

CHAPTER 30: Zoning

§ 30-3. DEFINITIONS.

As used in this Chapter:

Accessory. Shall mean a building, part of a building or structure, or use which is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot or parcel of land. An accessory building shall have no kitchen facilities and shall not be rented or otherwise be used as a separate dwelling. Where the wall of an accessory building becomes a part of, or is joined to, the wall of the main building, such accessory building shall be counted as part of the main building.

Accessory Uses and Structures, Residential. Any use and/or structure that is customarily a part of or clearly incidental to a residence, which does not change the character of the residential use and/or household. These uses include the following detached accessory structures, and other similar structures normally associated with a residential use of property: garages, gazebos, greenhouses, outdoor recreational amenities such sport courts (i.e. basketball, tennis, etc.), spas and hot tubs, sheds, swimming pools including cabana/pool house; recreation (rooms), workshops. Also includes the indoor storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property.

Adult Day Care Center. A commercial or non-profit facility that provides nonmedical day care and supervision to elderly persons or adults with disabilities, for less than 24 hours a day. Services may include social and recreational activities, meals, health monitoring, and assistance with daily living needs. These facilities may operate independently or in conjunction with a business, medical provider, religious institution, or community center. Adult day care centers are distinct from Residential Care Facilities, which provide 24-hour care.

Agriculture, Small-Scale. Any agricultural activity involving the cultivation of crops or other agricultural products on a limited scale, including, but not be limited to, private or commercial field crops, orchards, horticultural operations, urban farms, rooftop gardens, and similar low-intensity agricultural uses. Limited on-site sales of products grown on the premises or value-added products may be permitted as an accessory use, subject to local regulations. This use does not include community gardens or nurseries, which are defined separately.

Agriculture, Support Structures. Structures that are accessory to and primarily used in support of agricultural activities. These structures must comply with zoning, building, and environmental regulations to ensure compatibility with surrounding uses and minimize adverse impacts on neighboring properties.

Airport. Shall mean any place which is used, or intended to be used, for the landing or taking-off of aircraft and any appurtenant areas which are used or intended to be used for airport buildings or other airport facilities or rights-of-way, together with all airport buildings and facilities located thereon.

Alcoholic Beverage Sales Establishment. An establishment where Alcoholic Beverage Sales Activity occurs, as defined by the Compton Municipal Code. See § 30-51 (Alcoholic Beverage Sales Establishment Regulations).

Alley. Shall mean a public or private way permanently reserved as a secondary means of access to abutting property.

Alternative Financial Services – Bail Bond Service. A financial service establishment engaged in providing bail bond, surety, or other financial guarantee services for the release of persons from custody pending court proceedings. This use does not include banks, credit unions, or other traditional financial institutions.

Alternative Financial Services – Check Cashing. A business that provides financial services involving the cashing of payroll, government, personal checks, money orders, or other negotiable instruments for a fee. Such establishments may also offer related services such as money transfers, bill payment, and payday lending. This definition does not include banks or credit unions.

Alternative Financial Services – Payday Loan and Auto Title Loan Business. A financial service establishment engaged in providing short-term loans, including payday loans, deferred deposit transactions, and auto title loans. Payday loans are typically secured by a post-dated check, deferred deposit transaction, or electronic access to a borrower's bank account and are generally due on the borrower's next payday. Auto title loans are loans secured by the title of a motor vehicle owned by the borrower. Payday loan businesses are regulated under the California Deferred Deposit Transaction Law. This definition does not include check cashing businesses, banks, or credit unions.

Amusement Machine Sales. Shall mean a place where mechanically or electronically operated amusement machines are kept or exhibited for sale or lease exclusively and where members of the public are not permitted or allowed to operate or play such amusement machines except as incident to a demonstration for the purpose of sale or lease of such amusement machines.

Amusement Machines. Accessory Use. Shall mean a place where two or less mechanically or electronically operated amusement machines are available for use for compensation, the use of which is incidental to that of the location as a whole.

Animal Care Facility (Indoor Only). A facility primarily engaged in animal daycare, grooming, training, adoption, pet services, or similar activities conducted entirely within an enclosed building and not classified as a Veterinary Clinic or Animal Hospital or Kennel.

Applicant. Shall mean a person who submits a completed application to the Commission pursuant to Sections 30-26, 30-27 or 30-28, or the successor in such action.

Arcade. Shall mean a place where 20 or more mechanically, electronically, or digitally operated amusement machines are available for public use for compensation and where such use constitutes the primary activity of the premises.

Art Gallery / Exhibition Space. A facility used for the public display, exhibition, or sale of artwork, photography, sculpture, or other visual or creative works. Such uses may include temporary or permanent exhibitions, openings, receptions, and educational or cultural events. The retail sale of artwork or related items shall be incidental and accessory to the primary exhibition function.

Assembly or Meeting Facility. Facilities primarily designed for meetings, conferences, seminars, training sessions, lectures, religious gatherings, banquets, or similar assembly activities that are not primarily entertainment venues or event centers.

