

Division D8

Glossary

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Chapter I - Definitions

Sections:

- D8-1 - Purpose
- D8-2 - Definitions of Specialized Terms and Phrases

D8-1 - Purpose

This Chapter provides definitions of terms and phrases used in this Zoning Ordinance that are technical or specialized, or that may not reflect common usage. If a definition in this Chapter conflicts with a definition in another provision of the Municipal Code, these definitions shall control for the purposes of this Zoning Ordinance. If a word is not defined in this Chapter, or in other provisions of the City of San Ramon Municipal Code, the Director shall determine the correct definition, giving deference to common usage. If a property condition exists that meets two or more categorical definitions found in this Chapter, then such property condition must comply with each and every applicable definition to comply with this Zoning Ordinance. Any ambiguities will be resolved under the Rules of Interpretation set forth in Section D1-5 of this Zoning Ordinance.

D8-2 - Definitions of Specialized Terms and Phrases

As used in this Zoning Ordinance, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

A. Definitions, "A."

Abut. Having property lines, street lines, and/or zoning boundaries in common.

Accessory Retail or Services. The limited retail sale of various products, or the provision of certain personal services within a health care, hotel, office, or industrial complex, to employees or customers of, or visitors to the primary use. Examples of these uses include pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service establishments within hotel, office and industrial complexes; bank tellers in grocery stores; food marts in gas stations; and barber and beauty shops within residential care facilities.

Access Drive. A private roadway that provides vehicle access from an off-street parking area to a public street.

Accessory Dwelling Unit (ADU). A permanent dwelling that is accessory to a primary dwelling on the same property. An ADU provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. An ADU may also be located on an upper floor above the detached garage of a single-family dwelling.

Accessory Structure. Any residential or non-residential structure that is secondary and incidental to a primary structure on the same parcel. This definition includes, but is not limited to, the following attached or detached accessory structures.

- arbors
- balconies (with ground posts)
- barbeques
- barns
- corrals
- coops
- decks
- garages
- gazebos
- greenhouses (non-commercial)
- large water fountains, greater than 6' high
- outdoor fireplaces
- patio covers
- spas and hot tubs
- storage sheds
- studios
- recreation area, see "recreation area" definition
- workshops

An Accessory Structure does not include:

- accessory dwelling unit (ADU),
- balconies (without ground posts),
- attached sunrooms which are enclosed,
- attached sunrooms integrated with the primary residence (attached rooms enclosed with walls/windows by more than 50 percent),
- basketball hoops (portable),
- barbeques (portable),
- play equipment (permanent or portable),
- mechanical equipment (e.g. air conditioning units),
- recreation area, dual use (e.g. basketball hoop which is "dual use" and permanent, see "recreation area" definition)
- home satellite dish and other receiving antennas for earth-based TV and radio
- broadcasts (see "Telecommunications Facilities")

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

Adult Day Care. See "Day Care."

Adult Oriented Business. The following terms and phrases are defined for the purposes of Division D4, Chapter I (Adult Oriented Business Regulations).

1. **Adult Arcade.** Any business establishment or concern containing one or more coin or slug operated or manually or electronically controlled still or motion picture projectors, video machines, projector or similar image-producing devices, that are maintained to display images to an individual or group of individuals when those images are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.
2. **Adult Bookstore.** Any establishment which as a regular and substantial course of conduct, displays and/or distributes sexually oriented merchandise, sexually oriented material, books, periodicals, magazines, or other printed materials, or photographs, drawings, sculptures, films, motion pictures, videos, discs, cassettes, slides, tapes, records, or other form of visual or audio representations which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities and/or specified anatomical areas (See "adult-oriented business" for definition of regular and substantial course of conduct.)
3. **Adult Cabaret.** A nightclub, bar, lounge, restaurant, or similar business establishment or concern which features as a regular and substantial course of conduct, any type of live entertainment, films, motion pictures, computer generated images, videos, discs, slides, or other photographic reproductions, or other oral, written or visual representations which are distinguished or characterized by an emphasis upon matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.
4. **Adult Dance Studio.** Any business establishment or concern which provides for members of the public a partner for dance where the partner, or the dance is distinguished or characterized by an emphasis upon matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.
5. **Adult Hotel/Motel.** A hotel, motel, or other similar business establishment or concern offering public accommodations for any form of consideration which as a regular and substantial course of conduct provides to its patrons, through the provision of rooms equipped with closed-circuit television, films, computer generated images, motion pictures, videos, discs, slides, other photographic reproductions, or other medium, material which is distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas and which rents, leases, or lets any room for less than a 12-hour period, or rents, leases, or lets any single room more than once in a 24-hour period.
6. **Adult Modeling Studio.** Any business or premises where there is furnished, provided, or procured, a figure model or models who pose in any manner which is characterized by its emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas where the model(s) is being observed or viewed by any person for the purpose of being sketched, photographed, painted, drawn, sculpted, filmed, or videotaped or otherwise depicted for a fee, compensation, gratuity, or other thing of value as consideration for the right or opportunity to so observe the model or to remain on the premises. "Adult Modeling Studio" does not include any live art class or any studio or classroom which is operated by any public agency, or any private educational institution authorized to issue and confer a diploma or degree in compliance with standards set by the State Board of Education.
7. **Adult-Oriented Business.** Any business establishment or concern which as a regular and substantial course of conduct operates as an adult arcade, adult bookstore, adult cabaret, adult dance studio, adult hotel/motel, adult modeling studio, adult theater; any business establishment or concern which as a regular and substantial course of conduct sells or distributes or offers for sale or distribution sexually oriented merchandise or sexually oriented

- material; or any other business establishment or concern which as a regular and substantial course of conduct offers to its patrons products, merchandise, services, or entertainment characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical areas. "Adult-oriented business" does not include those uses or activities, the regulation of which is preempted by State law. For the purposes of this Section, a business establishment or concern has established the provision of products, merchandise, services, or entertainment characterized by an emphasis on matters depicting describing, or relating to specified sexual activities or specified anatomical areas as a regular and substantial course of conduct when one or more of the following conditions exist:
- a. The area devoted to adult merchandise and/or sexually oriented material exceeds more than 20 percent of the total display or floor space area open to the public;
 - b. The business establishment or concern presents any type of live entertainment which is characterized by an emphasis on specified sexual activity or specified anatomical areas;
 - c. The regular and substantial course of conduct of the business consists of or involves the sale, trade, display, or presentation of services, products, or entertainment which are characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.
- 8. Adult Theater.** A business establishment or concern which, as a regular and substantial course of conduct, presents live entertainment performances, motion pictures, videos, computer images, slide photographs, or other pictures or visual representations or reproductions which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.
- 9. Adult-Oriented Business Operator.** A person, who supervises, manages, inspects, directs, organizes, controls, or in any other way is responsible for or in charge of the premises of an Adult-Oriented Business or the conduct or activities occurring on the premises thereof. This term shall hereinafter be referred to as "operator."
- 10. Applicant.** A person who is required to file an application for a permit under this Chapter, including an individual owner, managing partner, officer of a corporation, or any other operator, manager, employee, or agent of an Adult-Oriented Business.
- 11. Bar.** Any commercial establishment licensed by the State Department of Alcoholic Beverage Control to serve any alcoholic beverages on the premises.
- 12. Distinguished or characterized by an emphasis upon.** Shall mean and refer to the dominant or essential theme of the object described by the phrase. For instance, when the phrase refers to films "which are distinguished or characterized by an emphasis upon" the depiction or description of specified sexual activities or specified anatomical areas, the films so described are those whose dominant or predominant character or theme are the depiction of the enumerated sexual activities or anatomical areas. See *Pringle v. City of Covina* (1981) 115 Cal.App.3d 151.
- 13. Entertainer.** Any person who dances, models, entertains, and/or performs specified sexual activities or displays specified anatomical areas in an Adult-Oriented Business.
- 14. Establishment of an Adult-Oriented Business.** Shall mean and include any of the following:
- a. The opening or commencement of any Adult-Oriented Business as a new business;
 - b. The conversion of an existing business, whether or not an Adult-Oriented Business, to any Adult-Oriented Business defined herein;

- c. The addition of any of the Adult-Oriented Businesses defined herein to any other existing Adult-Oriented Business; or
 - d. The relocation of any Adult-Oriented Business.
15. **Figure Model.** Any person who, for pecuniary compensation, consideration, hire, or reward, poses in a modeling studio to be observed, sketched, painted, drawn, sculptured, photographed, or otherwise depicted.
16. **Live Art Class.** Any premises on which all of the following occur: there is conducted a program of instruction involving the drawing, photographing, or sculpting of live models exposing specified anatomical areas; instruction is offered in a series of at least two classes; the instruction is offered indoors; an instructor is present in the classroom while any participants are present; and preregistration is required at least 24 hours in advance of participation in the class.
17. **Nudity or a state of nudity.** The showing of the human male or female genitals, pubic area, or buttocks with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the areola.
18. **Operate an Adult-Oriented Business.** The supervising, managing, inspecting, directing, organizing, controlling, or in any way being responsible for or in charge of the conduct of activities of an Adult-Oriented Business or activities within an Adult-Oriented Business.
19. **Permittee.** The person to whom an Adult-Oriented Business Permit is issued.
20. **Person.** Any individual, partnership, co-partnership, firm, association, joint stock company, corporation, or combination of the above in whatever form or character.
21. **Semi-nude.** A state of dress in which clothing covers only the genitals, pubic region, buttocks, areola of the female breast, as well as portions of the body covered by supporting straps or devices.
22. **Sexual Encounter Center.** Any business, agency, or person who, for any form of consideration or gratuity, provides a place where three or more persons, not all members of the same family, may congregate, assemble, or associate for the purpose of engaging in specified sexual activities or exposing specified anatomical areas.
23. **Sexually Oriented Material.** Any element of sexually oriented merchandise, or any book, periodical, magazine, photograph, drawing, sculpture, motion picture film, video, disc, computer generated image, or other written, oral or visual representation which, for purposes of sexual arousal, provides depictions which are characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.
24. **Sexually Oriented Merchandise.** Sexually oriented implements and paraphernalia, including, but not limited to, dildos, auto sucks, sexually oriented vibrators, edible underwear, benwa balls, inflatable orifices, anatomical balloons with orifices, simulated and battery or electrically operated vaginas or penises, and similar sexually oriented devices which are designed or marketed primarily for the stimulation of human genital organs or sado-masochistic activity or which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.
25. **Specified Anatomical Areas.** Shall mean and include any of the following:
- a. Less than completely and opaquely covered human (1) genitals or pubic region; (2) buttocks; and/or (3) female breast below a point immediately above the top of the areola; or

- b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered; or
- c. Any device, costume, or covering that simulates any of the body parts included in Subparagraphs a. or b., above.

