one or more certified producers holding a certified producer certificate from the County Agricultural Commissioner;
2. Is approved by the County Agricultural Commissioner to operate at the location at issue;
3. Is open to the public; and
4. Has a designated farmers' market manager.

**Farmers' market manager.** A person who is responsible for the operation of a farmers' market.

**Farmworker Housing.** The following terms are defined solely for the purpose of Section 22.106.200 (Farmworker Housing):

***Farmworker.*** An agricultural employee as defined in Section 1140.4(b) of the California Labor Code.

***Farmworker dwelling unit.*** A single-family residential unit that accommodates five or six farmworkers at any one time and shall be occupied exclusively by these farmworkers.

***Farmworker housing.*** A housing accommodation developed for and/or provided to a minimum of five farmworkers, and shall consist of any living quarters, dwelling, boarding house, tent, barracks, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer or other housing accommodation maintained in one or more buildings and on one or more sites. Farmworker housing shall consist of either:

1. A farmworker dwelling unit; or
2. A farmworker housing complex.

***Farmworker housing complex.*** Farmworker housing other than a farmworker dwelling unit that:

1. Contains a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or
2. Contains a maximum of 12 residential units, occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters.

**Fill slope.** A bank or slope created by placing material on top of the existing ground surface.

**Foster family home.** A residential facility providing 24-hour care for six or fewer foster children which is the residence of the foster parents, including their family, in whose care the foster children have been placed, as defined and licensed under the regulations of the County.

**Freeway.** A highway where the owners of abutting lands have limited, restricted, or no right or easement of access to or from their abutting lands. Such highway is identified to be in conformance with the California Streets and Highways Code. This term includes principal roadways, interchange roadways connecting one freeway with another, and entrance and exit ramps connecting the freeway with other highways, but does not include frontage roadways.

**General Plan.** The General Plan of the County of Los Angeles, including all adopted elements and area, community, neighborhood, specific and local coastal plans.

**Grade.** The approved grade of a lot at the time such lot is created, except when excavation or fill is proposed. When excavation occurs after the lot is created, the grade of the excavated area shall be the grade after the excavation. Where fill material has been placed on a lot after such lot is created, grade shall be the grade prior to the placement of the fill or as determined by the Director. Grade within the perimeter of a structure shall be considered to transition uniformly from the lowest to the highest points of grade at the perimeter of the structure.

**Grading project, off-site transport.** Any excavation or fill, or a combination of both, necessary and incidental to impending building construction or other lawful development which will require the removal from, or importation to, a lot of more than 10,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite or other minerals along a transport route having more than 20 occupied dwelling units (in any combination of single-family or two-family residences, apartment houses or mobilehomes), a hospital or an accredited public or private school located within a parallel corridor 300 feet wide on each side of and measured from the edge of the existing right-of-way for a distance equal to the extent of such route, or for a distance of 2,640 feet, whichever distance is less. "Impending building construction or development" as used here shall mean the initiation of such construction or development within one year.

**Grading project, on-site.** Any excavation or fill, or a combination of both, requiring a grading permit by Title 26 (Building Code) of the County Code, which will involve a volume of earth greater than 100,000 cubic yards, whether filed as one permit or the cumulative total of more than one permit on the same lot within a one-year period. An on-site grading project shall not include any excavation or fill, or a combination of both, within the boundaries of any cemetery legally established or as depicted in a valid Cemetery Permit approved pursuant to Chapter 22.116 (Cemetery Permits).

**Green Buildings and Drought Tolerant Landscaping.** The following terms are defined solely for the purpose of Chapters 22.90 (Green Buildings) and 22.92 (Drought Tolerant Landscaping):

***Agricultural accessory building or structure.*** A structure used to shelter animals or agricultural equipment, hay, feed and/or other agricultural supplies. Examples include a barn, a greenhouse, a coop, a corral and a pen.

***Build It Green™.*** This is a nonprofit organization whose mission is to promote healthy, energy and resource-efficient residential building practices in California.

***California energy efficiency standards.*** The energy efficiency standards for residential and non-residential buildings as established in Title 24, Part 6 (California Energy Code) of the California Code of Regulations, as these standards may be updated from time to time.

***County green building standards.*** The minimum green building development requirements for all projects in the unincorporated areas of the County, as set forth in Chapter 22.90 (Green Buildings).

***CGB.*** California Green Builder, a green building rating system for residential construction developed by the California Building Industry Association.

***Drought-tolerant plant.*** A native or non-native plant that requires minimal use of water and that is appropriate to the region's climate and the nature of a project's use.

***Drought-tolerant plant list.*** A list of native and non-native plant species, approved by the Director and maintained by the Department, which is organized by ecological zones for use in landscaped areas within all projects.

***Ecological zone.*** A geographic area where plants are indigenous or otherwise appropriate.

***First-time tenant improvement.*** The initial improvement of the interior of a building or portion thereof, where the work requires a building, electrical, plumbing and/or mechanical permit.

***GPR.*** Green Point Rated™, a green building rating system™ for residential construction, developed and administered by Build It Green™.

***Green building technical manual.*** A manual prepared by the Department that includes the most recent third-party standards and rating systems accepted by the Commission for inclusion in the manual, as required by Section 22.90.040.E (Updates to the Green Building Technical Manual), as well as other pertinent information, to assist applicants to comply with the requirements of Chapter

22.90 (Green Buildings). The Green Building Technical Manual includes the drought-tolerant plant list.

**Hydrozone.** A portion of a landscaped area that has plants with similar water and sun needs and that are served by an irrigation valve or set of valves operating on the same schedule.

**Landscaped area.** Any area planted with turf, shrubbery, flowers or trees, excluding trees required by Chapter 22.90 (Green Buildings). For single-family residences, the landscaped area shall be any area measured from the front lot line to the front of the residence.

**LEED™.** Leadership in Energy and Environmental Design Green Building Rating System™, an independent certification system of green building point categories and guidelines established by the United States Green Building Council as a means to verify the sustainable qualities of differing building types. LEED™ certification has four ratings from lowest to highest, respectively, in terms of sustainable qualities: Certified, Silver, Gold and Platinum.

**LEED™ accredited professional.** An accredited professional from the building industry with a demonstrated knowledge and understanding of green building practices and principles, as well as a familiarity with LEED™ requirements, resources and processes, all as described by LEED™.

**Lodging house.** A building or portion thereof that contains five or fewer guest rooms designed, used, intended to be used or hired out to guests for purposes of lodging.

**Mature tree.** Any tree rooted on a lot with a trunk that is at least six inches in diameter, measured four and one-half feet above the mean natural grade.

**Project.** The construction of any building, as defined in this Title 22, or first-time tenant improvement, but excluding the remodel or addition to an existing building. If a site contains one or more separate buildings, each separate building shall comply with Title 20 (Utilities Code) of the County Code. It shall include any construction that requires discretionary or non-discretionary land use approval from the County.

**Public recreational lawn.** An area planted with turf or other mowed ground cover that is maintained for recreation or enjoyment by the public, including athletic fields that are available for use by the public or membership associations.

**Registered historic site.** A property that is listed on any federal, state or county register related to historic designation or status, including, but not limited to, the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks and State Points of Historical Interest.

**Smart irrigation controller.** A watering device that uses sensors and weather information to automatically adjust watering times and frequency in response to weather changes.

**Third-party standards and rating systems.** The three independent green building standards and rating systems, CGB, GPR and LEED™. These standards and rating systems may be updated from time to time.

**Total landscaped area.** The cumulative landscaped area of a lot, but shall not include the area in which any tree required by Chapter 22.90 (Green Building) or Chapter 22.92 (Drought Tolerant Landscaping) or any mature tree is situated. For single-family residences, the landscaped area shall be any area measured from the front property line to the front of the residence.

**Turf.** Grass that is maintained by mowing and watering.

**United States Green Building Council (USGBC).** A nonprofit organization whose mission is to promote the development of buildings and structures that are environmentally responsible, profitable and healthy places to live and work.

**Group home for children.** A facility that provides 24-hours-a-day nonmedical care and supervision to children in a structured environment, with services provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the State of California. A licensee means the adult, firm, partnership, association, corporation, county, city or other public agency having the authority and responsibility for the operation of a licensed community care facility.

**Guest house.** Living quarters within a detached accessory building located on the same premises as the main single family dwelling on the lot, for use by temporary guests or persons employed on the premises, such as domestic help. Such quarters shall have no plumbing facilities of any kind except for heating and air conditioning facilities, and a bathroom. This term includes “detached living quarters for servants.”