Attic. An unfinished (non-habitable) space, located between the ceiling of the top floor and the roof rafter or trusses. The attic shall only be used for storage or to contain mechanical equipment. An attic shall not be considered a story.

Automated Teller Machine (ATM) – Drive-Through (Accessory). An automated teller machine that allows customers to conduct financial transactions, including deposits, withdrawals, and fund transfers, without direct interaction with financial institution personnel, and is physically attached to or located on the same site as the bank or credit union, and accessory to a bank or credit union building. The ATM is designed for use by customers in motor vehicles. The machines may be located at or within banks, or in other locations, and designed for drive-through use.

Automated Teller Machine (ATM) – Standalone. An exterior automated teller machine that allows customers to conduct financial transactions, including deposits, withdrawals, and fund transfers, without direct interaction with

financial institution personnel, and is not physically attached to a bank or credit union building. Standalone ATMs may be designed for walk-up or drive-through use.

Automobile Sales. See “Vehicle Sales”

Automobile Rental. See “Vehicle Rental”

Automobile Washing/detailing. See “Vehicle Washing/Detailing”

Automobile Service, Major. See “Vehicle Service, Major”

Automobile Service, Minor. See “Vehicle Service, Minor”

Automobile Impounding Yard. See “Vehicle Impounding Yard”

Automobile Repair Garage. Shall mean a building, other than a private garage, used for the maintenance and repair of automobiles.

Bakery (Retail). A food service establishment primarily engaged in the on-site preparation and retail sale of baked goods such as bread, pastries, or cakes for off-site consumption, and which may include incidental seating for on-site consumption.

Banquet and Event Venue. Facilities primarily used for weddings, receptions, banquets, celebrations, private parties, corporate events, trade shows, and similar special events, whether operated commercially or privately. Accessory uses may include catering kitchens, dining areas, meeting rooms, outdoor event spaces, and related support facilities. This use does not include an Event Center as defined by this Code.

Bar. Shall mean a place, except bona fide restaurants, used in whole or in part for the retailing of alcoholic beverages for consumption on the premises.

Bar, Tavern, or Cocktail Lounge. Any establishment where the primary use is the on-site sale and service of alcoholic beverages for consumption on the premises. This use may include incidental or limited food service, provided such service is subordinate to alcoholic beverage service. This use does not include adult entertainment businesses, restaurants where the primary use is food service, or breweries, wineries, or distilleries, which are defined separately.

Battery Energy Storage System (BESS). A system consisting of electrochemical, kinetic, thermal, or other form of energy-storage technology storage batteries, battery chargers, controls, power conditioning systems and associated electrical equipment, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A Battery Energy Storage System is a type of Energy Storage System. The following tiers of battery energy storage systems:

Tier 1 – Residential-Scale. Battery energy storage systems that have an aggregate energy capacity of up to 80 kWh and intended as an auxiliary use to on-site residential buildings/tenants and used in conjunction with on-site solar arrays, particularly as a means to reduce electric bills and also provide backup power or resilience benefits only.

Tier 2 – Medium-Scale /Commercial. Battery energy storage systems that have an aggregate energy capacity of up to 600 kWh and intended as an auxiliary use to mixed use, commercial or industrial on-site buildings/tenants and used in conjunction with on-site solar arrays, particularly as a means to reduce electric bills and also provide backup power or resilience benefits only.

Tier 3 – Industrial-Scale/Public Utility. Battery energy systems are high-capacity systems deployed at substations, collocated with other industrial/utility land uses or occasionally as a standalone land use, primarily intended to stored energy during off-peak hours and then sold during high peak hours.

Bedroom. Any habitable space in a dwelling unit or accessory structure other than a kitchen or living room that is intended for or capable of being used for sleeping, is at least 70 square feet in area, is separated from other rooms by a door, and is accessible to a bathroom without crossing another bedroom.

Beekeeping, Private Backyard. The maintenance of beehives for personal use within a residential property, subject to local regulations regarding hive placement, colony limits, and setback requirements to minimize conflicts with neighbors

Billboard. Shall mean an advertising structure which advertises goods, products, services or facilities not sold, produced, manufactured or furnished on the premises on which the sign is located (also known as outdoor advertising, off-premises sign or off-site sign)

Block Frontage. Shall mean all the properties abutting on one side of a street and lying between the nearest two intersecting or intercepting streets or nearest intersecting or intercepting street and railroad rights-of-way, unsubdivided land, or watercourses.

Boarding House. Shall mean a place where lodging and meals are provided for compensation for more than four individuals, excluding members of the family occupying the property. See also Communal Housing and Single Room Occupancy (SRO).

Brewery, Winery, or Distillery – Accessory Production. The production of beer, wine, cider, or other alcoholic beverages as an accessory use to a restaurant or eating and drinking establishment, where production is limited to on-site consumption and does not include off-site distribution or wholesale sales.