26. Specified Sexual Activities. Shall mean and include any of the following, whether performed directly or indirectly through clothing or other covering;

- a. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral-anal copulation, bestiality, direct physical stimulation of genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory function in the context of a sexual relationship, any of the following depicted sexually oriented acts or conduct: anilingus, bestiality, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zooerastia; or
- b. Clearly depicted human genitals in a state of sexual stimulation, arousal, or tumescence; or
- c. Use of human or animal ejaculation, sodomy, oral copulation, coitus, or masturbation; or
- d. Fondling, or touching of nude human genitals, pubic region, buttocks, or female breast; or
- e. Masochism, erotic, or sexually oriented torture, beating, or the infliction of pain; or
- f. Erotic or lewd touching, fondling, or other sexually oriented contact with an animal by a human being; or human excretion, urination, menstruation, vaginal, or anal irrigation; or
- g. The presence of any person who performs, or appears in a state of nudity or semi nude.

Affordable Rent. Monthly housing expenses, including a reasonable allowance for utilities, for rental units reserved for very low or low income households, not exceeding the following calculations:

1. **Low Income:** 80 percent of median income as defined by State law (Health and Safety Code Section 500105) and the HUD income limits.
2. **Very Low Income:** 50 percent of median income as defined by State law (Health and Safety Code Section 50105) and the HUD income limits.

Affordable Sales Price. A sales price at which households at income levels specified by the City's affordable housing programs can qualify for the purchase of designated dwelling units, calculated on the basis of underwriting standards of mortgage financing available for the development.

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

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

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

Does not include wineries, which are separately defined.

Alcoholic Beverage Manufacturing, beer. An alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops, or any other similar product, or any combination thereof in water, and includes ale, porter, brown, stout, lager beer, small beer, and strong beer but does not include sake, known as Japanese rice wine. (Section 23006 Business and Professions Code)

Alcoholic Beverage Manufacturing, Brewery. A facility that manufactures beer with a capacity generally greater than 15,000 barrels per year. May also include a tasting room on-site.

Alcoholic Beverage Manufacturing, Brew Pub. An Eating and Drinking Establishment with a micro-brewery as an accessory use where the beer it produces is sold in draft form at its own premises. This operation may sell other supplier's beer, including other hand-crafted or micro-brewed beers as well as wine to patrons for consumption on its premises. The premises are defined as a "bona fide public eating place" by the State of California Department of Alcoholic Beverage Control. The ABC specific operational requirements are dictated by a Type 75 license.

Alcoholic Beverage Manufacturing, distilled spirits. An alcoholic beverage obtained by the distillation of fermented agricultural products, and includes alcohol for beverage use, spirits of wine, whiskey, rum, brandy, and gin, including all dilutions and mixtures thereof. (Section 23005 Business and Professions Code).

Alcoholic Beverage Manufacturing, Distillery. A facility which manufactures distilled spirits. May also include a tasting room on-site.

Alcoholic Beverage Manufacturing, Micro-Brewery. A small-scale brewery facility that generally produces 15,000 barrels of beer per year or less. Its beer products are primarily intended for local and/or regional consumption. These facilities are typically dedicated to the production of specialty or craft beers. May also include a tasting room on-site and off –sale of alcoholic beverages is limited to beers brewed on site. The ABC specific operational requirements are dictated by a Type 23 license.

Alcoholic Beverage Manufacturing, wine. An alcoholic beverage obtained from normal alcoholic fermentation of the juice of sound ripe grapes or other agricultural products containing natural or added sugar or any such alcoholic beverage to which is added grape brandy, fruit brandy, or spirits of wine, which is distilled from the particular agricultural product or products of which the wine is made and other rectified wine products and by whatever name and which does not contain more than 15 percent added flavoring, coloring, and blending material and which contains not more than 24 percent of alcohol by volume, and includes vermouth and sake, known as Japanese rice wine. (Section 23007 Business and Professions Code)

Alley. A public or private roadway that provides vehicle access to the rear or side of parcels having other public street frontage that is not intended for general traffic circulation.

Allowed (Allowed Use). A land use identified by Division D2 (Allowable Land Uses and Zoning Standards)) as a permitted or conditional use that may be established with planning permit and, where applicable, Design Review and/or Building Permit approval, subject to compliance with all applicable provisions of this Zoning Ordinance.

Altered. Physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting.

Animal - Domestic. Any animal customarily kept by humans, including but not limited to dogs, cats, birds, rabbits, hamsters, fish, mice, turtles, and other animals as determined by the Zoning Administrator, incidental to a residential use. Does not include roosters, which are separately defined under "Animal Husbandry"; hens which are separately defined under "Chickens, raising of"; and honey bees which are separately defined under "Beekeeping – Apiary".

Animal – Wild or Exotic. Any animal as defined in the San Ramon Municipal Code section B2-18.

Animal Husbandry. The raising and keeping of farm animals (e.g., cows, goats, sheep, chickens including roosters, honey bees, etc.) for commercial purposes within allowable zoning district as listed in the Land Use Tables in Division D2.

Animal Husbandry, Grazing Only. The raising and keeping of farm animals on undeveloped property where the primary food source consists of the grasses on the site.

Animal Services, Boarding/Training. A commercial establishment that provides overnight animal boarding, kenneling, and/or trains animals as a paid service.

Animal Services, Grooming. A commercial establishment that provides household pet grooming services.

Animal Services, Veterinary Clinic/Animal Hospital. Office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals.

Antique or Collectible Store. A retail store that sells antiques, curios, gifts and souvenirs, and collectible items including sports cards and comic books. A store that primarily sells books is included under "Retail, general." Does not include stores selling other types of second hand items (e.g., clothing), which are instead included in the definition of "Second Hand Store."

Antenna. See "Telecommunications Facilities."

Apartment. See "Multi-Family Housing."

Applicant. Any person who is filing an application requesting an action who is:

1. The owner or lessee of property;
2. A party who has contracted to purchase, rent, or lease property contingent upon that party's ability to acquire the necessary approvals required for that action in compliance with this Zoning Ordinance, and who presents written authorization from the property owner to file an application with the City; or
3. The agent of either of the above who presents written authorization from the property owner to file an application with the City.

Approval. Includes both approval and approval with conditions.

Arborist. 1) A person currently certified by the Western Chapter of the International Society of Arboriculture as an expert on the care of trees; 2) a consulting arborist who satisfies the requirements of the American Society of Consulting Arborists; or 3) other qualified professional who the Director determines has gained through experience the qualifications to identify, remove, or replace trees.

Architectural Feature. An exterior building feature including roof, windows, doors, porches, etc.

Artisan/Craft Product Manufacturing. An establishment that manufactures and/or assembles small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, where any retail sales are incidental to the manufacturing activity.

Artisan Shop. A retail store selling art glass, ceramics, jewelry, paintings, sculpture, and other handcrafted items, where the store includes an area for the crafting of the items being sold, but where the crafting activity occupies less area within the building than retail sales. Does not include commercial art galleries, which are instead defined under "Retail, general."

Assessed Value. The value of a structure as shown in the records of the County Assessor.

Attic. The area located between the uppermost plate and the roof or ridge of a structure.

Auto and Vehicle Sales/Rental. A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, and motorcycles. Vehicles for sale may be displayed outdoors or indoors, as authorized by the required Use Permit. A wholesale establishment with no on-site storage or display of vehicles (office space only) are classified under "Office - Professional/Administrative."

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

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

Auto Repair. See "Vehicle Services."

Automated Teller Machine (ATM). A computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel. The machines may be located at or within banks, or in other locations, including independent machines in convenience stores. Does not include drive-up ATMs; see "Drive-Through Services."

B. Definitions, "B."

Bank, Financial Services. Financial institutions including:

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

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

Balcony. A platform that projects from and is supported by the wall of a building rather than columns or other supports below the platform, and is enclosed by a parapet or railing.

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

Beekeeping – Apiary. A place in which a colony or colonies of honey bees are kept in beehives. (As a hobby for personal purposes, an apiary shall consist of no more than ten (10) hives, and for commercial purposes, an apiary may consist of over ten (10) hives.)

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

Build-to Line. A line parallel to a property line where a structure is required to be located.

Building and Landscape Materials Sales. A primarily indoor (showroom only, no on-site delivery or bulk inventory storage) or primarily outdoor retail establishment selling hardware, tools, appliances, lumber and other building materials, plants and other landscaping materials. Includes paint, wallpaper, flooring, glass, fixtures, and similar products. Includes these types of stores selling to the general public, even if contractor sales account for a major proportion of total sales. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling and Distribution."

Building Frontage. A building wall adjacent to a parcel boundary that abuts a public right-of-way. A primary building frontage provides the main pedestrian entrance to the building. A secondary building frontage abuts a side street, rear entrance, or has an entrance from other than a public right-of-way.

Building Height. See Section D3-6 (Height Limits and Exceptions).

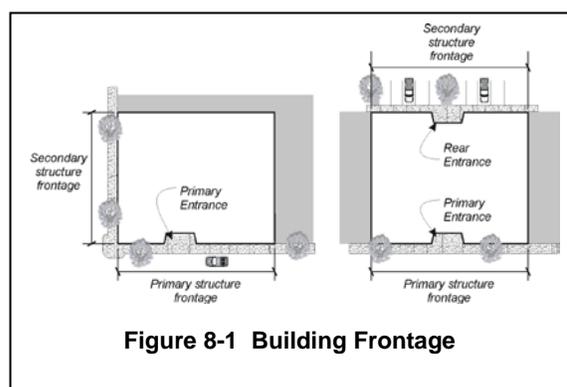


Figure 8-1 Building Frontage

Business Park. An area that has been built to accommodate a coordinated development including, but not limited to offices, warehouses, industrial buildings, mixed-use development, etc.

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

- blueprinting
- computer-related services (rental, repair) (see also "Maintenance Service - Client Site Services")
- copying and quick printing services
- film processing and photofinishing (retail)
- mailing and mail box services

C. Definitions, "C."

Cabinet Shop. See "Furniture, Furnishings and Appliance Store."

California Environmental Quality Act (CEQA). State law (California Public Resources Code Sections 21000 et seq.) requiring public agencies to document and consider the environmental effects of a proposed action, prior to allowing the action to occur.

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

Caretaker Quarters. A permanent residence that is secondary or accessory to the primary use of the property, and used for housing a caretaker on the site of a nonresidential use where needed for security purposes or to provide 24- hour care or monitoring of people, plants, animals, equipment, or other conditions on the site. Does not include residential "accessory dwelling units (ADU)," which are separately defined.