**Guest ranch.** A property operated as a ranch with facilities for overnight accommodation, including guest rooms for rent, eating facilities, meeting rooms and outdoor recreational facilities such as horseback riding, swimming or hiking.

**Guest room.** A room that is designed, used or intended to be used as a temporary sleeping accommodation for any person, and which does not contain a kitchen, except as otherwise specified by this Title 22.

**Guest suite.** A combination of two or more guest rooms.

**Habitable room.** An enclosing subdivision or space in a building commonly used for sleeping, living, cooking or dining purposes. This room excludes closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage space, cellars, utility rooms, garages, carports, sheds, agricultural

accessory structures and similar spaces. For purposes of applying parking space requirements:

1. If any of the rooms or spaces mentioned above equals or exceeds 90 square feet of floor area, and could be used for living or sleeping purposes, such room or space shall be considered a habitable room; or
2. If any room or space equals or exceeds 150 square feet of floor area and is designed to be capable of being used for both cooking and living, living and sleeping or cooking and sleeping purposes, such room or space shall be considered as two habitable rooms. A bachelor or efficiency apartment is exempt from this calculation. Floor area shall be measured as clear floor space, exclusive of fixed or built-in cabinets or appliances.

**Health retreat.** Any premises that provides a preventive and rehabilitative health care program on a live-in basis and offers dietary education and control as well as physical therapy. The facility may include a gymnasium and other exercise equipment, solariums, yoga, swimming and outdoor recreational activities. This term shall not include a hospital, medical office or clinic, or nudist camp.

**Hearing Examiner.** A person who is an employee of, or under contract to, the Department who has been appointed by the Director and confirmed by the Board to perform the duties of Hearing Examiner described by this Title 22 relating to conducting public hearings, receiving public testimony and making recommendations to the Commission.

**Hearing Officer.** An employee of the Department who is appointed by the Director and confirmed by the Board to perform the duties described by this Title 22 relating to conducting public hearings and making determinations on land use reviews, permits and variances.

**Heavy equipment training school.** Any premises for training operators in the use of earth-moving and construction equipment, including motor graders, bulldozers, rollers, earth-movers, cable and hydraulic shovels, front loaders, drilling equipment, pile drivers, standing and truck cranes, forklifts, welders and similar equipment.

**Height of building or structure.** The plumb line distance from the point being measured to the grade.

**Heliport.** A site used, designed or intended to be used for the landing and takeoff of helicopters, for embarking and disembarking passengers and cargo, with safety and navigation markings and facilities as required by the Federal Aviation Administration and California Department of Transportation, Division of Aeronautics. This term includes accessory facilities for passengers, cargo and storage and maintenance of helicopters.

**Helistop.** A site used, designed or intended to be used for the landing and takeoff of helicopters, for embarking and disembarking passengers and cargo, with safety and navigation markings and facilities as required by the Federal Aviation Administration and California Department of Transportation, Division of Aeronautics. This term shall not include any accessory facilities except for passenger shelters.

**Highway.** A road identified on the Highway Plan as an expressway, a major highway, a secondary highway, a limited secondary highway or a parkway.

**Highway frontage.** See “Street frontage.”

**Highway line.** The right-of-way line established for an alley, street or highway by this Title 22. Such line shares the same boundary with the lot line on a property adjoining a fully widened alley, street or highway, with the exception of a limited secondary highway or a street that uses an alternative cross-section as described in Sections 21.24.065 and 21.24.090 of Title 21 (Subdivisions Ordinance) of the County Code.

#### **Hillside Management Area.**

***Nonurban.*** Areas that have a natural slope of 25 percent or more and are included within the nonurban classification of the general development policy map of the General Plan.

***Urban.*** Areas that have a natural slope of 25 percent or more and are included within the urban classification of the general development policy map of the General Plan.

**Historic vehicle collection.** The storage and maintenance of one or more vehicles of historic value, consistent with the terms of Section 5004(a) of the California Vehicle Code or special interest vehicles, parts cars or street rod vehicles, as defined by Section 5051 of the California Vehicle Code, which are collected, restored or maintained for noncommercial hobby or historical purposes.

**Hog ranch.** A property or facility where three or more weaned hogs are maintained.

**Home-based occupation.** An accessory use, within a portion of a dwelling unit, of a single business conducted by one or more persons residing in that dwelling unit and up to one employee or volunteer not residing there.

**Homeless shelter.** A residential facility, other than a community care facility, operated by either a governmental agency or private nonprofit organization, which offers temporary accommodations to the homeless. Such temporary accommodations mean that persons may reside at the shelter for a period not to exceed six months.

**Hospital.** A facility licensed by the California Departments of Public Health or Health Care Services to provide for the diagnosis, care and treatment of human illness, including convalescence, and to provide for perinatal care. This term includes “sanitarium,” “sanatorium,” “convalescent home,” “nursing home” and “maternity home.”

**Hostel.** A lodging establishment consisting of guest rooms, dormitories, kitchen, dining room, assembly room and/or habitable rooms providing supervised overnight accommodations for the temporary use of travelers, under the auspices of a nonprofit organization.

**Hotel.** A lodging establishment containing six or more guest rooms or suites and offering temporary overnight accommodations for guests with a maximum rental period of 30 days. Access to all guest rooms is from one or more interior walkways.

**Idle mine.** A surface mining operation as defined in Section 2727.1 of the California Public Resources Code.

**Inoperative vehicle.** A motor vehicle which cannot be moved under its own power or which cannot lawfully be operated on a public street or highway for any reason other than the lack of current vehicle registration.

**Joint live and work unit.** A dwelling unit comprised of both living space and work space, where either a residential use or a commercial use can be the primary use. At least one resident of the living space shall be responsible for the commercial activity performed in the work space. The terms “living space” shall mean the area for the residential use and “work space” shall mean the area for the commercial use.

**Junk and salvage.** Any old, secondhand or scrap ferrous and nonferrous metals, paper and paper products (including roofing and tar paper), cloth and clothing, wood and wood products, manufactured rubber products, rope, manufactured plastic products, paint, manufactured clay and porcelain products, trash and similar materials, and shall include dismantled machinery, equipment and parts. This term shall also include the bailing of cardboard boxes, paper and paper cartons.

**Junk and salvage yard.** Any premises, establishment or place of business which is maintained, operated or used for storing, keeping, buying, selling or dismantling of junk and salvage.

**Kitchen.** A room or space used, intended or designed for cooking or the preparation of food or that contains a bar sink, or gas, electrical or water outlets used, designed or intended to be used for cooking facilities.

**Land reclamation project.** A project established to restore otherwise unsuitable land to useful purposes through the use of fill materials such as rubbish, waste, soil or other unwanted materials. This term includes “dump” or “waste disposal facility.”

**Lateral access.** A recorded dedication or easement granting to the public the right of passive recreation and the right to pass and repass over the dedicator's real property, generally parallel to the mean high tide line, up to a defined physical feature or inland point, but allowing the public the right to pass nearer than five feet to any living unit on the property only when no other beach areas are available for public access.

**Law enforcement facilities fee.** These terms are defined solely for the purpose of Section 22.184.060 (Law Enforcement Facilities Fee):

***Appropriated.*** The authorization by the Board to make expenditures and incur obligations for specific purposes.

***Capital improvement plan.*** A plan indicating the approximate location, size, time of availability and estimates of cost for law enforcement facilities to be financed with law enforcement facilities mitigation fees. A capital improvement plan shall be adopted and annually updated by the Board in accordance with Section 66002 of the California Government Code.

***Commercial.*** Retail, education, hotels/motels, places of religious worship and other similar buildings.

***Industrial.*** Manufacturing, warehousing and similar industrial buildings.

***Law enforcement facilities.*** Law enforcement improvements and amenities, the need for which is directly or indirectly generated by a residential, commercial, office, and/or industrial development project, including but not limited to acquiring, through purchase, lease, lease-purchase, installment purchase, or otherwise; improving, constructing, altering, repairing, augmenting, equipping, and furnishing real property, buildings and other structures, equipment, and materials for law enforcement purposes; and all other auxiliary work which may be required to carry out that work, such as administrative, engineering, architectural, and legal work performed in connection with establishing, implementing, and monitoring such projects, indirect costs, and other incidental expenses of providing those law enforcement facilities, or all or any combination thereof.