Brewery, Winery, or Distillery – Production. A commercial establishment primarily engaged in the production, processing, and sale of alcoholic beverages, including breweries, wineries, cideries, and distilleries. Uses may include accessory tasting areas, retail sales, food service, tours, and events subordinate to the production use and in accordance with applicable Alcohol Beverage Control (ABC) and Tobacco Tax and Trade Bureau (TTB) regulations.

Brewery, Winery, or Distillery – Tasting Room. A commercial establishment primarily engaged in the sampling, tasting, and sale of alcoholic beverages produced off-site, including on-site consumption and incidental retail sales.

BUILDING. Shall mean a permanently located structure enclosed on all sides by walls and having a roof (tents, trailers, and all forms of vehicles shall be excluded).

Building Height. The vertical distance measured from the average finished grade adjacent to the exterior walls of a structure to the highest point of the roof. Building height shall not include chimneys, vents, mechanical equipment, parapets, antennas, solar energy systems, architectural features, or other appurtenances permitted to extend above the maximum height limits of this Title.

Bulk Material Storage. A facility or yard used for the storage and handling of bulk commodities or raw materials, such as lumber, gravel, sand, agricultural products, or similar goods. Storage may occur outdoors or in partially enclosed structures. This use does not include hazardous materials storage.

Business and Consumer Support Services. Establishments that provide office-related or operational support services to businesses or professional clients, including copying and blue printing services, printing, mailing and shipping services, staffing agencies, janitorial and cleaning services, equipment rental, and document processing services. These uses primarily serve commercial or professional clients rather than walk-in general retail customers.

Café / Coffeehouse / Teahouse. A small-scale food and beverage establishment primarily engaged in serving coffee, tea, espresso drinks, and light food items such as pastries or sandwiches, for on-premises consumption or carry-out. Table service is generally limited, and no drive-through service is provided unless otherwise permitted.

California Department of Alcoholic Beverage Control (ABC). The California State agency that regulates the permitting of alcohol beverage sales, including the sale of beer, wine, and distilled spirits.

California Environmental Quality Act (CEQA). Public Resources Code Section 21000 et seq., or any successor statute and associated guidelines (**California Code of Regulations** Section 15000 et seq.) that require public agencies to document and consider the environmental effects of a proposed action before a decision.

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

Caretaker Residence. A permanent dwelling unit that is secondary or accessory to nonresidential use of the property and used for housing a caretaker employed on the site where needed for security purposes or to provide 24-hour care or monitoring of people, animals, equipment, or other conditions on the site. Dwelling unit not to exceed 600 square feet in size and one bedroom maximum. Additionally, not to exceed one caretaker residence per lot/site.

Carport. A permanent roofed structure, having not more than three enclosed sides, used as an automobile shelter. Ancillary enclosed storage areas may be included.

Cemetery. Land used or intended to be used for the burial or interment of human remains and dedicated for cemetery purposes. A cemetery includes columbaria, crematories and mausoleums, and may include mortuaries and chapels when operated in conjunction with and located within the boundaries of the cemetery.

Chapter. Shall mean and refer to this Chapter and any subsequent amendment to this Chapter.

Children's Home. Shall mean a place where twenty-four-hour care and supervision for minors is provided. "Children's home" shall include orphans' homes, foster homes, homes for abused children, and homes for children under the age of eight years suffering from mental diseases and disorders.

City. Shall mean the City of Compton.

City Council. The City Council of the City of Compton. "Council" means the City Council.

City Engineer. The City Engineer of the City of Compton.

Civic Club. Shall mean an association of persons organized solely or primarily for the purpose of providing a community service. "Civic Club" shall not include those clubs which are organized to provide a service customarily carried on as a commercial business or organized primarily for social, political, religious, or special purposes other than community service.

Clinic. Shall mean a place for group medical, dental, or therapeutic services to the public.

Clubs, Lodges, and Private Meeting Halls. Facilities operated by membership organizations, fraternal organizations, social clubs, service clubs, labor organizations, veterans groups, or similar private organizations for meetings, social activities, and member events. This definition does not include nightclubs, bars, or other establishments operated as for-profit entertainment or commercial venues open to the general public.

Cocktail Lounge. See "bar" as defined in this section

Code. Shall mean and refer to all of the regulatory and penal laws of the City.

Cold Storage / Refrigerated Warehouse. A warehouse facility designed and equipped for the storage and handling of perishable goods requiring refrigeration or freezing, such as food products, pharmaceuticals, or other temperature-sensitive items.

Commercial Kitchens:

Commercial Kitchen / Food Preparation Facility. A licensed commercial kitchen facility operated by a single business entity for the preparation, cooking, processing, assembly, packaging, or storage of food and beverages intended for direct off-site consumption, including catering, delivery, take-out, food-truck support, or similar food services activities. This use includes catering kitchens, ghost kitchens, cloud kitchens, virtual restaurants, and similar food preparation operations. Customer dining areas and on-site retail sales are prohibited unless otherwise authorized.