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

Change of Use. The replacement of an existing use on a lot or parcel, or any portion thereof, by a new use, or a change in the nature of an existing use; but does not include a change of ownership, tenancy, or management associated with a use for which the previous nature of the use will remain substantially unchanged.

Chickens, raising of. Raising of hens (roosters prohibited) for personal and non-commercial purposes as a hobby or household pets within applicable residential properties.

Child Day Care Center. See "Day Care."

City. The City of San Ramon, State of California, referred to in this Zoning Ordinance as the "City."

City Council. The San Ramon City Council, referred to in this Zoning Ordinance as the "Council."

Clustering. A subdivision design that concentrates allowable residential development on parcels that are located within a larger parcel that remains in permanent open space.

Cogeneration Facilities. Facilities and equipment for the conversion of waste heat from manufacturing or other on-site processes to electricity, for on-site consumption or sale to a public utility.

Co-Location. The placement of two or more wireless communications facilities on a single support structure or otherwise sharing a common location. Co-Location shall also include the placement of wireless communications facilities on buildings, water tanks, light poles, electricity towers, or other existing facilities and/or structures.

Commercial Recreation Facility - Indoor. Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

- bowling alleys
- coin-operated amusement arcades
- dance halls, clubs and ballrooms
- electronic game arcades (video games, pinball, etc.)
- ice skating and roller skating
- parties/play centers for children
- pool and billiard rooms as primary uses

This use does not include adult oriented businesses, which are separately defined. Four or more electronic games or coin operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.

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

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

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

Communications Facility. See "Telecommunications Facilities."

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

Community Garden. A site used for growing plants for food, fiber, herbs, flowers, and others, which is shared and maintained by community residents.

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

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

Congregate Care. See "Medical Services – Extended Care," and "Residential Care."

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

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

Convenience Store. A neighborhood serving retail store of 3,500 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience shopping needs. A convenience store that is larger than 3,500 square feet is allowed only as "Food and Beverage Sales." A convenience store may be part of a service station or may be an independent land use.

Conveyance, or Convey. Any transfer, sale, lease, rent, or disposition of or act to transfer, sale, lease, rent, or dispose of any affordable unit and include, but are not limited to, transfer of title or any interest therein by nonjudicial or judicial foreclosure and sale; but does not include transfer by gift, devise, or inheritance to the unit owner's spouse or issue, taking of title by surviving joint tenant, transfer of title to a spouse as part of divorce or dissolution proceedings, or acquisition of title or interest therein in conjunction with marriage.

Cottage Food Operation. Use of a residential dwelling as defined by State Health and Safety Code Section 113758.

Council. See "City Council."

County. The County of Contra Costa, State of California.

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

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

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

D. Definitions, "D."

Day Care, Adult. A state-licensed facility that provides nonmedical care and supervision for adult clients for periods of less than 24 hours for any client.

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

1. **Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
2. **Family Day Care Home.** As defined by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home.

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

Dead-End Street. A length of street where a vehicle may exit to another street only from the same point as it entered the street.

Deck. A platform providing outdoor living area that may be roofed, but is without walls on at least two sides, and which includes railings where required by the Building Code. See also "Balcony."

Density. The number of housing units per gross acre, unless otherwise stated, for residential uses.

Density Bonus. As defined by State law (Government Code Section 65915 et seq.), an increase in density over the maximum density otherwise allowed by the applicable zone, that is granted to the owner/developer of a housing project who agrees to construct a prescribed percentage of dwelling units that are affordable to households of very low and/or low income. When determining the number of dwelling units that shall be affordable, the units authorized by the density bonus shall not be included in the calculation.

Department. The City of San Ramon Planning/Community Development Department, referred to in this Zoning Ordinance as the "Department."

Design Review. See Section D6-22 (Architectural Review).

Development. On land, in or under water, the placement or erection of any solid material or structure; 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 subdivision in compliance with the Map Act; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure; and the removal or harvesting of major vegetation other than for agricultural purposes.

Development Agreement. A contract between the City and an applicant for a development project, in compliance with the Municipal Code, and Government Code Sections 65864 et seq.

Diameter of a Tree. Trunk diameter measured at 4.5 feet above the ground (also known as "Diameter at Breast Height," or "DBH").

Director. The City of San Ramon Planning/Community Development Department Director or designee of the Director.

Discretionary Permit. A City land use review and entitlement process where the Review Authority exercises discretion in deciding to approve or disapprove the permit. Includes Minor Use Permits, Use Permits, Minor Exceptions, Variances, Architectural Review, Development Plans, Planned Development Permits, and Subdivision Maps.

Diseased Tree. A tree afflicted by, but not limited to, any of the following: insect infestation, heart rot, exfoliation, slime flux, crown rot, leaf scorch, root fungus, structural defects or weaknesses.

District. See "Zone."

Drip line. A line that may be drawn on the ground around a tree directly under its outermost branch tips and which identifies that location where rainwater tends to drip from the trees. When depicted on a map, the drip line will appear as an irregular shaped circle that follows the contour of the tree's branches as seen from overhead.

Drive-Through Retail or Service. A facility where food or other products may be purchased, or where services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, dairy product, photo stores, pharmacies, etc. Examples of drive-through service facilities include drive-through bank teller windows, dry cleaners, etc., but do not include automated teller machines (ATMs), gas stations or other vehicle services, which are separately defined.

Duplex. See "Multi-Family Housing."

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

1. **Attached dwelling unit.** A dwelling unit which has one or more party walls in common with another dwelling unit.
2. **Detached dwelling unit.** A dwelling unit that does not share any walls in common with another dwelling unit.

E. Definitions, "E."

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

Eating and Drinking Establishment. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out. Eating and drinking establishments include the following types:

1. **With drive through service.** Sells food and beverage products to motorists who remain in their vehicles during the sales transaction;
2. **With full alcoholic beverages.** Sells distilled spirits for on-site consumption. May also sell wine and/or beer for on-site consumption. Includes tasting rooms for wine, beer, and/or distilled spirits;
3. **With live entertainment.** Also may provide live music, karaoke, dancing to live or recorded music, and/or comedy or theatrical performances for its patrons. Includes uses such as a "Night Club";
4. **With outdoor seating.** Serves food and beverage products to patrons seated at outdoor tables;
5. **With take-out service.** Provides prepared and packaged food for consumption off the premises; and
6. **With wine and beer.** Sells wine and/or beer, but not distilled spirits for on-site consumption. Includes tasting rooms for wine and beer only.

Electric Vehicle (EV) Charging Stations (Accessory) consist of EV charging stations located in existing commercial, mixed use, office or multifamily developments that are available for use by the public. They are typically associated with existing parking spaces where the number of charging stations does not to exceed 5% of the total number of onsite parking spaces. Where the proposed installation of EV charging stations is greater than 5% of the total number of spaces, a Minor Use Permit is required unless the higher EV charging station percentage is required by the State (California Green Building Standards) or local code.

Emergency Shelter. A facility for the temporary shelter and feeding of persons, operated by a public or non-profit agency during emergency operations as defined in Municipal Code Division A8, Chapter I (Emergency Organization and Disaster Council).

Environmental Impact Report (EIR). An informational document used to assess the physical characteristics of an area and to determine what effects will result if the area is altered by a proposed action, prepared in compliance with the California Environmental Quality Act (CEQA).

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

Equipment Rental. A service establishment that may offer a wide variety of household and business equipment, furniture, and materials for rental. Does not include "Construction and Heavy Equipment Rental," which is separately defined.

Extended Hour Retail. A business that is open to the public between the hours of 10:00 p.m. and 7:00 a.m. within 100 feet of a residential zone.

F. Definitions, "F."

Farm Animal Keeping. The keeping and raising of animals common to farms (e.g., beekeeping – apiary, cows, goats, horses, etc.) for personal use.

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

Farmers Market. The temporary use of a site for the outdoor sales of food and farm produce items, in compliance with California Food and Agriculture Code Section 1392 et seq.

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

Fence. A constructed, un-roofed barrier of wood, metal, masonry, or other material as allowed by this Zoning Ordinance, that is intended to enclose, separate, define, secure, protect, and/or screen one or more areas of a site. Includes masonry walls.

1. **Open Wire Fence.** A fence through which fenced areas remain visible because of the wire mesh used for the fence. Includes chain link fencing, deer fencing, etc.
2. **Safety Fence.** A fence constructed to prevent access to a hazard or hazardous area.
3. **Razor or Concertina Wire.** Sharp fencing materials that are designed to lacerate animals or unauthorized persons attempting to climb or cross the fence through other than a gate.

Fire District. The San Ramon Valley Fire Protection District.

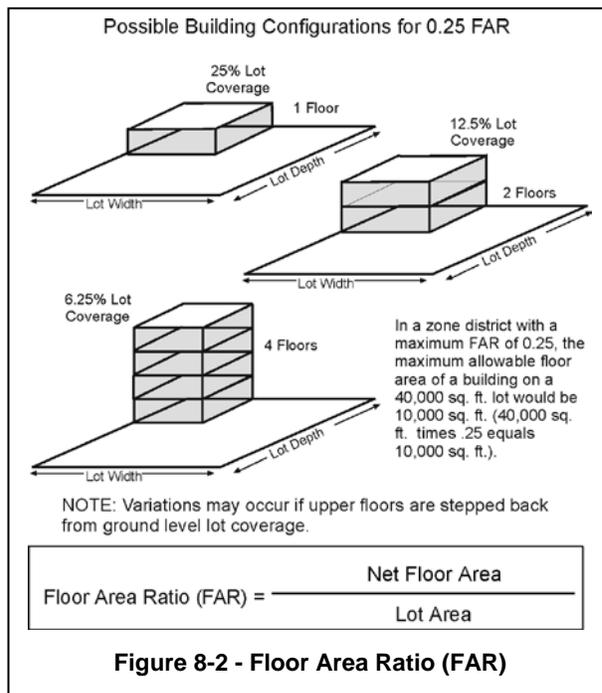
Fitness/Health Facility. A fitness center, gymnasium, health and athletic club, which may include any of the following: sauna, spa or hot tub facilities; locker rooms and/or showers; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include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

Floor area, gross. The sum of the areas of all floors of a building, measured from the exterior faces of exterior walls or from the center lines of walls separating two buildings. Gross floor area shall not include:

- interior parking spaces,
- loading space for motor vehicles,
- porches,
- exterior balconies/decks.

Floor area, net. The sum of the areas of all floors of a building, measured from the exterior faces of exterior walls or from the center lines of walls separating two buildings. Net floor area shall not include:

- interior parking spaces,
- loading space for motor vehicles,
- porches,
- exterior balconies/decks,
- areas for vertical circulation,
- elevators shafts,
- stairwells,
- halls,
- Lobbies,
- mechanical, electrical, and technical equipment rooms,
- janitorial rooms,
- restrooms,
- storage areas (adjoining loading docks),
- loading and garbage areas,
- penthouses



Floor Area Ratio (FAR). The ratio of net floor area of all structures on a project site to total project site area. See Figure 8-2.