***Law enforcement facilities fee zone.*** One of the three law enforcement facility fee zones, for the unincorporated Santa Clarita, Newhall and Gorman areas, the boundaries of which are depicted in the "Santa Clarita-North Los Angeles County Law Enforcement Facilities Fee Study, October 29, 2007," on file in the Executive Office of the Board, each of which includes areas which are within the service area of the County Sheriff's Department. The law enforcement facilities fee zones are:

- Zone 1: Santa Clarita Zone
- Zone 2: Newhall Zone

### Zone 3: Gorman Zone

**Mitigation fee.** A monetary exaction other than a tax or special assessment that is collected under the terms of this chapter to provide funds for law enforcement facilities related to a residential, commercial, office and/or industrial development project.

**Multi-family.** Attached single-family dwellings, multiple unit apartment buildings, condominiums and similar multi-family residential buildings.

**New development project.** Any activity which requires approval by the County resulting in the issuance of grading, building, plumbing, mechanical or electrical permits, or certificates of occupancy to construct or change the use of a building, or property for residential, commercial, office and/or industrial use.

**Office.** General, professional or medical office building developments.

**Single-family.** Detached one-family dwelling units, duplexes, condominiums, townhomes and similar residential uses.

**Library facilities mitigation fee.** These terms are defined solely for the purpose of Section 22.184.050 (Library Facilities Mitigation Fee):

**Appropriated.** The authorization by Board to make expenditures and incur obligations for specific purposes.

**Capital improvement plan.** A plan indicating the approximate location, size, time of availability and estimates of cost for all library facilities to be financed with library facilities mitigation fees. A capital improvement plan shall be adopted and annually updated by the Board in accordance with Section 66002 of the California Government Code.

**Library facilities.** Public library improvements and public library services and community amenities, the need for which is directly or indirectly generated by a residential development project, including but not limited to acquiring, through purchase, lease, lease-purchase, installment purchase or otherwise, improving, constructing, altering, repairing, augmenting, equipping and furnishing real property, buildings, equipment, materials and other facilities for the conduct of public library services and programs; providing collection development and maintenance, including acquiring books, magazines, newspapers, audio-visual, electronic media and other informational materials; and all other auxiliary work which may be required to carry out that work, such as administrative, engineering, architectural and legal work performed in connection with establishing, implementing and monitoring such projects, indirect costs and other incidental expenses of providing those library facilities, or all or any combination thereof.

**Library planning area.** One of seven planning areas, the boundaries of which are depicted in the "Report on Proposed Developer Fee Program for Library Facilities—Prepared by the County of Los Angeles Public Library, October 1998" on file in the Executive Office of the Board, each of which includes related territories in the unincorporated portions of the County of Los Angeles which are within the service area of the County public library. The seven library planning areas are:

- Planning Area 1: Santa Clarita Valley
- Planning Area 2: Antelope Valley
- Planning Area 3: West San Gabriel Valley
- Planning Area 4: East San Gabriel Valley
- Planning Area 5: Southeast
- Planning Area 6: Southwest
- Planning Area 7: Santa Monica Mountains

**Mitigation fee.** A monetary exaction other than a tax or special assessment that is collected under the terms of this chapter to provide funds for library facilities related to a residential development project.

**Residential development project.** Any activity which requires approval by the County resulting in the issuance of grading, building, plumbing, mechanical or electrical permits or certificates of occupancy to construct or change the use of a building or property for residential use.

**Limited secondary highway.** A highway identified on the Highway Plan which provides access to low-density settlements, ranches and recreation areas, with a standard improvement of 64 feet of right-of-way, with two traffic lanes. The right-of-way may be increased to 80 feet for improvements where traffic or drainage conditions warrant.

**Live entertainment, accessory.** An accessory use in a legally established bar, cocktail lounge or restaurant with an occupancy load of less than 200 people that provides live performances, such as music, singing, dancing, stand-up comedy and poetry readings.

**Lot.** A contiguous quantity of land, owned by or recorded as the property of the same claimant or person, or in the possession of the same claimant or person pursuant to a recorded lease with a term of not less than 20 years, including legally defined real property or a parcel of land established by a recorded map. This term shall include "parcel of land."

**Corner lot.** A lot situated at the intersection of two or more parkways, highways or streets, of which parkways, highways or streets have an angle of intersection measured within said lot of not more than 135 degrees.

**Flag lot.** A lot that takes access by a strip, which the owner has fee-simple title, extending from the main portion of the lot to an adjoining parkway, highway, street or other right-of-way.

**Interior lot.** A lot other than a corner or flag lot.

**Key lot.** An interior lot that adjoins the rear lot line of a reversed corner lot.

**Reversed corner lot.** A corner lot on which a parkway, highway or street side lot line is substantially a continuation of the front lot line adjoining a rear lot line on the same lot.

**Through lot.** A lot that fronts two parallel or approximately parallel parkways, highways and/or streets.

**Lot line.** A boundary line of a lot. Also see "Property line."

**Front lot line.** A lot line that separates the front yard from the parkway, highway or street upon which the yard fronts. In the case of a flag lot where the front yard is oriented toward an adjoining lot, this lot line separates such front yard from such adjoining lot.

**Rear lot line.** A lot line which is opposite and most distant from the front lot line. For a triangular or gore-shaped lot, the rear lot line shall mean a line 10 feet to the length within the lot which is either parallel to the front lot line or parallel to the chord of a curved front lot line, and the maximum distance from the front lot line.

**Side lot line.** A lot line which is not a front lot line or a rear lot line.

**Lot width.**

**Average lot width.** The average width of a portion of a lot, of which portion has the required area. For an irregularly shaped lot, the average width of a portion of the lot, of which portion shall be determined by the Director to be an adequate building site.

**Required lot width.** See Section 22.80.110.

**Mailed.** This term and the term "mailed or delivered" shall mean:

1. Mailed by United States Postal Service, postage prepaid;
2. Electronic delivery;
3. Hand delivery; or

4. As otherwise specified by the Director.

**Major highway.** A road identified on the County Highway Plan that requires four or more traffic lanes and a standard right-of-way of 100 feet.

**Major projects review trust funds.** These terms are defined solely for the purpose of Section 22.184.040 (Major Projects Review Trust Funds):

***Major projects.*** Any project so determined by the Director for which the planning or processing of requests for entitlements will impact County departmental resources.

**Massage and massage services.** This term means and includes any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, manipulation or stimulating the external parts of the body, with or without the aid of any mechanical or electrical apparatus or appliances, with or without supplementary aids such as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointments or other similar preparations.

**Massage parlor.** Any premises where "massage" or "massage services" are given.

**Medical marijuana dispensary.** A facility or location that distributes, transmits, gives or otherwise provides medical marijuana to qualified patients or primary caregivers in accordance with Sections 11362.5 through 11362.83, inclusive, of the California Health and Safety Code, commonly referred to as the Compassionate Use Act of 1996 and the Medical Marijuana Program.

**Microwave station.** A building that houses equipment necessary for the receiving, amplifying or transmitting of microwave signals, including necessary antenna systems, along a communications route or system which employs microwave frequencies assigned by the Federal Communications Commission.

**Mills Act Program.** These terms are defined solely for the purpose of Chapter 22.96 (Los Angeles County Mills Act Program):

***Application.*** An application to enter into an historical property contract.

***Historical property contract.*** A contract between the Director and the owners of a qualified historical property and which meets all the requirements of Chapter 22.96 (Los Angeles County Mills Act Program) and of Sections 50280 through 50290, inclusive, of the California Government Code.

***Landmarks Commission.*** The Los Angeles County Historical Landmarks and Records Commission.

**Owners.** One or more individuals, partnerships or corporations holding any portion or all of the fee simple title to a qualified historical property.

**Preservation or preserve.** The act or process of applying measures necessary to sustain the existing form, integrity and materials of a qualified historical property.

**Program.** The Los Angeles County Mills Act Program.

**Qualified historical property.** A property which meets the definition of a "qualified historical property" as set forth in Section 50280.1 of the California Government Code and which is located within the unincorporated areas of the County. A property located within a national, State or County registered historic district is not a "qualified historical property" for the purposes of this part unless the property is certified by the Secretary of Interior, the State or the County as being of historic significance to the relevant historic district.

**Rehabilitation or rehabilitate.** The act or process of making possible an efficient compatible use for a property through repair, alterations and additions while preserving those portions or features of the property that convey its historical, cultural or architectural values. For the purposes of this definition, "compatible use" means the property's historical use or a new use that requires minimal change to the property's distinctive materials, features, spaces and spatial relationships.