Commissary Kitchen / Shared Kitchen. A licensed commercial kitchen facility providing shared kitchen space, equipment, storage, and support facilities for use by multiple independent food businesses, caterers, food trucks, vendors, or similar operators on a membership, rental, or scheduled-use basis. These facilities function as support infrastructure rather than a single food production business. On-site retail sales and customer dining areas are prohibited.

Commercial Recreation Facility – Indoor. Establishments providing recreational, fitness, sports, amusement, or game-oriented activities within an enclosed building for a membership fee, admission charge, or other compensation. These uses are recreational in nature, typically focus on participant activities, and are not primarily intended for live entertainment, spectator events, large assemblies, or special events.

Examples include:

- Arcades and electronic gaming centers
- Creative and instructional studios
- Game and skill-based recreation facilities
- Bowling alleys
- Pool and billiard halls
- Ice and roller-skating rinks
- Indoor swimming facilities
- Fitness and health clubs
- Trampoline parks
- Indoor sports facilities
- Escape rooms
- Virtual reality entertainment facilities

Commercial Recreation Facility – Outdoor. Facilities providing outdoor recreational, sports, amusement, or entertainment activities for a membership fee, admission charge, or other compensation. These uses are characterized by outdoor participant activities and may include accessory structures and facilities customarily associated with the primary recreational use. Examples include:

- Amusement parks and theme parks
- Golf driving ranges and miniature golf courses
- Outdoor sports and athletic facilities
- Tennis, basketball, pickleball, and similar courts
- Swimming clubs and tennis clubs
- Outdoor batting cages
- Archery ranges
- Skateboard parks and outdoor skating rinks

- Water parks and surf clubs
- Outdoor fitness and athletic clubs
- Zoos and wildlife facilities
- Motorized or track-based recreation facilities

Accessory uses and structures customarily associated with the above outdoor recreational uses may also be permitted. This classification does not include Public Parks and Recreation Facilities, which are defined separately.

Commission. Shall mean the Planning Commission of the City.

Communal Housing, Boarding House and Single Room Occupancy (SRO). Shared living quarters without separate kitchen facilities for each room or unit, where 5 or more rooms or beds are rented individually to tenants under separate rental agreements, with or without meal service included. This classification includes convents and monasteries, rooming and boarding houses, dormitories, heavy cooperatives, and other types of organizational housing intended for long-term occupancy (more than 30 consecutive calendar days) but excludes transient occupancy uses, and Residential Care Facilities, Supportive Housing, and Transitional Housing, which are defined separately.

Community Garden. The outdoor use of land for the cultivation of herbs, fruits, flowers, or vegetables by multiple individuals or households for personal use or donation, but not for sale. On-site sales are prohibited.

Community or Cultural Center. Public, nonprofit, or community-serving facilities that provide educational, cultural, recreational, civic, social service, or community programming. Accessory uses may include offices, kitchens, or incidental retail sales associated with programs or events. This use does not include private clubs, lodges, or meeting halls operated primarily for the benefit of members, or commercial event venues for profit.

Contractor's Equipment Storage Yard. Shall mean a place used for the conduct of a business involved primarily with the rendering of contractor's services and the use or storage of trucks, trailers, semitrailers, cranes, hoists, storage tanks, large timbers or beams, or similar equipment or the storage of construction or maintenance materials or supplies, but excluding any such equipment or materials when such use is incidental to the primary use lawfully conducted on such premises and stored thereon in accordance with all the applicable provisions of this Chapter. This use does not include temporary accessory storage customarily associated with a permitted principal use on the same site.

Convalescent Home. See "Residential Care Facility, Assisted Living" as defined in this section.

Convenience Store. Shall mean a place of business, containing less than 10,000 square feet of retail sales floor area, used for the retailing of a variety of consumer goods.

Corner Lot. Shall mean a lot situated at the intersection of two or more streets having an angle of intersection of not more than 135°.

Corporation Yard. A facility operated by a city, county, or other public agency for the storage, maintenance, and dispatch of vehicles, equipment, and materials used in public works, utilities, parks, or other municipal services. Typical features may include workshops, warehouses, fueling stations, vehicle/equipment repair areas, and administrative offices directly related to the yard's operations. Corporation yards are not intended for general public use, except for limited functions such as material pickup or drop-off when specifically authorized.

Council. Shall mean the City Council of the City.

County. Shall mean the County of Los Angeles.

Creative Production Space. A facility used for the creation, fabrication, assembly, or production of art, media, or handcrafted goods. This use category includes artist studios, maker spaces, fabrication studios, and similar uses. Accessory display and sale of goods produced on-site may be permitted, subject to applicable regulations.

- A. Artist Studio / Creative Workspace.** A space used by individual artists or small groups for the creation of visual art, sculpture, photography, music, film, digital media, or similar creative works. Activities are generally low- to moderate-intensity and may include limited fabrication, assembly, or rehearsal. Incidental display or sale of work produced on-site may be permitted.
- B. Maker Space / Fabrication Studio.** A shared or membership-based facility providing tools, equipment, and workspace for fabrication, prototyping, or production activities. Typical uses include woodworking, metalworking, textiles, 3D printing, electronics, and similar hands-on activities. Accessory display or sale of goods produced on-site may be permitted.