Food and Beverage, Chain Grocery. A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the store. Chain groceries are food markets operated by retail chains that carry a full range of food and household products and have three or more store locations. Includes retail bakeries, where any on-site baking is only for on-site sales. (See also "Catering Service".)

Food and Beverage Sales. A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the store. Includes retail bakeries, where any on-site baking is only for on-site sales. Includes the "Chain Grocery" type, and the "Specialty Food" type, which carries a more limited and focused range of food products (e.g., a cheese store, or gourmet meat store, etc.). See also "Catering Service."

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

Furniture and Appliance Store. A store that primarily sells furniture and appliances with on-site delivery and bulk inventory storage, that may also provide incidental repair services. A store with only a showroom and no on-site delivery or bulk inventory storage is classified under "Retail, general."

G. Definitions, "G."

Garage or Carport. Parking space and shelter for automobiles or other vehicles, where the size of the parking space complies with the provisions of Division D3, Chapter III (Parking and Loading).

1. A garage is a completely enclosed attached or detached accessory structure, with an operational door.
2. A carport is an attached or detached accessory structure enclosed on no more than two sides.

Garage Sale. The temporary sale of used and recycled household or personal articles held on the seller's own residential premises, also referred to as a yard sale, rummage sale, or any similar designation.

Garage Sale, Community. An organized garage sale by more than three residents within 300 feet from each other on the same day.

General Plan. The City of San Ramon General Plan, including all its elements and all amendments thereto, as adopted by the City Council in compliance with Government Code Section 65300 et seq., and referred to in this Zoning Ordinance as the "General Plan."

Golf Course/Country Club. Golf courses, and accessory facilities and uses including: clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for on-site sales of golfing equipment; and golf cart storage and sales facilities.

Grade. The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for measuring the height of the structure.

Graywater. Untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. Graywater includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Recycled water and reclaimed water are separately defined under "Recycled water".

Gross Lot Area. See "Lot Area."

Guest House. A detached structure accessory to a single-family dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

H. Definitions, "H."

Habitable Space. Space within a dwelling unit for living, sleeping, eating, cooking, bathing.

Height. See Section D3-6 (Height Limits and Exceptions).

Heliport. An area, either at ground level or elevated on a structure, that is used or intended to be used for the takeoff and landing of helicopters, and includes some or all the various facilities useful to helicopter operations, including helicopter parking, waiting room, fueling and maintenance equipment.

1. **Approach-Departure Path.** The flight track of the helicopter as it approaches or departs from a designated takeoff and landing area, including a heliport, helipad, or helistop.

2. **Helipad or Helistop.** A heliport without auxiliary facilities such as waiting room, helicopter parking, fueling and maintenance equipment.
3. **Takeoff and Landing Area.** The area of a helicopter facility where the helicopter actually lands and takes off, and includes the touchdown area.

Homeless Shelter. A facility providing minimal supportive services for persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied shelter because of an inability to pay.

Home Occupation. The conduct of a business within a dwelling unit or residential site, with the business activity being subordinate to the residential use of the property.

Horticulture. See "Crop Production, Horticulture, Orchard, Vineyard."

Hotel or Motel. See "Lodging."

Housing Unit. See "Dwelling, Dwelling Unit, or Housing Unit."

I. Definitions, "I."

Industry, Custom. An establishment primarily engaged in on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment. Limited custom industry includes mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include custom bookbinding, ceramic studios, candle-making shops, and custom jewelry manufacture.

Industry, General. Manufacturing of products, primarily from extracted or raw materials or bulk storage and handling of such products and materials. Uses in this classification typically involve a high incidence of truck or rail traffic, and/or outdoor storage of products, materials, equipment, or bulk fuel. This classification includes food processing and packaging, laundry and dry cleaning plants, stonework and concrete products manufacture (including concrete ready-mix plants), and power generation. No industrial uses such as asphalt and chemical manufacture, hot-mix plants, rendering, and tanneries are excluded from this classification.

Industry, Limited. Manufacturing of finished parts or products, primarily from previously prepared materials; and provision of industrial services; both within and enclosed building. This classification includes processing, fabrication, assembly, treatment, and packaging, but excludes basic industrial processing from raw materials, food processing, and Vehicle/Equipment Services. Small-scale limited industry occupies a maximum gross floor area of 5,000 square feet.

Intensification of Use. A change in the use of a structure or site that generates more traffic or other level of activity on the site, for example: where the new use is required by this Zoning Ordinance to have more off-street parking spaces than the former use; or a change in the operating characteristics of a use (for example, hours of operation).

Interior Property Line. See "Lot Features."

J. Definitions, "J."

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

K. Definitions, "K."

Key Lot. See "Lot, or Parcel - Key Lot."

Kitchen. A room or space within a building used or intended to be used for the cooking or preparation of food, which includes any of the following: stove, oven, range top, dishwasher, kitchen sink.

L. Definitions, "L."

Laboratory - Non-Medical. A facility for testing, analysis, and/or research. Examples of this use include soils and materials testing labs, and forensic labs. Does not include medical laboratories (see "Medical Service – Clinic, Laboratory, and Urgent Care").

Land Use. The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.

Landing. The level portion of a stairway.

Landmark. The following terms are defined for the purposes of Section D2-31 (Landmark (-L) Overlay Zone).

1. **Alteration.** Any change or modification, through public or private actions, of any landmark or historical site or of any property located within a landmark district including, but not limited to, changes to or modification of structure, architectural details or visual characteristics such as paint color and surface texture, grading, surface paving, new structures, cutting or removal of trees and other landscape features, disturbance of archaeological sites or areas, and the placement or removal of any objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape features affecting the visual qualities of the property.
2. **Architectural Feature.** The architectural elements embodying style, design, proportions, general arrangement and components of all surfaces of an improvement, including but not limited to, the kind, color or texture of the building materials and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.
3. **Improvement.** Any building, structure, place, work of art or other object constituting a physical betterment of real property or any part of the betterment.
4. **Object.** A material thing of functional, aesthetic, cultural, symbolic or scientific value, usually by design or nature moveable.
5. **Ordinary Repairs and Maintenance.**
 - a. Work done on any improvement or landscape feature for which a permit is not needed in compliance with Section D2-31.
 - b. Replacement of any part of an improvement or landscape feature; for which a permit issued by the Chief Building Inspector is not required by law or by this Zoning Ordinance, where the purpose and effect of the work or replacement is to correct any deterioration or decay of or damage to the improvement or landscape feature or any part thereof and to restore the improvement or feature, as nearly as may be practicable, to its condition prior to the deterioration, decay or damage.
6. **Preservation.** The identification, study, protection, restoration, rehabilitation or enhancement of a landmark or historic site.

Landscape and Tree Preservation. The following terms are defined for the purposes of Division D3, Chapter II (Landscape Design Standards), and Division V, Chapter II (Tree Preservation and Protection).

1. **Drought resistant cool season grass.** Cool season grasses that can tolerate drought stress. These grasses usually require high water use irrigation scheduling to stay green and vital, but will survive under limited water (e.g., turf type tall fescues, Medallion, and Rebel).
2. **Functional need (for turf).** Turf planting which serves a functional or practical need rather than purely aesthetic purpose. Examples include: athletic fields and pedestrian circulation areas.
3. **High water use plantings.** Annuals, container plantings, and plants recognized as high water use (e.g., Rhododendrons or Birch) or plants documented as having a plant factor greater than 0.6.
4. **Hydrozone.** A landscape area having plants with similar water needs. Typically, a hydrozone is served by a valve or set of valves with the same type of irrigation hardware and schedule.
5. **Irrigation circuit.** A section of an irrigation system, including the piping and sprinkler heads or emitters, that is operated by a single remote control valve.
6. **Low water use plants.** Plants which are recognized as drought resistant or low water use when established, or plants documented as having a plant factor less than or equal to 0.6.
7. **Microclimate.** A section of a landscaped site with unique climatic conditions that affect the amount of water plants within the area use (e.g., courtyards, tree understory areas, and median islands).
8. **Non mechanically compacted soil.** Soil which has not undergone engineered compaction procedures.
9. **Organic amendment.** Any fully organic material added to the soil to improve soil structure, and other physical properties of the soil (e.g., compost, composted sawdust, peat moss, and redwood soil conditioner).
10. **Overspray.** Water which is discharged from an overhead irrigation system outside the desired planting area, especially water which wets adjacent hard surfaces (e.g., patios, sidewalks, and streets).
11. **Plant factor.** A number which represents the portion of reference evapotranspiration used by a particular plant. For example, a shrub with a plant factor of 0.5 uses 50 percent of reference evapotranspiration; a tree with a plant factor of 1.2 uses 120 percent of reference evapotranspiration.
12. **Porous mulch.** A loose material applied to the soil surface to reduce evaporation and retard weed growth (e.g., compost, decomposed granite, straw, wood chips).
13. **Rain shut off device.** A device which automatically shuts the irrigation system off when a measurable amount of rain occurs.
14. **Runoff.** Water which is not absorbed by the soil to which it is applied and runs off onto other areas. Runoff usually occurs when water is applied at a rate greater than the infiltration rate of the soil, and is especially problematic on slopes and on heavy clay soils.
15. **Water feature.** Ornamental or functional body of water (e.g., a fountain, pool, or pond).

- 16. Water saving techniques (to mitigate runoff from slopes).** Landscape design techniques which either allows irrigation to be applied at a rate close to the infiltration rate of the soil or which captures and recycles runoff.

Landscape Area. An area set aside from structures and parking/driveway uses which are developed with Hardscape and Softscape elements. Does not include materials such as turf block when used for parking and/or driveways. See also "Landscape Area – Hardscape" and "Landscape Area – Softscape". See also "Paved Area".

Landscape Area – Hardscape. An area comprised of inanimate elements, including but not limited to paving materials (not used for parking), walls, fences, walkways, water features, concrete or brick patios, tile paths, and turf block (not used for parking/driveways uses). Porous materials such as synthetic turf is separately defined under "Landscape Area – Softscape".

Landscape Area – Softscape. An area comprised of living elements, including but not limited to lawns, trees, shrubs, vines, hedges, and bedding plants. Includes porous materials such as synthetic turf.

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

Laundry, Dry Cleaning Plant. A service establishment engaged primarily in high volume laundry and garment services, including: carpet and upholstery cleaners; diaper services; dry cleaning and garment pressing; commercial laundries; linen supply. These facilities may include accessory customer pick-up facilities. These facilities do not include coin operated laundries or laundry/dry cleaning pick up stores without cleaning/processing equipment, which are instead under "Personal Services."