**Restoration or restore.** The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of removing features of the property from other periods in its history and reconstructing its missing features from the restoration period.

**Mined lands.** The surface, subsurface and groundwater of an area in which surface mining operations will be, are being or have been conducted, including private ways and roads accessory to any such area, land excavations, workings, mining waste and areas in which structures, facilities, equipment, machines, tools or other materials on property which result from or are used in surface mining operations, are located.

**Minerals.** Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances. This term includes, but is not limited to, coal, peat and bituminous rock and excludes geothermal, natural gas and petroleum resources.

**Mixed use development.** A development that combines residential and commercial uses, unless otherwise specified.

**Mobilehome.** As defined in Section 18008 of the California Health and Safety Code.

**Mobilehome park.** As defined in Section 18214 of the California Health and Safety Code.

**Motel.** A lodging establishment containing a group of attached or detached buildings containing guest rooms and offering temporary overnight visitor accommodations with a maximum rental period of 30 days. Access to some or all guest rooms is from a walkway open to the outside. This term includes “auto court,” “motor lodge” and “tourist court.”

**Multi-family housing.**

**Apartment house.** A building, or a portion of a building, that is designed or used for occupancy by three or more families living independently of each other, and contains three or more dwelling units. The following are types of dwelling units in an apartment house:

1. **Apartment, bachelor.** A dwelling unit that combines sleeping, living, cooking and dining facilities into one habitable room. This term includes “light housekeeping room.”
2. **Apartment, efficiency.** A dwelling unit that combines sleeping, living, cooking and dining facilities into two habitable rooms, only one of which shall be a kitchen. This term includes “single apartment” and “efficiency living unit.”
3. **Apartment, one-bedroom.** A dwelling unit that contains a maximum of three habitable rooms, only one of which shall be a kitchen.
4. **Apartment, two or more bedrooms.** A dwelling unit that contains more than three habitable rooms, only one of which shall be a kitchen.

**Townhouse.** A single-family dwelling unit sharing a common wall with other single-family dwelling units on one or two sides and capable of being placed on a separate lot. This term includes “row house.”

**National recreation area.** Any land or water area designated by an act of Congress as an area for public outdoor recreational use and enjoyment, for which area is managed by one or more relevant federal, state or local agency.

**Net area.** That portion of a lot which is:

1. Not subject to any easement or included as a proposed public or private facility such as an alley, highway or street except as provided in Subsection 3, below, or other necessary public site within a proposed development project;
2. Subject to an easement where the owner of the underlying fee interest in the property has the right to use the entire surface except that portion where the owner of the easement may place utility poles or minor utility structures;
3. Subject to that portion of a highway easement or private street easement shown on an alternate cross-section in Section 21.24.090 of Title 21 (Subdivisions Ordinance) of the County Code, marked with an asterisk (\*);
4. That portion of a corner lot or corner parcel of land not to exceed five percent of the net area within a corner cutoff.

Except as provided above, the following shall not be counted as a part of the net area:

5. Any portion of a lot or parcel of land subject to a highway easement or any other private or public easement.
6. An access strip on a flag lot.
7. As used in Sections 22.106.590 (Tasting Rooms) and 22.106.620 (Wineries), any area with a slope of 25 percent or greater.

**Nightclub.** A bar, cocktail lounge or restaurant, other than a cabaret, which provides live entertainment and has an established occupant load of at least 200 people.

**Nonprofit organization.** An organization formed under the Nonprofit Public Benefit Corporation Law (Section 5110 et. seq. of the California Corporations Code) and as described in Section 501(c) of the Internal Revenue Code of 1986; provided, however that a corporation or any body organized for the private gain of any person, or for which any part of the net earnings inures to the benefit of any private shareholder or individual is not a nonprofit organization as used herein.

**Nudist camp.** Any place where three or more persons, not all members of the same family, congregate, assemble, associate or engage in any activity while without clothing or covering, or with partial clothing or covering, but with any pubic area or any portion of the crease of the buttocks exposed in the presence of others or of each other. This term does not include occasional gatherings in or on the premises of a private home. This term includes "growth center," as defined in Chapter 7.44 in Title 7 (Business Licenses Code) of the County Code.

**Oak tree.**

**Oak Tree.** Valley Oak (*Quercus iobata*), Coast Live Oak (*Quercus agrifolia*) or any other tree of the oak genus.

**Dripline.** A vertical line extending from the outermost portion of a tree canopy to the ground.

**Oak tree permits.** The following terms are defined solely for the purpose of Chapter 22.134 (Oak Tree Permits):

**Damage.** Any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, the acts of burning, applying toxic substances, operating equipment or machinery, paving, changing the natural grade, trenching or excavating within the protected zone of an oak tree.

**Protected zone.** The area within the dripline of an oak tree and extending therefrom to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater.

**Oath.** This term includes “affirmation.”

**Occupant load.** The total number of persons that may occupy a building or structure, or portion thereof, at any one time as provided by Chapter 33 in Title 26 (Building Code) of the County Code.

**Ordinance.** An ordinance of the County of Los Angeles. As used in this Title 22, the term “this Ordinance” refers to Title 22 (Planning and Zoning Code) of the Los Angeles County Code.

**Outdoor advertising signs.** The following terms are defined solely for the purpose of Section 22.84.140 (Outdoor Advertising Signs):

**Alcoholic beverage.** Any beverage in liquid form that contains not less than one-half of one percent of alcohol by volume and is intended for human consumption.

**Child care center.** A facility, other than a family child care home, in which less than 24-hour-per-day nonmedical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the State of California. This term shall not include such a facility when it is accessory and clearly subordinate to a commercial or industrial activity, established on the same lot or parcel and operated for the children of the employees of the commercial or industrial activity.

**Church.** A development maintained and used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

**Park.** Any park, playground or grounds under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the County.

**Recreational facility.** Any recreational center or facility under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the County.

**School.** Any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the State of California, whether such use is within or outside the unincorporated area of the County.

**Tobacco product.** Any substance containing tobacco leaf, including but not limited to cigarettes, cigars, pipes, snuff, chewing tobacco and dipping tobacco.

**Youth center.** Any designated indoor public, private or parochial facility, other than a private residence or a multiple dwelling unit, which contains programs which provide, on a regular basis, activities or services for persons who have not yet reached the age of 18 years, including, but not limited to, community-based programs, after-school programs, weekend programs, violence prevention programs, leadership development programs, vocational programs, substance abuse prevention programs, individual or group counseling, case management, remedial, tutorial or other educational assistance or enrichment, music, art, dance and other recreational or cultural activities, physical fitness activities and sports programs.

**Outdoor dining.** A restaurant or other eating establishment, including food take-out, where food or beverage are served on private property, and where there is not a roof and walls on all sides.

**Outdoor festival.** A music or rock festival, dance festival or similar amplified musical activity held at any place other than a permanent building, and designated for such activities and where attendance by more than 500 people may reasonably be expected. Entertainment may be provided by paid, professional or amateur performers, or by prerecorded means, and admission may be charged.

**Outside display.** The display or placement of goods, equipment, materials, merchandise or exhibits at a location visible to the public view, other than within a building.

**Outside storage.** The storage of goods, equipment or materials outside of a building for any purpose other than outdoor display.

**Overburden.** Soil, rock or other materials that lie above a natural mineral deposit, or in between mineral deposits, before or after their removal by surface mining operations.

**Owner.** In regards to a lot, one or more persons shown by the most current assessment roll that has been recorded by the Registrar-Recorder/County Clerk that holds, transfers, grants or imports total or partial ownership of a lot.

**Parking areas, buildings, facilities or lots.** Any readily accessible area within structures or surface parking areas, exclusive of aisles, driveways, ramps and columns, maintained exclusively for the parking of vehicles, not including areas for the parking or storage of commercial vehicles with registered net weights in excess of 10,000 pounds, unladen.

**Parking space.**

***Bicycle parking space.*** A permanently maintained bicycle rack or other similar device which is designed for the secure storage of a standard size bicycle. Also see "Bicycle parking" above.

***Vehicle parking space.*** A permanently maintained and readily accessible space maintained exclusively for the storage of one passenger vehicle.

**Parkway.** A road identified on the County Highway Plan that has park-like features with landscaping and a right-of-way of at least 80 feet.

**Permanent cosmetics.** The application of pigments to or under the human skin, for the purpose of permanently changing the color or other appearance of the skin. Permanent cosmetics services include, but are not limited to, the application of permanent eyeliner, eye shadow or lip color. This term shall not restrict services provided by a licensed physician or surgeon. Also see "Tattoo parlor."