Data Center. A facility, building, dedicated space within a building, or group of structures located on one or more acres of land used to house a large group of networked computer systems used for data storage and processing for off-site and on-site users, to be used for the remote storage, processing, or distribution of large amounts of data. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility substations, back-up batteries, fire suppression systems, enhanced security features, and other associated utility infrastructure to support operations. This definition does not apply to smaller data processing facilities that are located on less than one acre of land and where such facilities are accessory or incidental to another primary use.

Data Processing Facility. A building, dedicated space within a building, or group of buildings primarily used for the processing, storage, and management of electronic data on less than an acre of land. This type of facility typically involves activities such as data entry, storage, conversion, and analysis for onsite use.

Day Care Center. A child day care facility providing non-medical care and supervision for children and not operated as a small or large family daycare home. Includes infant centers, preschools, and extended day care facilities. Such facilities may be operated in conjunction with a business, school, or religious facility, or as an independent land use.

Day Spa. A commercial establishment, which specializes in the full complement of beauty, health or therapeutic treatments, including, but not limited to, body wraps, facials, pedicures, make-up, hairstyling, nutrition, exercise, water treatments and massage therapy (pursuant to § 9-15 for applicable standards and operation requirements) which is open primarily during normal daytime business hours and without provisions for overnight accommodations.

Density. The number of residential dwelling units per net acre.

Density Bonus. An increase in the number of dwelling units over the otherwise maximum allowable residential density as established in the Land Use Element of the Compton General Plan in accordance with State law and this article.

Density Bonus Units. Those dwelling units allowed pursuant to Section 9512 of this article, which exceed the otherwise allowable maximum residential density for the site.

Density, Gross. The number of dwelling units divided by the total (gross) area of a site.

Dessert / Ice Cream / Frozen Yogurt / Confectionery Shop. A specialty food establishment primarily engaged in the sale of desserts, ice cream, frozen yogurt, candies, or other confections for on-site consumption or take-out. Seating may be provided but is incidental to sales.

Director. The Community Development Director of the City of Compton, or their duly authorized representative.

Display. The placement of goods, merchandise, equipment or exhibits arranged for viewing at a location visible to or accessible to the public.

Distribution Center / Cross-Dock Facility. A specialized warehouse designed for the rapid movement and transfer of goods, where products are received, sorted, and redistributed with minimal storage time. Facilities typically include multiple truck bays for simultaneous inbound and outbound shipments.

Drive-In/Drive-Through Establishments. A commercial establishment that serves customers in motor vehicles. Drive-in establishments provide service to customers in parked vehicles, while drive-through establishments provide service through a vehicle queue, service lane, or service window without requiring customers to leave their vehicles. Examples include restaurants, pharmacies, dry cleaners, coffee kiosks, commercial services, retail establishments, and similar uses. This definition excludes Automated Teller Machines (ATMs) – Drive-Through (Accessory).

Dump. Shall mean a place devoted to the disposal of refuse, including the incineration, reduction, or dumping of ashes, garbage, combustible or noncombustible refuse, offal, or dead animals. "Dump" shall not include the dumping of solid fill materials.

Dwelling. Shall mean a building, or portion thereof, designed for, or occupied exclusively for, residential purposes, including one-family, two-family, and multiple-family dwellings. "Dwelling" shall not include hotels, motels, or and boarding and lodging houses.

Dwelling Unit. One or more habitable rooms designed and intended for occupancy by one household for living, sleeping, eating, cooking, and sanitation purposes, constituting a complete, independent living unit and containing a single kitchen. This definition includes manufactured homes installed on a permanent foundation in compliance with State law. This definition excludes transient or temporary accommodations and non-dwelling living arrangements, including tents, cabins, boats, trailers, recreational vehicles, dormitories, labor camps, hotels, and motels.

Dwelling Unit, Accessory (ADU). An attached or detached accessory dwelling unit to a primary dwelling unit with complete kitchen and bathroom for 1 or more persons regulated by California Government Code Sections 66310 – 66342 and Section 30-8 (Accessory Dwelling Units) of this code.

Dwelling Unit, Efficiency Unit. An efficiency unit shall have the same meaning as defined in the State of California Health and Safety Code Section 17958.1. Shall mean a separate living space with a minimum floor area of one hundred fifty (150) square feet intended for occupancy by no more than two (2) persons which contains partial kitchen and bathroom facilities.

Dwelling Unit, Junior Accessory (JADU) Junior accessory dwelling unit to a primary dwelling unit with a kitchen or efficiency kitchen and may share sanitary facilities with the primary dwelling unit for one or more persons regulated by California Government Code Sections 65852.22 and 66310 – 66342, as well as section 30-8 (Accessory Dwelling Units) of this code.

Dwelling Unit, Single Unit Detached. A dwelling unit designed for occupancy by one household with only one indoor kitchen, located within a standalone structure that is not attached to any other dwelling unit, except for an accessory dwelling unit.