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

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities in compliance with the Building Code; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

Lodging.

1. **Short term rental.** A dwelling that is leased or rented in full or in part for the purpose of overnight lodging for less than thirty (30) consecutive day terms. Short term rentals are not considered home occupations for permitting and are treated separately.
2. **Bed and Breakfast Inn (B&B).** A residential structure with one or more bedrooms rented for overnight lodging throughout the year, where meals may be provided subject to applicable Environmental Health Department regulations.
3. **Hotel or Motel.** A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Lot or Parcel. A recorded lot or parcel of real property under single ownership, lawfully created as required by applicable Subdivision Map Act and City ordinance requirements, including this Zoning Ordinance. Types of lots include the following. See Figure 8-3 (Lot Types).

1. **Corner Lot.** A lot located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the lot is considered an interior lot.

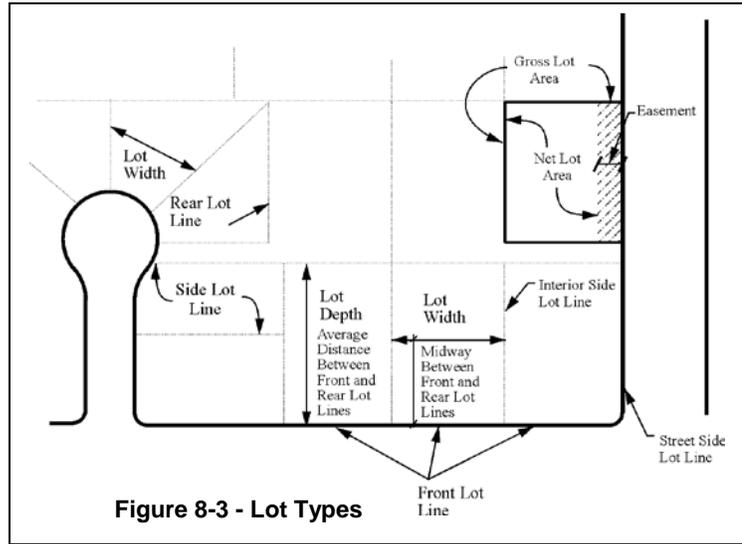


Figure 8-3 - Lot Types

2. **Double-Frontage Lot.** A lot with frontage on two generally parallel streets.
3. **Flag Lot.** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee.
4. **Interior Lot.** A lot abutting only one street.
5. **Key Lot.** An interior lot, the front of which adjoins the side property line of a corner lot.
6. **Reverse Corner Lot.** A corner lot with its longest definition oriented perpendicular to the other lots on the longest block face, the rear of which abuts a key lot.

Lot Area. See Figure 8-4 (Lot Features).

1. **Gross area.** Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights of way.

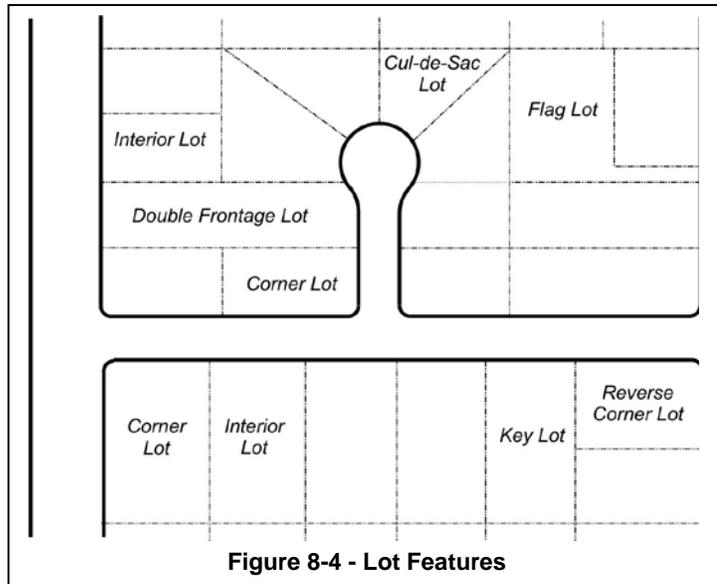


Figure 8-4 - Lot Features

2. **Net area.** Net lot area is the gross lot area, not including easements that are not for the exclusive use of the lot on which the easement is located.

Lot Coverage. The percentage of the total area of a lot divided by the area that is occupied by structures over 18 inches in height (including balconies and decks). The area of a structure is measured from the exterior wall to exterior wall. Parking areas, driveways, swimming pools, retaining walls, and other impervious surfaces are not counted towards lot coverage.

Lot Depth. The average linear distance between the front and the rear lot lines or the intersection of the two side lot lines if there is no rear line. See Figure 8-4 (Lot Features). The Director shall determine lot depth for parcels of irregular configuration.

Lot Frontage. The boundary of a lot adjacent to a public street right-of-way. See Figure 8-4.

Lot Line or Property Line. Any recorded boundary of a lot. Types of lot lines are as follows (see Figure 8-4 (Lot Features)):

1. **Front Lot Line.** On an interior lot, the property line separating the parcel from the street.
 - a. The front lot line on a corner lot is the line with the shortest frontage. If the street-fronting lot lines of a corner lot are equal in length, the front lot line shall be determined by the Director.
 - b. On a double-frontage lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
2. **Interior Lot Line.** Any lot line not abutting a street.
3. **Rear Lot Line.** A property line that does not intersect the front lot line, which is most distant from and most closely parallel to the front lot line.
4. **Side Lot Line.** Any lot line that is not a front or rear lot line.

Lot Width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. See Figure 8-3 (Lot Features). The Director shall determine lot width for parcels of irregular shape.

M. Definitions, "M."

Maintenance. See "Repair and Maintenance."

Maintenance and Service Facility. A facility providing maintenance and repair services for fleet vehicles, and accommodating equipment and materials storage areas. This use includes corporation yards, equipment service centers, and similar facilities.

Maintenance and Repair Service. Base facilities for various businesses that provide services on the premises of their clients. Includes gardening, janitorial, pest control, water and smoke damage recovery, and similar services; and appliance, computer, electronics, elevator, equipment, HVAC, instrument, plumbing, security systems, and other maintenance and repair services not operating from a retail establishment that sells the products being maintained or repaired. When these services operate from a retail establishment that sells the products being maintained or repaired, they are instead considered part of the retail use.

Map Act. See "Subdivision Map Act."

Media Production. Facilities for motion picture, television, video, sound, computer, and other communications media production.

Median Income. The annual, area median income applicable to the County, adjusted for family size in compliance with adjustment factors adopted by the United States Department of Housing and Urban Development (HUD). In the event that HUD no longer establishes median income levels at the time of conveyance of a unit, the City will determine by resolution, by any other recognized method of computing median income, the median income for purposes of this Chapter. The determination by the City shall be final and non-appealable.

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

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

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

Medical Services - Doctor Office. A facility, other than a hospital where medical, dental, mental health, surgical, acupuncture, massage therapy, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. These facilities may also include incidental medical laboratories. A facility with five or more licensed practitioners is instead classified under "Medical Services - Clinic, Laboratory, and Urgent Care." Counseling services by other than medical doctors or psychiatrists in locations other than in the offices of other medical doctors or psychiatrists are included under "Offices - Professional/Administrative." Does not include palm readers, hypnotists, card readers, psychics, and similar services, which are instead included under "Personal Services – Restricted."

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

Medical Services - Hospital. Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of "Accessory Retail Uses"), and on-site ambulance dispatch facilities.

Meeting Facility, Public or Private. A facility for public or private meetings, including community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, Grange halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use that are typically used only by on-site employees and clients, and occupy less floor area on the site than the offices they support (see "Offices"). Does not include: sports or other commercial entertainment facilities (see "Theater," and "Sports and Entertainment Assembly"); or convention centers (see "Conference/Convention Facility"). Related on-site facilities such as day care centers and schools are separately defined, and separately regulated by Division D2 (Allowable Land Uses and Zoning Standards).

Minor Exception. See Section D6-24 (Minor Exceptions).

Minor Use Permit. See Section D6-28 (Use Permits and Minor Use Permits).

Mixed-Use Project. A project that combines both non-residential and residential uses on the same site. See Division D2, Chapter III (Mixed Use Zones).

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

Mobile Home, Boat, or RV Sales. The retail sale of mobile homes, and/or various vehicles and watercraft for recreational uses. Includes the sales of boats, campers and camper shells, jet skis, motor homes, and travel trailers.

Mobile Home Park. Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

Mortuary, Funeral Home. Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted. Full-service mortuaries include facilities for the preparation of the deceased, and for cremation. Partial service facilities include only chapels and similar rooms for viewing, religious services, wakes, and similar activities, together with accessory office facilities.

Motel. See "Lodging."

Multi-Family Housing. A structure containing two or more dwelling units. Multi-family dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units under one ownership in a single building); townhouse development (three or more attached dwellings where no unit is located over another unit); rowhouses; and other building types containing multiple dwelling units (for example, condominiums, courtyard housing, stacked flats, etc.).

N. Definitions, "N."

Natural, or Existing Grade. The contour of the ground surface before grading.

Negative Declaration. A Negative Declaration as defined by the California Environmental Quality Act (CEQA).

Net Lot Area. See "Lot Area."

Night Club. A facility that stays open late at night providing entertainment such as live music and/or dancing, comedy, etc. Does not include "Adult Oriented Business." See "Eating and Drinking Establishment with live entertainment" for businesses primarily providing food service in association with live entertainment.

Nonconforming Parcel. A parcel that was legally created prior to the adoption of this Zoning Ordinance or amendment, but does not comply with the current area, width, depth, or other applicable requirements of this Zoning Ordinance.

Nonconforming Sign. A sign that lawfully existed prior to the effective date of this Zoning Ordinance or amendment, but does not comply with the current sign regulations of this Zoning Ordinance.

Nonconforming Structure. A structure that was legally constructed prior to the adoption or amendment of this Zoning Ordinance, but does not comply with the current setback, height limit, and/or other applicable requirements of this Zoning Ordinance.

Nonconforming Use. A use of land and/or a structure (either conforming or nonconforming) that was legally established and maintained prior to the adoption of this Zoning Ordinance or amendment, but does not conform to the current Zoning Ordinance requirements for allowable land uses within the applicable zone.

Non-Residential Use. A commercial, industrial, public, or other land use type that does not contain or involve one or more dwelling units.

O. Definitions, "O."

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

Off-Site. An activity or accessory use that is related to a specific primary use, but is not located on the same site as the primary use.