**Permanent cosmetics parlor.** Any place of business where permanent cosmetics are applied.

**Person.** An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver or syndicate. This term also includes the County, any other county, city and county, municipality, district or other political subdivision, or any other group or combination acting as a unit.

**Principal use.** A primary or dominant use established, or proposed to be established, on a lot.

**Procedural ordinance for financing of public facilities.** These terms are defined solely for the purpose of Section 22.184.030 (Procedural Ordinance for Financing of Public Facilities). Unless the context requires otherwise, the definitions apply to the terms as used in that Section.

**Advance.** The amounts expended by the County or other governmental entity toward the cost of a public facilities project within or for the benefit of an area of benefit and for which the County shall be reimbursed from facilities benefit assessments.

**Area of benefit.** Land which is designated as receiving special benefits from the construction, acquisition and improvement of a public facilities project as established by a resolution of designation adopted by the County pursuant to Section 22.184.030.

**Building permit.** The permit issued or required for the construction of any structure in connection with the development of land pursuant to and as defined by the Uniform Building Code.

**Capital improvement program.** A plan for the implementation and financing of public facilities projects, including but not limited to a schedule for the commencement of construction, the estimated cost of construction and the payment of facilities benefit assessments.

**Construction.** The design, acquisition of property, administration of construction contracts, actual construction and incidental costs related thereto.

**Contribution.** The amounts expended by the County or other governmental entity toward the cost of a public facilities project in relation to the general benefit received by the County from construction of the public facilities project.

**Costs.** The amounts spent or authorized to be spent in connection with the planning, financing, acquisition and development of a public facilities project including, without limitation, the costs of land, construction, engineering, administration and legal and financial consulting fees.

**Development.** The division of land, grading or original construction of an improvement to real property, which division of land, grading or construction is of the type normally associated with urban development.

**Facilities benefit assessment.** The amounts collected under the terms of Section 22.184.030 to provide funds for public facilities project which will benefit designated areas of benefit.

**Public facilities project.** Any and all public improvements, the need for which is directly or indirectly generated by development, including, but not limited to the following:

1. Water mains, pipes, conduits, tunnels, hydrants, and other necessary works and appliances for providing water service;

2. Lines, conduits and other necessary works and appliances for providing electric power service;
3. Mains, pipes and other necessary works and appliances for providing gas service;
4. Poles, posts, wires, pipes, conduits, lamps and other necessary works and appliances for lighting purposes;
5. Sidewalks, crosswalks, steps, safety zones, platforms, seats, culverts, bridges, curbs, gutters, tunnels, parks and parkways, recreation areas, including all structures, buildings and other facilities necessary to make parks and parkways and recreation areas useful for the purposes for which intended;
6. Sanitary sewers or instrumentalities of sanitation, together with the necessary outlets, cesspools, manholes, catchbasins, flush tanks, septic tanks, disposal plants, connecting sewers, ditches, drains, conduits, tunnels, channels or other appurtenances;
7. Dams, retention basins, detention basins, debris basins, spreading grounds, injection wells, observation wells, pressure-reduction facilities, headworks, drains, tunnels, conduits, culverts, washes, swales, floodways, flowpaths and channels for drainage and/or water conservation purposes.
8. Pipes, hydrants and appliances for fire protection;
9. Retaining walls, embankments, buildings and any other structures or facilities necessary or suitable in connection with any of the work mentioned under the term public facilities project;
10. Compaction of land, change of grade or contours, construction of caissons, retaining walls, drains and other structures suitable for the purpose of stabilizing land;
11. Acquisition, construction and installation of streets and highways;
12. Acquisition, construction, improvement and equipping of library buildings;
13. Acquisition, construction, improvement and equipping of fire stations;
14. Acquisition, construction, improvement and equipping of temporary and permanent school buildings;
15. Acquisition, construction, improvement and equipping of police stations;

16. Acquisition, construction and installation of traffic signs, signals, lights and lighting;
17. Public works maintenance facilities;
18. All other work auxiliary to any of the above which may be required to carry out that work, including but not limited to the maintenance of public facilities projects and administrative, engineering, architectural and legal work performed in connection with establishing, implementing and monitoring public facilities projects; or
19. Acquisition of any and all property, easements and rights-of-way which may be required to carry out the purposes of the project.

**Property line.** The line between that portion of a limited secondary highway or street cross-section designated with an asterisk (\*) and the portion that is not designated as shown in Sections 21.24.065 and 21.24.090 of Title 21 (Subdivisions) of the County Code. Also see “Highway line.”

**Pro shop.** An incidental commercial use that operates on the same premises as a principal recreational use, which offers for retail sale sporting equipment and supplies customarily associated with the recreational use. Pro shop does not include a general sporting goods store.

**Public utility service center.** A building or premises used for the administration of public utility repair, dispatch of maintenance and installation crews, and includes parking for vehicles not to exceed two tons rated capacity, but does not include warehouses or storage yards.

**Public utility service yard.** A building or premises used for the office, warehouse, storage yard or maintenance garage of a public utility, including microwave repeater stations when incorporated as a part of the service yard use.

**Reclamation of mined lands.** The process of treating lands so as to minimize water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines. The mined lands are treated to be reclaimed to a condition readily adaptable for alternate land uses with no danger to public health and safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization or other such measures.

**Reclamation plan.** A plan for reclaiming the lands affected by surface mining operations conducted after January 1, 1976.

**Recreation club, commercial.** A commercial enterprise that offers the use of outdoor recreational facilities to the public.

**Recreation club, private.** A facility that offers the use of outdoor recreational facilities for dues-paying members of a private association and their guests. This term does not include a facility run by an association organized primarily to render a service customarily carried on as a commercial enterprise.

**Recreation facility, neighborhood.** A recreation facility operated by a nonprofit corporation to provide outdoor recreation facilities for residents in the immediate vicinity and their guests. Such facilities may include a clubhouse, changing rooms and similar subordinate facilities in conjunction with the outdoor recreation activity, but shall not include a restaurant, bar or pro shop.

**Recreational vehicle.** As defined in Section 18010 of the California Health and Safety Code.

**Recreational vehicle (RV) park.** As defined in Section 18862.39 of the California Health and Safety Code.

**Requests for reasonable accommodation.** These terms are defined solely for the purpose of Chapter 22.140 (Requests for Reasonable Accommodation):

***The Acts.*** The federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, as those Acts are amended from time to time.

***Individual with a disability.*** Individuals with a mental or physical disability as those terms are defined in Section 12926 (i), (k) and (l) of the California Government Code, as that Section may be amended, and the regulations promulgated thereunder, or individuals with a handicap as that term is defined in 42 U.S.C. Section 3602 of the Federal Fair Housing Amendments Act of 1988, as that Section may be amended, and the regulations promulgated thereunder.

***Reasonable accommodation.*** A waiver or modification to regulations, policies, procedures and standards that is both reasonable and necessary for a person with a disability to have an equal opportunity to use and enjoy a residential use. Examples of reasonable accommodation include, if reasonable and necessary, allowing a wheelchair ramp in a required setback, allowing an increase in building height to permit an elevator installation, or allowing an applicant additional time to submit material.

***Residential use.*** Any dwelling as defined by 42 U.S.C. 3602, subsection (b), as that Section may be amended from time to time.

**Resoiling.** The process of artificially building or rebuilding a soil profile.

**Road.** An open way used for the passage of vehicles, and includes alleys, streets and highways.

**Rooming house.** See “Boarding house.”

**Rural Outdoor Lighting District.** These terms are defined solely for the purpose of Chapter 22.62 (Rural Outdoor Lighting Districts):

***Abandoned use.*** A use which has been discontinued and/or its structure has been abandoned and there is no indication that any use or occupancy of the structure will resume.

***Accurate color rendition.*** The accurate representation of colors provided by an artificial light source.

***Drop-down lens.*** A lens or diffuser that extends below a horizontal plane passing through the lowest point of the opaque portion of a light fixture.

***Foot-candle.*** A unit of measurement that shows the quantity of light received on a surface. Foot-candles shall be measured by a photometer.

***Fully shielded.*** A light fixture is fully shielded when it emits no light in the area above a horizontal plane passing through the lowest point of the light fixture and no more than 10 percent of its light in the area between zero and 10 degrees below the horizontal plane. A full-cutoff light (flat glass lens) fixture is a fully shielded light fixture of a specific design, usually with a box or oval shape and a flat bottom.