Dwelling Unit, Single Unit Attached. A structure designed for occupancy by one household with only one indoor kitchen, which is connected to another dwelling unit by a common wall or other integral part of the principal building.

Dwelling Unit, Multiple. A building or portion thereof designed for occupancy by two or more households living in separate dwelling units, each containing independent cooking, sleeping, and bathroom facilities. Multiple-family residential dwellings include apartments, condominiums, townhouses, rowhouses, flats, and senior housing developments.

Easement. A portion of land created by grant or agreement for specific purpose; an easement is the right, privilege, or interest which one party has in the land of another.

Education Farms. A small-scale agricultural use that integrates food production with educational and community engagement activities and related structures such as greenhouses or teaching spaces. Operations may include hands-on educational programs, workshops, and community events focused on sustainable agriculture, nutrition, and environmental stewardship. Retail sales of farm products grown on-site and limited value-added processing may be allowed as an accessory use.

Electric Distribution Substation. Shall mean an assembly of equipment which could include fuel cells and microwave, cable, radio, and/or other communication facilities as part of a system for the distribution of electric power where electric energy is normally received at a subtransmission voltage and transformed to a lower voltage and/or produced at this lower voltage in case a fuel cell is installed for distribution to the customer.

Electrical Transmission Substation. Shall mean an assembly of equipment which could include fuel cells and/or energy support facilities and microwave, cable, radio, and/or other communication facilities as part of a system for the transmission of electric power where electric energy is received at very high voltage from its energy sources by means of a network of high voltage lines and transformed to lower transmission voltage and/or produced at this lower voltage, in case fuel cells and/or energy support facilities are installed, for the purposes of supplying electric power to large consumers, interchange connections with other power-producing and nonproducing and non-power-producing agencies, or electric distribution substations for the transformation to lower voltage for utilization by smaller individual users.

Electric Vehicle Charging Stations. Facilities that provide electric energy for the recharging of battery-powered vehicles, including associated equipment, parking spaces, and supporting infrastructure.

Electric Vehicle Charging Stations, Accessory. Electric vehicle charging spaces and associated charging equipment that are incidental and subordinate to the principal use on the same site, including residential, commercial, office, institutional, or industrial uses. Accessory charging stations may be installed within parking lots, garages, or other approved parking areas and are intended primarily to serve residents, occupants, customers, employees, or visitors associated with the principal use.

Electric Vehicle Charging Stations, Stand-Alone. A primary land use consisting of one or more electric vehicle charging spaces and associated charging equipment located on a site where charging is the principal use and not incidental or an accessory to another use. Stand-alone facilities may include multiple chargers, queuing areas, payment systems, canopies, battery storage, and related infrastructure.

Electric Charging Stations, Commercial Fleet / Heavy-Duty Trucks. Electric vehicle charging facilities designed to serve commercial vehicles, including medium- and heavy-duty trucks, delivery vehicles, buses, or fleet vehicles. These facilities may include high-capacity charging equipment, expanded circulation and queuing areas, and operational characteristics associated with fleet-based or logistics uses, and may function as either stand-alone or accessory uses.

Emergency Shelter, General. Housing with minimal supportive services for homeless persons that is limited to occupancy of 180 days per calendar year or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (California Health and Safety Code Section 50801(e).

Emergency Shelter, Low Barrier Navigation Center. A housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.
3. The storage of possessions.
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.
5. "Use by-right" has the meaning defined in subdivision (i) of Section 65583.2. Division 13 (commencing with Section 21000) of the California Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low-Barrier Navigation Center constructed or allowed by this section.

Employee Housing (Farmworker).

Employee Housing (Farmworker), Small. Employee housing per Section 17021.5 of the California Health and Safety Code for 6 or fewer employees. See Employee Housing Act, Sections 17000 et seq. of the California Health and Safety Code.

Employee Housing (Farmworker), Large. Employee housing per Section 17021.6 of the California Health and Safety Code consisting of no more than 36 beds in a group quarter or 12 units or spaces designed for use by a single family or household. See Employee Housing Act, Sections 17000 et seq. of the California Health and Safety Code.

Entertainment Venue. Facilities primarily used for spectator entertainment, performances, exhibitions, or amusement activities, including movie theaters, live theaters, concert venues, performing arts centers, comedy clubs, and similar uses.

Equestrian Facility – Commercial. A commercial use involving the boarding, breeding, training, rental, sale, riding instruction, exhibition, or care of equines conducted as a primary business activity. Commercial equestrian facilities include riding academies, public stables, training facilities, exhibition arenas, and similar uses intended to serve clients, patrons, or customers beyond the residents of the property subject to zoning, licensing, and operational requirements.

Equine Keeping – Residential Accessory. The keeping of horses and ponies as an accessory use to a primary residential use located on the same or adjacent parcel, for personal recreational riding, care, and enjoyment. This use is intended to support small-scale, non-commercial equestrian activities that are incidental and subordinate to the residential use of the property and may include accessory structures and improvements customarily associated with equine keeping, including but not limited to barns, stables, corrals, riding arenas, tack rooms, feed storage areas, shelters, and similar facilities. This use shall not include commercial equestrian operations, including but not limited to riding academies, public boarding stables, commercial training facilities, exhibition facilities, or horse rental businesses.