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

1. **Accessory.** An office facility for administration, and/or on-site business and operations management that are incidental and accessory to another business, sales, and/or service activity that is the primary use. For example, a business office within a grocery store.
2. **Business/Service.** Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which are separately defined.
3. **Government.** Administrative, clerical, or public contact and/or service offices of a local, state, or federal government agency or service facilities. Includes post offices, but not bulk mailing distribution centers, which are under "Truck or Freight Terminal."
4. **Processing.** Office-type facilities characterized by high employee densities, and occupied by businesses engaged in information processing, and other computer-dependent and/or telecommunications-based activities. Examples of these uses include:
 - airline, lodging chain, and rental car company reservation centers
 - data processing services
 - mail order and electronic commerce transaction processing
 - telemarketing

- 5. Professional/Administrative.** Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include:
- accounting, auditing and bookkeeping services
 - advertising agencies
 - attorneys
 - auto and vehicle sales/rental - wholesale establishment with no on-site storage or display of vehicles (office space only)
 - business associations, chambers of commerce
 - commercial art and design services
 - construction contractors (office facilities only)
 - counseling services
 - court reporting services
 - detective agencies and similar services
 - design services including architecture, engineering, landscape architecture, urban planning
 - educational, scientific and research organizations
 - financial management and investment counseling
 - literary and talent agencies
 - management and public relations services
 - media postproduction services
 - news services
 - photographers and photography studios
 - political campaign headquarters
 - psychologists
 - secretarial, stenographic, word processing, and temporary clerical employee services
 - security and commodity brokers
 - writers and artists offices
- 6. Temporary.** A mobile home, recreational vehicle or modular unit used as a temporary office facility. Temporary Offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on site real estate office for a development project; or a temporary business office in advance of permanent facility construction.
- 7. Temporary Real Estate.** The temporary use of a dwelling unit within a residential development project as a sales office for the units on the same site, which is converted to residential use at the conclusion of its office use.

On-Site. An activity or accessory use that is related to a specific primary use, which is located on the same site as the primary use.

Open Fencing. A fence constructed of rails, pickets, wrought iron, or wire, with the materials spaced so that at least 50 percent of the surface area is open, allowing visibility through the fence.

Ordinary Maintenance and Repair. Work for which a Building Permit is not required, the purpose and effect of which is to correct deterioration of, or damage to a structure, and to restore the structure to its condition before the deterioration or damage.

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

Outdoor Display and Sales. The permanent outdoor display of merchandise incidental to an adjacent indoor retail use, and certain independent outdoor retail sales facilities. Includes news and flower stands, and outdoor dining areas. Does not include the sale of automobiles and recreational vehicles ("Auto and Vehicle Sales and Rental"), mobile homes ("Mobile Home, Boat, or RV Sales"), or building or landscape materials ("Building and Landscape Materials Sales - Outdoor). Outdoor display and sales shall comply with the standards for "Outdoor Displays, Storage and Vending" in Section D4-35.

Outdoor Storage. See "Storage - Outdoor."

Outdoor Vendor. A person with a current business license who sells, or offers to sell any type of merchandise, including food, beverages or edibles of any type whether hot, cold, fresh, prepared or packaged, from a mobile food truck, or at an approved location other than within a building or structure constructed on a permanent foundation that is rented, leased, or owned by that person.

1. **Vending.** Selling or offering to sell any type of merchandise, including food, beverages or edibles of any type, at any location other than within a building or structure constructed on a permanent foundation, which is rented, leased, or owned by the person selling or offering to sell the merchandise.
2. **Vending Equipment.** Includes any materials, merchandise, tools, vehicles, carts, tables, chairs or other items owned by, in the possession of or associated with a licensed vendor.

P. Definitions, "P."

Parcel. See "Lot, or Parcel."

Park and Recreation Facility. An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities.

Parking Facility - Public or Commercial. Parking lots or structures operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities, which are instead defined under "Storage - Outdoor."

Paved Area. An area comprised of but not limited to materials providing a hard or semi-hard (turf block) surface used for parking and/or driveway uses. Does not include elements such as walkways, concrete or brick patios, and tile paths. See also "Landscape Area."

Permit. Authorization by the Planning Department to establish a land use. Does not include building permits, electrical permits, plumbing permits, etc. which may also be required to establish a land use.

Playground. An area occupied by children's play equipment, including climbing equipment, sandboxes, slides, swings, and/or similar equipment.

Pedestrian Orientation. A physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;

4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist.

Pedestrian orientation may also include: design amenities related to the street level, such as awnings, paseos, and arcades; landscaping and street furniture.

Pedestrian Oriented Use. A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and/or social interaction.

Permit. Authorization by the Department to establish a land use. Does not include building permits, electrical permits, plumbing permits, etc., which may also be required to establish a land use.

Person. Any individual, firm, partnership, corporation, company, association, joint stock association; city, county, state, or district; and includes any trustee, receiver, assignee, or other similar representative thereof.

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

- | | |
|--|---|
| - barber and beauty shops | - laundromats (self service laundries) |
| - clothing rental | - locksmiths |
| - dry cleaning/laundry pick up | - massage (licensed, therapeutic, non-sexual) |
| - stores with limited equipment (no on-site plant) | - pet grooming with no boarding |
| - home electronics and small appliance repair | - shoe repair shops |
| | - tailors |
| | - tanning salons |

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

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

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

Pharmacy, Medical Supplies. A retail store that sells prescription drugs, and/or other medical supplies.

Planning Commission. The City of San Ramon Planning Commission, appointed by the San Ramon City Council in compliance with Government Code Section 65101, referred to throughout this Zoning Ordinance as the "Commission."

Planning Permit. Authority granted by the City to use a specified site for a particular purpose. "Planning Permit" includes Use Permits, Minor Use Permits, Limited Term Permits, Variances, Minor Variances, Design Review, Master Development Plans, and Zoning Clearances, as established by Division D6 (Planning Permit Procedures) of this Zoning Ordinance.

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

Porch. A covered but otherwise open platform that provides a transition between the interior of a building and the public space of the street.

Portable Outdoor Storage Unit. Any container designed for the transportation and/or storage of personal property which is typically rented to owners or occupants of property for their temporary use which is delivered and removed by truck.

Primary Structure. A structure that accommodates the primary use of the site.

Primary Use. The main purpose for which a site is developed and occupied.

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

Private Residential Recreation Facility. A privately-owned, non-commercial outdoor recreation facility provided for residential project or neighborhood residents, including swimming pools, swim and tennis clubs, sport court facilities. Does not include golf courses and country clubs, which are separately defined.

Produce Stand. A temporary business established and operated for a specific time, selling raw, unprocessed fruits, vegetables, nuts, and other produce in its raw or natural state, and that is accessory to an on-site or adjacent agricultural operation.

Property Line. See "Lot Line or Property Line."

Proposed Project. A proposed new structure, new addition to an existing structure, or area of other new site development; these do not include the alteration of any portion of an existing structure other than an addition.

Protected Zone of a Tree. For the purposes of Division D5, Chapter II (Tree Preservation and Protection), the protected zone of a tree is determined by following method that protects the largest ground area:

1. The maximum extent of the drip line of the tree plus five feet, projected in a circle around the tree, with the trunk at the center of the circle; or
2. A circle equal to the trunk diameter in inches converted to feet. (For example, the radius of the protected zone of a tree with a trunk diameter of six inches is six feet.) Trunk diameter is measured at 54 inches above the ground. In the case of a trunk that is divided into limbs at a point below 54 inches, the trunk diameter shall be measured at the narrowest diameter of the trunk between the base of the tree and 54 inches above the ground.

Public Right-of-Way (ROW). Public streets and utility easements owned by the City or other public entity, but only to the extent of the City or public entity's right, title, interest or authority to grant a license to occupy and use such streets and easements for wireless communication facilities.

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

Q. Definitions, "Q."

Qualifying Resident. A senior citizen or other person eligible to reside in senior citizen housing (for example, a senior citizen's spouse who is less than 55 years of age).

R. Definitions, "R."

Recreation Area. An area that is primarily designed or intended to be used solely for a sport, athletic or game activity, such as but not limited to tennis, handball, volleyball, basketball, shuffleboard, and ball batting. A Recreation Area encompasses such elements as fencing, lighting, overhead enclosure, netting, equipment, and other structures designed, used or intended to be used in an activity conducted on a recreation area. A Recreation Area does not include "dual use" recreation areas which combines a primary use such as a driveway and/or patio with an alternative use such as a permanent sport, athletic, or game structure (e.g. a permanent basketball hoop on a driveway). See also "Accessory Structure".

Recreational Vehicle (RV). A motor home, travel trailer, truck camper, carryall, or camp trailer, house car, with or without motive power, typically designed for human habitation for recreational, emergency, or other occupancy, which:

1. Contains less than 320 square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms; and
2. Contains 400 square feet or less of gross area measured at maximum horizontal projections; and
3. Is built on a single chassis; and
4. Is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

Also includes vehicles for non-habitation recreational and work purposes such as boats, boat trailers, off-road vehicles, other types of trailers, golf carts, and busses.

Also See "Trailer" definition

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

Recycled Water. Treated or recycled waste water of quality suitable for non-potable uses such as landscape irrigation and water features. It is not intended for human consumption. Recycled water also includes reclaimed water. Graywater is separately defined under "Graywater".

Recycling Facility. A center for the collection and/or processing of recyclable materials. A "certified" recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986.

1. **Small Collection Facility.** A center where the public may donate, redeem or sell recyclable materials. Small collection facilities which occupy an area of 500 square feet or less and may include a mobile unit;
2. **Large Collection Facility.** Large collection facilities which occupy an area of more than 500 square feet and/or include permanent structures.
3. **Mobile Recycling Unit.** An automobile, truck, trailer, or van used for the collection of recyclable materials, carrying bins, boxes, or other containers.
4. **Processing Facility.** A structure or enclosed space used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, re-manufacturing and shredding. Processing facilities include the following types, both of which are included under the definition of "Scrap and Dismantling Yards," below:
 - a. Light processing facility occupies an area of under 45,000 square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers; and
 - b. A heavy processing facility is any processing facility other than a light processing facility.
5. **Recycling or Recyclable Material.** See Section D 4-37(A)
6. **Reverse Vending Machine.** An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by State law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers.

A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.
7. **Unattended Donation and Collection Boxes.** Unattended donation and collections box or bin means any unattended container, receptacle, or similar device that is located on any lot within the City and that is used for soliciting and collecting donations of clothing or other small scale salvageable personal property. This term does not include recycle bins for the collection of "recyclable material" as defined by Section D4-37 A. (1) or any unattended donation or collection box located inside a building.
8. **Scrap and Dismantling Yard.** Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. Includes light and heavy processing facilities for recycling (see the definitions above). Does not include: pawn shops, and other secondhand stores; the sale of operative used cars; or landfills or other waste disposal sites.