***Light pollution.*** Any adverse effect of artificial lighting including glare, light trespass, obtrusive light, sky glow or other lighting impacts on the nocturnal environment.

***Light fixture.*** Light fixture is the structure used to produce an artificial light source, including all of its necessary auxiliary components. Examples of a light structure include a lamp, pole, post, ballast, reflector, lens, diffuser, shielding, bulb and related electrical wiring.

***Light trespass.*** The falling of light across a property line onto an adjoining lot or public right-of-way. The measurement of light trespass shall be determined by a photometer, taken at ground level from the subject property line. For purposes of Chapter 22.62, an unacceptable level of light trespass shall be 0.5 (half) foot-candles or greater when the light trespass falls onto an adjoining public right-of-way or an adjoining residentially-zoned lot, open space zoned lot or agriculturally-zoned lot, and 1.0 (one) foot-candle or greater when the light trespass falls onto an adjoining lot with any other zoning classification.

***Lumen (lm).*** A unit of light energy or the visual amount of light produced by a light fixture, calculated as a rating by the manufacturer (distinct from a watt, which measures power consumption). For example, a 40-watt incandescent

lamp produces approximately 400 lumens, and a 35-watt, high-pressure sodium lamp, produces 2,300 lumens.

**Major addition.** The cumulative addition of 25 percent or more of gross floor area, seating capacity, parking spaces or number of dwelling units to any structure, building or development; except in the coastal zone, where a cumulative addition of 10 percent or more of gross floor area, seating capacity, parking spaces or number of dwelling units to any structures, buildings or development shall constitute a major addition.

**Outdoor lighting.** Lighting equipment or light fixtures used to provide illumination for outdoor areas, objects or activities, including light fixtures attached to buildings or structures. Self-supporting structures to provide lighting for parking lots, walkways, building entrances, outdoor sales areas, recreational fields or within landscaped areas shall all constitute outdoor lighting.

**Outdoor recreational activity area.** An area designed for active outdoor recreation, whether publicly or privately owned, including, but not limited to, sports fields, race tracks, stadiums and riding arenas. The accessory uses to these areas, including parking lots and concessions stands, shall not be considered part of the involved outdoor recreational activity area.

**Sky glow.** The brightening of the nighttime sky resulting from outdoor light reflecting into or toward the sky, and combining with moisture and/or dust particles in the atmosphere to cause light pollution.

**Street Lights.** Pole-mounted light fixtures used to illuminate public or private rights-of-way and to enhance the safe movement of vehicular and pedestrian traffic.

**Scenic highway.** A highway within the California Scenic Highway System, a State-designated County scenic highway or any scenic drive adopted as a part of the Conservation and Natural Resources Element of the County General Plan.

**School, public or private.** An accredited facility for students through grade 12, along with accessory facilities, offering instruction required to be taught in the public schools by the California Education Code, in which no pupil is physically restrained. This term shall not include other types of schools or facilities offering instruction not covered by the California Education Code, such as trade or commercial schools.

**Scrap metal processing yard.** An establishment or place of business which is maintained, used or operated solely for the processing and preparing of scrap metals for remelting by steel mills and foundries.

**Sea.** The Pacific Ocean and/or harbors, bays, channels, estuaries, salt marshes, sloughs and other areas subject to tidal action through any connection with the

Pacific Ocean. This excludes non-estuarine rivers, streams, creeks and flood control and drainage channels.

**SEATAC.** The Significant Ecological Area Technical Advisory Committee.

**Secondary highway.** A road identified on the County Highway Plan that serves areawide or countywide transportation needs. This type of highway normally requires four moving lanes of traffic on 80 feet of right-of-way or two lanes of moving traffic in nonurban areas.

**Secondhand store.** A retail store established to collect and sell used household goods, clothing and/or merchandise that are donated to the store. Secondhand store shall not include an antique shop, pawnshop, yard sale or junk and salvage use, or use involving the sale of used vehicles or vehicle parts. To the extent that a secondhand store sells tangible personal property, as defined in Section 21627 of the California Business and Professions Code, the secondhand store shall comply with all applicable requirements of said Code governing secondhand goods, including applicable registration and reporting requirements.

**Second unit.** A dwelling unit that is either attached to or located on the same lot as an existing single-family residence. This term includes a manufactured home, as defined in Section 18007 of the California Health and Safety Code, and an efficiency living unit, as described in Section 11.20.370 in Title 11 (Health and Safety Code) of the County Code. The following terms are defined solely for the purpose of Section 22.106.500 (Second Units):

***Building site.*** Building site shall have the same term as in Section 21.08.040 (Building Site) in Title 21 of the County Code.

***Rural area.*** An area for which the maximum density permitted by this Title 22 or by the General Plan, whichever is less, is one dwelling unit or less per acre.

***Urban area.*** An area for which the maximum density permitted by this Title 22 or by the General Plan, whichever is less, is greater than one dwelling unit per acre.

**Section.** A section of an ordinance codified in this Title 22, unless some other ordinance or statute is mentioned.

**Self-service storage facility.** Any premises designed and used for the renting or leasing of individual storage spaces, with access, to tenants for the purpose of storing personal property.

**Senior citizens and disabled persons housing development.** A multiple-family housing development maintained for the occupancy of the elderly and senior citizens, defined in Section 51.3 of the California Civil Code, in which not more than 10 percent of the occupants are under 62 years of age, or for the occupancy of persons whose disabilities seriously restrict operation of a motor vehicle. (The

Regional Planning Commission in recommending this definition on August 17, 1977 also took action to state that it shall be the commission's policy to insure that some agency of government, other than the Commission or Department of Regional Planning, is exercising entry or occupancy controls assuring that each unit in an approved senior citizen and disabled persons housing development is in fact occupied by an eligible individual or family.)

**Sensitive Environmental Resource Area (SERA).** An area identified on the sensitive environmental resources map of the Malibu Land Use Plan as an environmentally sensitive habitat area, disturbed sensitive resource, significant watershed, significant oak woodland, wildlife migration corridor, the Malibu/Cold Creek resource management area or property within 200 feet of an environmentally sensitive habitat area.

### **Signs.**

***Awning or entrance canopy sign.*** A sign affixed to an awning or removable canopy not permanently attached to or built as part of a building. Such signs shall be considered the same as a projecting sign for purposes of regulation.

***Building identification sign.*** A sign which contains no advertising matter other than the name and/or trademark of an occupant located within the building and/or the address of the building to which it is affixed.

***Bulletin or special event sign.*** A changeable copy sign on which bulletins, notices, messages or displays are placed.

***Business sign.*** A sign that directs attention to:

1. The principal business, profession or industry located on the premises where the sign is displayed;
2. The type of products sold, manufactured or assembled on such premises;  
or
3. Services or entertainment offered on such premises.

***Changeable copy sign.*** A sign whose text and symbols are manually changeable.

***Civic organization sign.*** A sign which contains the names of, or any other information regarding civic, fraternal or religious organizations located within an unincorporated community or city, but which contains no other advertising matter.

***Construction sign.*** A temporary sign that lists the architects, engineers, owners, lenders, contractors, future tenants or other parties associated with a construction project, or describes in words or drawings a planned future

development project on a property, but which contains no other advertising matter.

***Directional or informational sign.*** A sign which indicates the route to, direction of or location of a given goal, or which provides regulatory or service information of a non-advertising character. Directional or informational signs include signs for parking for persons with disabilities, one-way, exit and entrance.

***Flashing sign.*** A sign which, by illumination, flashes on or off, or blinks with varying light intensity, shows motion or creates the illusion of motion, or revolves to create the illusion of being on or off.

***Freestanding sign.*** A sign which is placed on the ground or has as its primary structural support on one or more poles, braces or columns in or upon the ground and is not attached to any building or other structure. Freestanding sign includes “ground sign,” “monument sign” and “pole sign.”

***Freeway-oriented sign.*** A sign oriented to be viewed primarily from an adjacent freeway that identifies a business engaged in food service, lodging or motor vehicle fuel sales, and is primarily dependent on the freeway.

***Fuel pricing sign.*** A sign that indicates, and is limited to, the brand or trade name, method of sale, grade designation and price per gallon of gasoline or other motor vehicle fuel offered for sale on the business premises, and such other information as may be required by County ordinance or State law.

***Incidental business sign.*** A business sign that indicates credit cards accepted, trade affiliations and similar matters of a non-advertising nature. Incidental business signs include signs for ATMs, California Lottery and accepted credit cards.