Equipment Leasing and Rentals. An establishment engaged in the leasing or rental of construction, industrial, horticultural, agricultural, landscaping, or similar equipment, including storage and incidental maintenance.

Estate, Garage and Yard Sales. A temporary sale of personal property, household goods, furnishings, collectibles, or similar items conducted on residential property where the public is invited to purchase such items. This use includes garage sales, yard sales, and estate sales conducted in connection with the liquidation of personal belongings due to death, relocation, downsizing, or similar circumstances. This use does not include ongoing retail sales, flea markets, or commercial sales activities.

Estate Sales. See Estate, Garage or Yard Sales

Event Center. Shall means an auditorium, theatre, convention center, entertainment venues, spaces for performances, stadiums, coliseum, arena, sports facility, racetrack, pavilion, amphitheater, theme park, amusement park, fairgrounds, or other building, collection of buildings, or facility which is used exclusively or primarily for the holding of sporting events, athletic contests, contests of skill, exhibitions, conferences, conventions, banquet halls, meetings, spectacles, concerts, or shows, or for providing public amusement or entertainment. Event centers may include indoor or outdoor spaces, dining areas, and accessory uses such as kitchens, offices, or parking to support event operations. Event center is defined here for the purposes of implementing Section 65863.2 of the California Government Code (also known as AB 2097).

Expansion. An enlargement or increase in the floor area, site area, operational capacity, or intensity of an existing use, activity, or structure.

Family Day Care Home. A licensed child day care facility that regularly provides care, protection, and supervision for 14 or fewer children under the age of 18, in the provider's own home, for periods of less than 24 hours per day. (See Health and Safety Code Section 1596.78). For larger and commercial facilities see Day Care Center. A Family Day Care Home includes the following:

Small Family Day Care Home. A licensed family day care facility located in a residence where a full-time resident provides care and supervision for up to eight children (or up to six children by default depending on licensing conditions). Children under the age of ten years who reside in the home count as children served by the day care facility.

Large Family Day Care Home. A licensed family day care facility located in a residence where a full-time resident provides care and supervision for seven to 14 children. Children under the age of ten years who reside in the home count as children served by the day care facility.

Farmers' Market. A temporary or recurring market at which agricultural products and other permitted goods are sold directly to consumers. Farmers markets may include Certified Farmers' Markets and other farmers markets as regulated under applicable state law. This use does not include outdoor markets and vendor sales which are defined separately.

Financial Institutions and Related Services. A bank, savings and loan, credit union, or other financial institution that provides retail banking services to individuals and businesses. These uses include only those institutions engaged in the on-site circulation of cash money. Does not include checking cashing businesses or pawn shops which are defined separately.

Fitness/Health Club. A facility providing indoor space for physical exercise, fitness training, sports conditioning, wellness activities, or group instruction, including yoga, pilates, aerobics, martial arts, dance, weight training, cardiovascular exercise, swimming, and similar activities. Accessory uses may include locker rooms, showers, spas, childcare facilities, juice bars, and retail sales of fitness-related goods.

Floor Area. The total gross horizontal area of all floors within all buildings on a site, measured to the exterior faces of the exterior walls. Floor area includes all enclosed and roofed space within a building, unless specifically exempted by this Title.

Floor Area Ratio (FAR). The ratio between the total gross floor area of all buildings on a lot and the total lot area of the lot.

Food Hall / Market Hall. A large-scale facility containing multiple independent food vendors or stalls operating within a shared building, with common seating areas for on-site consumption. May include accessory retail sales of specialty food items.

Food and Kindred Products Processing. Facilities engaged in the manufacturing, processing, packaging, labeling, or storage of food and beverage products for wholesale distribution or sale through other business. This classification does not include commercial kitchens, or brewery, winery, or distillery – production, which are defined separately.

Foot-candle. A quantitative unit of measure for luminance. One foot-candle is equal to the amount of light generated by one candle shining on 1 square foot surface located 1 foot away. Equal to one lumen uniformly distributed over an area of one square foot.

Fortune Telling. The telling of fortunes, forecasting of fortunes, or furnishing of any information not otherwise obtainable by the ordinary process of knowledge, by means of any occult, psychic power, faculty, force, clairvoyance, clairaudience, cartomancy, psychology, psychometry, phrenology, spirits, tea leaves or other such reading, mediumship, seership, prophesy, augury, astrology, palmistry, necromancy, mind reading, telepathy, or other craft, art, science, cards, talisman, charm, potion, magnetism, magnetized article or substance, gypsy cunning or foresight, crystal gazing, oriental mysteries or magic, of any kind or nature.

Freight Terminal. Shall mean a place designed for the transfer of freight, merchandise or other goods from one vehicle to another. This definition shall not include businesses the bona fide purpose of which is the warehousing of merchandise within a building.