Related Equipment. The term "related equipment" shall mean all equipment ancillary to the transmission and reception of data via radio frequencies. It includes, but is not limited to equipment pads, equipment shelters, cabinets, buildings and access ladders.

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

Repair and Maintenance. For the purposes of Section D2-4 (Exemptions from Land Use Permit Requirements) and Division D7, Chapter I (Nonconforming Uses, Structures, and Parcels), repair and maintenance includes work on a building or other structure involving: cleaning; interior and exterior painting; re-roofing; the patching of cracks, holes, and other damage to interior and exterior walls; the replacement or repair of electrical or plumbing fixtures and lines; but does not include changes to any structural member.

Research and Development, General. A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities, and where no more than 30 percent of the total floor area is office. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see "Laboratory – Non-Medical"), or medical laboratories (see "Medical Service - Clinic, Laboratory, Urgent Care").

Research and Development, Limited. A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing where the primary floor area use is professional office-based. Includes limited assembly of related products from parts produced off-site, storage, and warehousing associated with principle office use. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see "Laboratory – Non-Medical"), or medical laboratories (see "Medical Service - Clinic, Laboratory, Urgent Care").

Residential Care. A single-family dwelling or multi-unit facility licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour non-medical or medical (RCFE) care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Does not include day care facilities, which are separately defined under "Day Care."

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

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

- 1. Assisted Living Facility.** A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted Living Facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.

2. **Independent Living Center/Senior Apartment.** Independent living centers and senior apartments are multi-family residential projects reserved for senior citizens, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.
3. **Life Care Facility.** Sometimes called Continuing Care Retirement Communities, or Senior Continuum of Care Complex, these facilities provide a wide range of care and supervision, and also provide health care (skilled nursing) so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life Care Facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

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

Resource Management. The following terms and phrases are defined for the purposes of Division D5 Chapter 1 (Hillside, Creek, and Ridgeline Areas).

1. **Creek.** A watercourse as shown in General Plan 2030 Figure 8-3 (Resource Management).
2. **Hillside.** A part of a hill between the summit and the foot with slopes of 10 percent or more.
3. **Hilltop.** The highest elevation at the crest of a hill.
4. **Pocket Area.** Land located between any parallel ridges which are separated by less than 1,500 feet measured horizontally.
5. **Ridge.** An elongated crest or series of crests of a hill. Major Ridges and Minor Ridges are designated as shown in the General Plan 2030 Figure 8-3 (Resource Management).
6. **Ridgeline.** A ground line located at the highest elevation of and running parallel to the long axis of a ridge.
7. **Riparian Vegetation.** Vegetation associated with a watercourse which requires or tolerates moisture in excess of that available in adjacent uplands.
8. **Undevelopable Land.**
 - a. Land with an existing, natural slope in excess of 20 percent with a minimum elevation differential of 40 feet and a minimum contiguous area of three acres; or
 - b. Riparian corridors or associated vegetated areas of creeks, intermittent streams, perennial streams, or lakes.

Review Authority. The individual or official City body (the Planning Director, Zoning Administrator, Architectural Review Board, Planning Commission, or City Council) identified by this Zoning Ordinance as having the responsibility and authority to review, and approve or disapprove the permit applications described in Division D6 (Planning Permit Procedures).

Retail, general. Stores, showrooms and shops selling a variety of retail merchandise not specifically listed under another defined use.

Does not include adult oriented businesses, antique or collectible stores, furniture and appliance stores, or second hand stores, which are separately defined.

Rooming or Boarding House. A dwelling or part of a dwelling where rooms may be rented for occupancy by no more than four persons who are not members of a single housekeeping unit, with no more than four bedrooms rented in each dwelling. Does not include fraternities, sororities, convents, or monasteries, which are separately defined under "Organizational House."

Rowhouse. Two-story dwellings fronting a sidewalk that occupy the entire width of their parcels, without side setbacks.

S. Definitions, "S."

School. An institution of learning for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained in compliance with standards set by the State Board of Education. This definition includes a kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education or an institution of higher education, including a community or junior college, college, or university, but it does not include a vocational institution. Includes the following facilities.

1. **Elementary, Middle, Secondary.** A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades). May also include any of these schools that also provide room and board.
2. **Specialized Education/Training.** A school that provides education and/or training, typically accommodating more than 25 students at a time, including vocational training, in limited subjects. Examples of these schools include:
 - art school
 - ballet and other dance school
 - business, secretarial, and vocational school
 - computers and electronics school
 - drama school
 - driver education school
 - establishments providing courses by mail
 - language school
 - martial arts
 - music school
 - professional school (law, medicine, etc.)
 - seminaries/religious ministry training facility

Does not include pre-schools and child day care facilities (see "Day Care"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction.

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

Second Unit. See "Accessory Dwelling Unit (ADU)."

Senior Housing. The following terms are defined for the purposes of Section D2-33 (Senior Housing (-SH) Overlay Zone).

1. **Senior Housing Development.** A residential project of at least 35 dwelling units that are developed for, or substantially rehabilitated or renovated for senior citizens.
2. **Senior citizen.** A person 55 years of age or older.

3. **Households of very low income levels.** A person or family whose income does not exceed 50 percent of the area median income, adjusted for family size and revised annually.
4. **Households of low income levels.** A person or family whose income does not exceed 80 percent of the area median income, adjusted for family size and revised annually.

Separately Accessible Storage Unit. A personal storage unit provided as part of a multi-family residential use that is fully enclosed, but separately accessible from the out-of-doors, as opposed to indoor storage units that are individually accessible but only from within the enclosed structure.

Service Station. See "Vehicle Services – Service Station."

Setback. The distance by which a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline. See also "Yard," and Section D3-10 (Setback Requirements and Exceptions).

Sign. The City of San Ramon Sign Ordinance is in Division D3, Chapter IV of this Zoning Ordinance. Definitions of the technical and specialized terms and phrases used in the Sign Ordinance are in Section D3-44 (Definitions).

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

Single-Room Occupancy (SRO) Unit. One-room dwelling unit intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room dwelling unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other.

Site. A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

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

Solid Waste Transfer Station. A facility that receives primarily solid waste materials, from commercial vehicles for the purpose of storing and handling prior to transferring to another facility.

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

Specific Plan. A plan that details land use and development regulations, planned infrastructure and public improvements, financing measures, and other topics, in compliance with Government Code Section 65450 et seq.

Sport Court. See "Recreation Area."

Sports and Entertainment Assembly. A large-scale indoor or outdoor facility accommodating spectator-oriented sports, concerts, and other entertainment activities. Examples of this land use include amphitheatres, race tracks, stadiums and coliseums.

Sports and Active Recreation Facility. Public and private facilities for various outdoor sports and other types of recreation, where the facilities are oriented more toward participants than spectators. Examples include:

- athletic/sport fields (e.g., baseball, football, softball, soccer)
- health and athletic club outdoor facilities
- skateboard parks
- swimming pools
- tennis and other sport courts (e.g., handball, squash)

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

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

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

Storage - Vehicle. See "Vehicle Storage."

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

Story. The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. Parking structures, basements and other usable space that are 4 feet or less above average existing grade (prior to construction) to the floor above, are not considered a story, but shall be included in the overall height calculation for the structure.

Street. A public thoroughfare accepted by the City, which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley, which is separately defined.

Structure. Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For the purposes of this Zoning Ordinance, the term "structure" includes "buildings," but does not include swimming pools.

Structure Ridgeline. The line along the top of a structure, including existing parapets, penthouses, or mechanical equipment screens.

Studio - Art, Dance, Martial Arts, Music, etc. Small scale facilities, typically accommodating one group of 25 students or fewer at a time, in no more than one instructional space. Larger facilities accommodating more than 25 students are included under the definition of "Schools - Specialized education and training." Examples of these facilities include: small-scale tutoring centers; individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists. Individual photographer studios are also included in the definition of "Office – Professional/Administrative."

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

Subdivision. The division, by any subdivider, of any unit or portion of land shown on the latest equalized Contra Costa County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights of way. Subdivision includes the following, as defined in Civil Code Section 1715: a condominium project; a community apartment project; or the conversion of five or more existing dwelling units to a stock cooperative.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Surface Mining. 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 incidental to an underground mine. Surface mining operations include: inplace distillation, leaching, or retorting; the production and disposal of mining wastes; and prospecting and exploratory activities. Surface mining operations also include the creation of borrow pits, segregation, streambed skimming, and the stockpiling and recovery of mined materials.

T. Definitions, "T."

Temporary Structure. A structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Temporary Use. A land use that is designed, operated and occupies a site for a limited time, typically less than 12 months.

Temporary Use Permit. See Section D6-27 (Temporary Use Permit).

Theater. An indoor facility for group entertainment, other than sporting events. Examples of these facilities include:

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

See also "Sports and Entertainment Assembly."

Top of Creek Bank. The uppermost ground elevation paralleling a creek or watercourse where the gradient changes from a more defined vertical component to more horizontal.

Trailer. A vehicle designed for carrying persons or property on its own structure and for being drawn by a motor vehicle. Examples include, but are not limited to: boat trailers, cargo and utility trailers, work trailers, car and motorcycle trailers, livestock trailers, camping and travel trailers (See RV Definition)

"Trailer" also includes semitrailers (no front trailer axle) and a semitrailer when used in conjunction with an auxiliary dolly, if the auxiliary dolly is of a type constructed to replace the function of the drawbar and the front axle or axles of a trailer.

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

Transitional Housing. A residence that provides housing for up to two years. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation.

Transportation Service Dispatch Facility. A base facility where taxis and/or limousines are stored until dispatched, and/or where ambulance vehicles and crews not based at a hospital or fire department stand by for emergency calls. Does not include dispatch services that have no on-site vehicle storage, which are instead included under "Office - Professional/Administrative."

Truck or Freight Terminal. A transportation facility furnishing services incidental to air, motor freight, and rail transportation. Examples include:

- freight forwarding services
- freight terminal facilities
- joint terminal and service facilities
- overnight mail processing facilities
- packing, crating, inspection and weighing services
- postal service bulk mailing distribution centers
- transportation arrangement services
- trucking facilities, including transfer and storage

U. Definitions, "U."

Un-Serviced Area. An area that is not provided City services.

Unit Owner, or Owner. The holder(s) of record fee title to a unit. "Unit owner" includes a contract purchaser ("vendee") under an installment land contract.

Use. See "Land Use."

Use Permit. See Section D6-28 (Use Permit and Minor Use Permit).