***Lighted sign.*** A sign which is illuminated internally, externally or indirectly.

***Marquee sign.*** A sign that is painted on or affixed to the perimeter or border of a permanently roofed structure constructed as part of a building and protruding over public or private sidewalks or rights-of way. Such sign shall be considered “wall sign” for purposes of regulation.

***Outdoor advertising sign.*** A sign that directs public attention to a business, profession, product or service that is not a primary business, profession, product or service which is sold, manufactured, conducted or offered on the premises where such sign is erected. This term includes “portable outdoor advertising sign” and “billboard,” but does not include “public transportation sign.”

***Portable sign.*** A freestanding sign that is not permanently affixed, anchored or secured to either the ground or a structure on the property it occupies. Portable sign includes “A-frame sign,” “sandwich board sign,” and “sign on wheels.”

**Projecting sign.** A sign which is affixed to and wholly supported by an exterior wall of a building and projects more than 18 inches from the wall. This term shall exclude “wall sign.”

**Public transportation sign.** An incidental sign that is placed on a structure, either a portable bench or shelter, located on a public alley, road, street, parkway or highway, if the purpose of the structure is to facilitate the use of public transportation and promote the safety, comfort and convenience of public transit patrons.

**Real estate sign.** A temporary sign that advertises the sale, lease or rental of the premises on which the sign is located.

**Revolving sign.** A sign or any portion of a sign which rotates, moves or appears to move in some manner by mechanical, electrical, natural or other means.

**Roof sign.** A sign erected upon and wholly supported by the roof of any building or structure. “Roof sign” shall not include a wall sign affixed to the roof eaves or that portion of an actual or false roof varying less than 45 degrees from a vertical plane as provided by this Title 22. A roof sign shall not be considered a “wall sign.”

**Sign.** Any name, figure, character, outline, spectacle, display, delineation, announcement, advertising, billboard, signboard, device, appliance or any other thing of similar nature to attract attention outdoors or on the face, wall or window of any building, and shall include all parts, portions, units and materials composing the same, together with the frame, background and support of anchorage therefor, as the case may be.

**Sign area.** The entire surface area, excluding all support structures, of a single-faced sign, or the largest face of a sign having two or more faces.

**Sign face.** That portion of a sign intended to be viewed from one direction at one time.

**Sign structure.** A structure existing or erected to serve exclusively as a stand, frame or background for the support or display of signs.

**Subdivision entry sign.** A temporary sign which provides necessary travel directions to and within a subdivision offered for sale or lease for the first time, but which contains no other advertising matter.

**Subdivision sales sign.** A temporary sign which contains the name of, and information relating to, a subdivision being offered for sale or lease for the first time.

**Subdivision special-feature sign.** A temporary sign which contains a description of the features and related information pertaining to a model home complex in a subdivision offered for sale or lease for the first time.

**Total sign area.** The sum of the surface areas, excluding all support structures, of all faces of a sign.

**Under-marquee sign.** A sign suspended from the underside of a permanently roofed structure constructed as part of a building and protruding over public or private sidewalks or rights-of-way. Such signs shall be considered the same as a projecting sign for purpose of regulating area and location.

**Wall sign.** A sign mounted to and wholly supported by a permanently roofed building or structure and is parallel to and does not project more than 18 inches from the face of the building or structure. A wall sign shall not be considered a "roof sign."

**Window sign.** A temporary sign which is placed on the window or constructed of materials, such as paint, paper, cloth, canvas, vinyl or other similar lightweight material, and affixed to or within three feet of the interior side of a window.

**Significant Ecological Area (SEA).** This term means:

1. Significant ecological areas and/or habitat management areas designated on the special management areas map of the Los Angeles County General Plan.
2. Environmentally sensitive habitat areas, sensitive environmental resource areas and rare plant habitat areas, identified in the Santa Catalina Island Local Coastal Program depicting any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

**Single-family residence.** A building that contains one dwelling unit, or a mobilehome comprising one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 on a permanent foundation system approved by the Director of Public Works.

**Small animal hospital.** A facility that provides medical or surgical treatment, clipping, bathing and other services, including incidental boarding to dogs, cats and other small animals.

**Small animal veterinary clinic.** A facility that provides medical or surgical treatment, clipping, bathing and similar services to dogs, cats and other small animals, but excludes boarding or keeping of animals on the premises other than those requiring emergency treatment or those recovering from anesthetic.

**Small family home for children.** As defined in Section 1502.a.(6) of the California Health and Safety Code, any state-licensed facility within a licensee's residence providing 24-hour a-day care for six or fewer children with developmental, intellectual or physical disabilities or mental disorders, who require special care and supervision as a result of such disabilities.

**Small wild animal rehabilitation facility.** A facility that is accessory to a single family residence in any specified residential or agricultural zone and used for the temporary care of sick, injured and/or orphaned small wild animals until such animals are nursed back to health and can be returned to their native habitat.

**Solid fill.** Any noncombustible materials that are insoluble in water, such as soil, rock, sand or gravel, that can be used for grading land or filling depressions.

**Solid fill project.** An operation on a lot where more than 1,000 cubic yards of solid fill materials are deposited for any purpose, including grading or reclaiming of land.

**Special Use Permit.** Whenever this Title 22, or any case granted thereunder, refers to a "special permit" or a "special use permit," it shall be construed to mean a Conditional Use Permit.

**Stand.** A structure used for the display and sale of products with no space for customers within the structure itself.

**Station.** A stopping place or facility in a transportation system designed or intended to be used for the receiving or discharging of passengers and cargo. This place or facility shall not provide for the storage of the conveyance vehicle and shall not include any accessory facilities other than a shelter and ticketing facilities for passengers. This term includes "train station," "bus station," and any similar transit station.

**Story.** That portion of a building that is included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the roof above. This term includes a basement, but excludes a cellar.

**Street.** A public or private right-of-way, other than a highway or alley, whose function is to carry vehicular traffic and/or provide vehicular access to abutting property.

**Street frontage.** The portion of a lot which borders a public street, highway or parkway, measured along the common lot line separating the lot from the public street, highway or parkway. This term means the same as "highway frontage."

**Structure.** Anything constructed or erected which requires a fixed location on the ground, or is attached to something having a fixed location on the ground.

**Surface mining operation.** All or any part of the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations shall include but are not limited to:

1. In-place distillation, retorting or leaching;
2. The production and disposal of mining waste;
3. Prospecting and exploratory activities; or
4. The removal of overburden.

**Swap meet.** Any event where new and secondhand goods are offered or displayed for sale or exchange and at least one of the following:

1. A fee is charged for the privilege of offering or displaying new and secondhand goods for sale or exchange.
2. A fee is charged to prospective buyers for admission to the area where new and secondhand goods are offered or displayed for sale or exchange.

**Tasting rooms and wineries.** The following terms are defined solely for the purpose of Chapter 22.106.550 (Tasting Rooms) and Chapter 22.116.580 (Wineries):

***Incidental merchandise.*** Small retail products related to the use and consumption of wine, such as wine glasses, corkscrews or other small products, such as accessory clothing, key chains and pens, which raise awareness of a winery's brand.

***Net area.*** Net area shall have the same meaning as the term above in this Division, but shall also exclude any area of a lot with a slope of 25 percent or greater.

***Remote tasting room.*** An area or facility that is used for the sale and sampling of alcoholic beverages that is operated in conjunction with a separate alcoholic beverage production facility licensed under a Type 02 license issued by the California Department of Alcoholic Beverage Control, where the sale and sampling facility is located on a different lot than the production facility.

***Tasting room.*** An area or facility that is used for the sale and sampling of alcoholic beverages that is operated in conjunction with a winery, where the sale and sampling area is located on the same lot as the winery.

**Wine events.** Events that are intended to provide instruction regarding the production and consumption of wine, and shall include private group wine tastings, property tours of a winery and winery presentations regarding proper wine and food combinations and/or the preparation of such food.

**Winery.** A facility that is used for processing grapes or other agricultural products into wine, including mobile bottling or crushing facilities, operated under a Type 02 license issued by the California Department of Alcoholic Beverage Control, where processing involves the fermentation, crushing, bottling, testing or aging of wine.

**Winery facilities.** All structures and accessory structures as used by a winery, as defined above, including the paved parking areas required by Section 22.106.570 for mobile bottling or crushing facilities, but shall exclude any tasting room area or structure.

**Tattooing.** To insert pigment under the surface of the human skin by pricking with a needle or otherwise to produce an indelible mark or figure visible through the skin. Nothing in this definition shall be deemed to restrict the activities of any licensed physician or surgeon.

**Tattoo parlor.** Any place of business where tattooing occurs.

**Telephone repeater station.** A building or facility used for housing amplifying equipment along aerial or underground telephone cable routes.

**Temporary meteorological tower (Temp Met Tower).** A facility that consists of a tower and related wind-measuring devices which is used solely to measure winds, temperature and humidity preliminary to construction of a non-commercial wind energy conversion system.

**Temporary subdivision and real estate signs.** The following terms are defined solely for Section 22.94.180 (Temporary Subdivision and Real Estate Signs):

**Subdivision.** Contiguous units developed by one person or entity that have separate recorded tract numbers.

**Subdivision development.** A subdivision located wholly or partially within the County, for which a final map was recorded prior to the date on which an application for a Conditional Use Permit for a subdivision directional sign pursuant to the provisions of Section 22.84.180 was filed.

**Subdivision directional sign.** A temporary single or double-faced sign used for the purpose of providing travel directions to one subdivision development offered for public sale for the first time.

**Terminal.** A facility that is designed or intended to be used for the receiving or discharging of passengers or cargo and provides for the temporary or permanent storage of conveyance vehicles. Terminals include train terminals, airports, bus terminals, freight terminals, harbor terminals or any combination of the above commonly referred to as multipurpose terminals. Also see Transit station or terminal.

**Theater.** An enclosed building or auditorium used for public assembly and/or group entertainment, including sport events, theatrical performances, concerts and recitals, circuses, stock shows, movies and conventions.

**Transit oriented district (TOD).** A mixed use community within an approximately one-quarter to one-half mile radius of a significant transit facility station. Transit oriented districts are established to encourage a mix of residential, retail, office, open space and public uses in close proximity to each other in order to contribute to a vibrant, safe and revitalized walkable environment. The transit oriented district land use provisions and design standards encourage convenient travel by transit, bicycle or foot by both residents and employees. Transit oriented districts also promote the efficient use of land for the mutual reinforcement of private development and public investments in the transit system.

**Travel trailer park.** As defined in Section 18862.39 of the California Health and Safety Code.

**Two-family residence.** A building containing two dwelling units, other than a single-family residence with an attached second unit. This term includes “duplex.”

**Use.** Any construction, establishment, maintenance, alteration, moving onto, enlargement or occupation. Wherever this Title 22 prohibits the use of any premises for any purposes, such premises and any building, structure or improvement on such premises shall not be used, occupied, altered or improved for such purpose. No building, structure or improvement on such premises where prohibited shall be erected, constructed, established, maintained, allowed to remain, altered, moved onto or enlarged which is designed, arranged or intended to be occupied or used for such purpose.

**Value-added farm product.** Any product processed from a farm product, such as baked goods, jams and jellies, by a certified producer.

**Vertical access.** A recorded dedication or easement granting to the public the privilege and right to pass and repass over the dedicator's real property from a public road or dedicated trail to the mean high tide line.

**Visible.** The ability of being seen (whether legible or not) by a person walking or driving on a public road.

**Warehouse.** A building or facility located in an industrial zone that utilizes at least 80 percent of the floor area for storage or warehousing of goods. This term excludes “self-service storage facility.”

**Waste disposal facility.** A landfill, transfer station, land reclamation project, incinerator or other similar site or facility which is used or intended to be used for the transfer, salvage or disposal of rubbish, garbage or industrial waste.

**Water appeals board.** The water appeals board created by the ordinance set out at Division 1 of Title 20 (Utilities Code) of the County Code.

**Water well.** The following terms are defined solely for Section 22.106.530 (Shared Water Wells):

***Abandoned water well.*** This term has the meaning set forth in Section 11.38.010 of Title 11 (Health and Safety Code) of the County Code and comprises a non-operating well that is not maintained in conformity with Section 11.38.290 of Title 11.

***Shared water well.*** A single water well, with its related tanks, pumps and pipes, that provides potable water for up to four dwelling units located on the same lot that contains the well or on any adjoining lot, in any combination.

***Water well.*** This term has the meaning set forth in Section 11.38.120 of Title 11 (Health and Safety Code) of the County Code. It comprises any drilled, excavated, jetted or otherwise constructed excavation which is used or intended to be used to extract water from or inject water into the underground for any purpose or to observe or test underground waters, but does not include:

1. Saltwater wells;
2. Wells under the jurisdiction of the State of California, Division of Oil and Gas, except those wells converted to use as water wells; or
3. Wells used for the purpose of dewatering during construction, stabilizing hillsides or earth embankments.

**Weekend.** A weekend includes Saturday and Sunday. National holidays observed on a Friday or Monday may be included in a weekend.

**Wetland.** Land within the coastal zone that may be covered periodically or permanently with shallow water and includes saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats and fens.

**Wheel stop.** A physical barrier sufficient in size to prevent the movement of automobiles or other vehicles over or past such barrier.

**Wild animal.** An animal as defined by Section 10.08.250 (Wild Animal) of Title 10 (Animals Code) of the County Code.

**Wind energy conversion systems, noncommercial and temporary meteorological towers.** The following terms are defined solely for Section 22.106.570 (Wind Energy Conversion Systems, Noncommercial and Temporary Meteorological Towers):

**Facility height.** Facility height shall be measured from the ground to the top of the tower, including the wind turbine generator, blades and wind-measuring devices, as applicable.

**Guy wires.** Wires or cable used in tension to support a tower.

**Tower.** The vertical component of a WECS-N that elevates the wind turbine generator and attached blades above the ground or the vertical component of a Temp Met Tower that elevates the wind measuring devices above the ground.

**Tower height.** Tower height shall be measured from the ground to the top of the tower, excluding the wind turbine generator, blades and wind-measuring devices, as applicable.

**Non-commercial.** On-site consumption of electricity power generated by the WECS-N used in conjunction with a residential or agricultural use on the property and no power is sold off-site for profit. The “N” in WECS-N refers to the non-commercial use of the turbine, not the use on the property.

**Wind energy conversion system, non-commercial (WECS-N).** A facility consisting of a tower, wind turbine generator with blades, guy wires and anchors and associated control and conversion electronic equipment to convert wind movement into electricity, with a rated capacity of not more than 50 kW; and that is incidental and subordinate to another use on the same parcel. A facility should be considered a WECS-N only if it supplies electrical power solely for on-site use, except that when a parcel on which a WECS-N is installed also receives electrical power supplied by an utility company, excess electrical power generated by the WECS-N and not presently needed for on-site use may be used by the utility company in exchange for a reduction in the cost of electrical power supplied by that company to the parcel for on-site use, as long as no net revenue is produced by such excess electrical power.

**Wind turbine generator.** The component of a WECS-N that transforms mechanical energy from the wind into electrical energy.

**Writing.** Any form of recorded message capable of comprehension by ordinary visual means. Whenever any notice, report, statement or record is required or authorized by this Title 22, it shall be made in writing in the English language unless it is expressly provided otherwise.

**Yard.** An open space on the same lot, other than a court, unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Title 22.

**Corner side yard.** A yard bounded by an alley, highway or street that extends from the required front yard, or the highway line on which the lot fronts where no front yard is required, to the required rear yard or to the rear lot line where no rear yard is required. The width of the required side yard shall be a specified horizontal distance between the highway line of the alley, highway or street on which the lot sides, and a line parallel thereto on the lot.

**Front yard.** A yard that extends across the full width of the lot. The depth of the required front yard shall be a specified horizontal distance between the highway line of the parkway, highway or street on which the lot fronts, and a line parallel to the lot, except as otherwise provided for a flag lot in Section 22.84.140.E (Flag Lots). On corner lots, the front yard shall be located across the narrower frontage of the lot. A yard shall not be deemed a front yard if there is no right of access of any kind, pedestrian or vehicular, from the adjoining parkway, highway or street, except in Zones C-H or C-1.

**Interior side yard.** A yard on that extends from the required front yard, or the highway line on which the lot fronts where no front yard is required, to the required rear yard, or the rear lot line where no rear yard is required, other than a corner side yard. The width of a required interior side yard shall be a specified horizontal distance between each such side lot line parallel thereto on the lot.

**Rear yard.** A yard that extends across the full width of the lot. The depth of the required rear yard shall be a specified horizontal distance between the rear lot line or the highway line of an abutting alley and a line parallel thereto on the lot.