Use, Primary. See "Primary Use."

Utility Facility. A fixed base structure or facility serving as a junction point for transferring electric utility services from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water supply and natural gas distribution. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

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

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

Utility Infrastructure. Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (see "Offices - Business and Service"), or distribution substations (see "Utility Facility").

V. Definitions, "V."

Variance. See Section D6-29 (Variances).

Vehicle Fueling-Alternative Fuels. Alternative vehicle fuels include a range of fuel sources beyond traditional gasoline and diesel options. Common examples include compressed natural gas (CNG), bio-diesel, electricity and hydrogen. Facilities that specialize in the retail sales of these fuels are subject to the Service Station requirements. Accessory fueling stations must be accessed on the specifics of the proposal and degree of retail and public availability.

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

1. **Major Repair/Body Work.** These establishments include towing, collision repair, other body work, and painting services; muffler and radiator shops; tire recapping.
2. **Minor Maintenance/Repair.** Minor facilities providing limited repair and maintenance services. Examples include: attended and self-service car washes; detailing services; quick-lube services; tire and battery sales and installation (not including recapping).
3. **Service Station.** A retail business selling gasoline and/or other motor vehicle fuels, and related products. May include a convenience store, minor maintenance/repair facilities and services. A service station does not include Electric Vehicle Charging Stations (Accessory) or private fueling facilities (corporate yards, etc.) not available to the general public.
4. **Service Station- Unattended.** A service station (Fueling Station) that does not have an onsite attendant during the hours that fuel or related services are available to the general public. An unattended service station will have automated systems for safety, security and payment.
5. **Towing and Storage.** An establishment that dispatches tow trucks and that may include the temporary outdoor storage of wrecked and other inoperable vehicles.
6. **Washing, Attended.** A commercial facility for washing cars where washing or drying is done by employees of the facility.
7. **Washing, Unattended.** A commercial facility for washing cars where the car operator washes the vehicle using on-site equipment, or drives through an automated car washing and drying facility.

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

Vehicle Storage. A facility for the storage of operative cars and other fleet vehicles, trucks, buses, recreational vehicles, and other motor vehicles. Includes facilities for the storage and/or servicing of fleet vehicles. Also includes the parking of a vehicle on private property for more than 72 hours without operation. Does not include commercial parking lots, or dismantling yards (classified in "Recycling - Scrap and Dismantling Yards").

Video Rental. See "Retail, general" and "Adult Oriented Business."

W. Definitions, "W."

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

Warehouse Retail. A retail store that emphasizes the packaging and sale of products in large quantities or volumes, some at discounted prices, where products are typically displayed in their original shipping containers. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

Watercourse. A creek, stream, or other waterway.

Wholesaling and Distribution. An establishment engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Small scale facilities shall be an establishment up to a maximum of gross floor area of 5,000 square feet. Examples of these establishments include:

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

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

Windmill. A tower and propeller assembly used to transform wind energy into mechanical energy for generating electricity or pumping water.

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

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

Wireless Telecommunications Facilities. A facility that transmits and/or receives electromagnetic signals, including antennas, microwave dishes, parabolic antennas, directional antennas and other types of equipment for the transmission or reception of such signals, including towers or similar structures supporting the equipment such as equipment buildings, shelters, cabinets, parking areas and other accessory development related to the main facility.

1. **Antenna.** A system of poles, panels, rods, reflecting discs, wires or similar devices used for the transmission or reception of electromagnetic signals, including but not limited to radio waves and microwaves. The antenna does not include its support system it is mounted on. See also "Telecommunications Facilities."
2. **Antenna, Array.** A structure attached to a telecommunications tower that supports the antennas.
3. **Antenna, Directional or Panel.** An antenna which transmits and/or receives radio frequency signals in a directional pattern of less than 360 degrees.
4. **Antenna, Amateur Radio (HAM).** A ground, building, or tower-mounted antenna operated by a federally licensed amateur radio operator as part of the Amateur Radio Service and as designated by the Federal Communications Commission (FCC).

5. **Antenna, Facade Mounted.** An antenna which is directly attached or affixed to the elevation of a building, tank, tower, or other structure.
6. **Antenna, Farm.** The term “antenna farm” is used to describe the negative visual impact associated with the placement of a number of antenna facilities in close proximity to each other.
7. **Antenna, Ground Mounted.** An antenna which base is a single pole or multiple poles or posts, placed directly on the ground or a mast that is less than 15 ft. tall.
8. **Antenna, Omni-Directional or Whip.** An antenna, which transmits and/or receives radio frequency signals in a 360-degree radial pattern.
9. **Antenna, Parabolic or Satellite.** An antenna which is any device incorporating a reflective surface that is solid, open mesh, or a bar configuration that is a shallow dish, cone, horn, bowl or cornucopia shaped and is used to transmit and/or receive electromagnetic or radio frequency communication signals in a specific directional pattern.
10. **Antenna, Portable.** An antenna which is any device used to transmit and/or receive electromagnetic or radio frequency communications signals in a specific directional pattern, located on a portable or moveable base designed to be placed either for temporary or long-term use at a given site.
11. **Antenna, Roof-Mounted.** An antenna which is directly attached or affixed to the roof of an existing structure which transmits or receives electromagnetic signals.
12. **Antenna, Television Broadcast Service (TVBS).** An antenna designed to receive only television signals directly to and/or from a satellite.
13. **Co-location.** The placement of two or more wireless communications facilities on a single support structure or otherwise sharing a common location. Co-location shall also include the placement of wireless communications facilities on buildings, water tanks, light poles, electricity towers, or other existing facilities and/or structures.
14. **Communication Facility.** An unstaffed facility, generally consisting of antennas, and equipment cabinet or structure, and related equipment, which receives and/or transmits electromagnetic waves, light waves, radio frequencies or other types of signals.
15. **Direct Broadcast Satellite Service (DBS).** A system in which signals are transmitted directly from a satellite to a small receiving dish whose diameter is less than one meter (39 inches) in a residential property and two meters (78 inches) in a commercial property.
16. **Electromagnetic Radiation (EMR).** A type of non-ionizing electromagnetic radiation (radio frequency within the electromagnetic spectrum), including radio, TV signals and microwaves. Other forms of this radiation include visible light, and infrared radiation that is sensed as heat.
17. **Emission.** The electromagnetic energy propagated from a source by radiation or conduction.
18. **Equipment Building, Shelter or Cabinet.** A cabinet, building or shelter at the telecommunications facility site used to house equipment which supports the telecommunications system, or equipment associated with a wireless, hard wire, or cable communication facility.
19. **Lattice Tower.** A self-supporting structure erected from the ground, which consists of metal cross-strips or bars to support antennas and related equipment.

20. **Monopole.** A wireless communication facility which consists of a single-pole structure or spire, exceeding 15 feet, erected on the ground to support wireless communication antennas and related hardware pieces.
21. **Multipoint Distribution Service.** A microwave communication service that delivers video programming, data and/or voice communication directly to subscribers, including multi-channel multipoint distribution series, instructional television fixed services, and local multipoint distribution services, or as defined by the Section 207 of the Telecommunications Act of 1996, Section 1.4000 of Title 47 of the Code of Federal Regulations and any interpretative decisions thereof issued by the Federal Communications Commission.
22. **NIER (Non-Ionizing Electromagnetic Radiation) Professional.** A certified professional, usually an Electrical Engineer, health physicist or other technical expert with an understanding of electromagnetic radiation and its health effects. A NIER professional must have substantial professional experience performing environmental measurements of radio frequency (RF) exposure and preparing RF environmental evaluation reports for a variety of entities.
23. **Radio Frequency (RF).** Electromagnetic energy with wavelengths between the audio range and the light range. Electromagnetic waves transmitted are usually between 500 kHz (kilohertz – one thousand hertz) and 300 GHz (gigahertz – one billion cycles per second).
24. **Satellite Dish or Antenna.** A device incorporating a reflective surface that is solid, open mesh, or bar configured to form a shallow dish, cone, horn, or cornucopia used to transmit and/or receive electromagnetic signals. This definition includes antennas that are sometimes called “SES”, “TVBS”, and “DBS”.
25. **Satellite Earth Station.** A facility consisting of more than a single satellite dish or parabolic antenna that transmits and/or receives signals from an orbiting satellite.
26. **Service Provider.** Any authorized provider of telecommunications services.
27. **Stealth Facility.** A communications facility designed to blend into the surrounding environment, and be visually unobtrusive. Examples include architecturally screened roof-mounted antennas; building-mounted antennas painted and treated as architectural elements to blend with the existing building, or antennas built into the structure itself. Also known as concealed telecommunications facilities. The Zoning Administrator shall determine if a facility is a stealth facility.
28. **Stealth Pole.** A monopole that is disguised or camouflaged as vegetation, a flag pole, public art, clock tower, rock outcropping, etc. A slim pole with antennas that are flush with the structure is not considered a stealth pole. The Zoning Administrator shall determine if a facility is a stealth pole.
29. **Tower (Wireless Communication Tower).** A mast, pole, monopole, lattice tower, or other structure designed and primarily used to support antennas and other wireless equipment. A ground or building mounted mast greater than 15 feet tall supporting one or more antenna, dishes, arrays, etc.; shall be considered a wireless communications tower.
30. **Power Transmission Towers.** Other utility structures and building/site architectural features with approved wireless equipment are not considered wireless towers, but rather an ancillary use subject to the requirements of Division 4 Chapter 4 “Wireless Telecommunication Facilities” of the Zoning Ordinance.

Workforce Housing. Affordable housing that is rented in compliance with the definition of "Affordable Rent" in this Article.

X. Definitions, "X."

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

Y. Definitions, "Y."

Yard. An area between a lot line and a structure, unobstructed and unoccupied from the ground upward, except as otherwise permitted by this Zoning Ordinance. A yard area includes any setback required by the applicable zone. See also "Setback," and Section D3-10 (Setback Requirements and Exceptions).

1. **Front Yard.** An area extending across the full width of the lot between the front lot line and the primary structure.
2. **Rear Yard.** An area extending the full width of the lot between a rear lot line and the primary structure.
3. **Side Yard.** An area between a side lot line and the primary structure extending between the front and rear yards.

Z. Definitions, "Z."

Zero Lot Line. The location of a building on a lot in such a manner that one or more building sides rests directly on a lot line.

Zone. A zone established by Section D1-7 (Zoning Map and Zones), within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.).

Zoning Administrator. The individual designated as Zoning Administrator by the City Manager.

Zoning Clearance. See Section D6-30 (Zoning Clearances).

Zoning Ordinance. The City of San Ramon Zoning Ordinance, Title D of the San Ramon Municipal Code, referred to here as "this Zoning Ordinance."

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