Garage. See "automobile repair garage" and "private garage" as defined in this section.

General Plan. Shall mean the long-range, comprehensive general plan adopted by the City of Compton in accordance with the provisions of the State Planning and Zoning Law.

Government Facility. Administrative, clerical, maintenance, public safety, public contact, or public service facilities and offices operated by a local, State, or Federal government agency. This use also includes post offices, but does not include bulk mailing distribution centers.

Government public safety facility. A government-owned or operated facility providing services related to public safety, including police stations, fire stations, emergency medical services (EMS) facilities, and other services focused on protecting public health and safety. These facilities may include administrative offices, training areas, equipment storage, and emergency response operations.

Grade. Shall mean the average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet of sidewalks, the aboveground level shall be measured by the sidewalk.

Granny Flat. See "accessory dwelling unit" as defined in this section.

Grocery Store/Major Retailer. Which means any licensed retail grocery/retail business over 10,000 square feet in size, selling a variety of consumer goods and does not fall within the definition of Convenience Store. Such establishments are generally oriented toward serving the recurring and convenience shopping needs of surrounding residential neighborhoods and typically include the sale of fresh produce, meat, dairy products, baked goods, packaged foods, beverages, and limited household and personal care items. Grocery stores include neighborhood markets, supermarkets, specialty food markets, and similar food-oriented retail establishments. For no Conditional Use Permit to be required less than 15% of the retail floor space can be devoted to display and sales of alcoholic beverages.

Ground floor. The lowest floor of a building other than a basement that is closest to finished grade.

Guest House. Shall mean an accessory building located on the same premises as the main building for use of temporary guests of occupants of the premises, having no more than 360 square feet, two rooms and a bathroom, no "wet bar," kitchen or laundry room and not rented or otherwise used as a separate dwelling.

Halfway House. Shall mean a place where sheltered care is provided to ease the transition from institutional care or confinement to private residence, or a place which is established to provide an alternative to institutional care or confinement when such alternative is deemed to be more beneficial to the resident of such place, or for persons who have been temporarily displaced and cannot otherwise obtain shelter. "Halfway house" shall include places which provide sheltered care for former alcohol and drug abusers who are undergoing rehabilitation, indigents, and persons released from jails, prisons, detention homes, or similar places where individuals are housed and detained under legal restraint.

Handcraft Industries. Small-scale establishments engaged in the creation, fabrication, or assembly of products primarily by hand or with hand-operated tools, where production is limited in scale and typically occurs within enclosed studio or workshop spaces. This use includes artisan jewelry, pottery and other ceramics, furniture, as well as small glass and metal art and craft products. This classification does not include industrial manufacturing, mass production, or facilities primarily using heavy machinery or mechanized processes.

Home Occupation. Shall mean an occupation, vocation, trade or profession, permitted under subsection 30-7.4.3 of this Chapter, carried out or conducted on the premises by the occupant of the dwelling as a secondary use in connection with which there shall be no structural alteration of existing buildings, no construction of new buildings, and no encroachment into a required garage. A home occupation shall employ no person other than an occupant of the dwelling. There shall be no advertising sign, parking of commercial vehicles, display, warehousing, outside storage or commodity sold upon the premises. A home occupation shall not include the repair or storage of motor vehicles. A home occupation shall not include activities which are objectionable due to noise, dust, smoke, odor, or other causes.

Hospital. Shall mean a place where patients are kept and treated, including, but not limited to, those suffering from contagious or communicable diseases or from bodily ills requiring surgery. "Hospital" shall include convalescent hospitals and mental institutions.

Hotel. A commercial facility offering short-term lodging accommodations to the general public, typically accessed through a shared interior lobby or hallway. Hotels may include a range of guest services and amenities such as on-site dining, meeting rooms, concierge services, fitness centers, and housekeeping. Guest rooms are generally located within a multi-story building and are not directly accessible from the exterior. See also motel.

Household. One or more persons living together as a single, non-transient housekeeping unit, sharing common living facilities and functioning as a cohesive living arrangement, and not including group residential facilities, boarding houses, or transient occupancy uses."

Household Pets. Domesticated animals are commonly kept for companionship, including but not limited to dogs, cats, birds, and small reptiles, subject to local nuisance and licensing regulations.

Indoors. Shall mean within a fully enclosed and secure structure.

Indoor Fitness and Sports Facility. An enclosed building or structure used primarily for indoor fitness, athletic, sports, or recreational activities, including training, instruction, organized competition, and recreational play.

Industrial - Animal and Organic By-Product Processing. Facilities engaged in the processing, rendering, refine, or dispose of animal parts or other organic by-products for commercial purposes. These uses often produce strong odors and require specialized handling and control measures to address health and sanitation concerns. Examples include slaughterhouses; tallow, lard, and fat rendering plants; bone distillation; meat packing and processing; tanneries; gelatin, glue, and mucilage manufacturing.

Industrial – Heavy. Facilities engaged in large-scale industrial fabrication, assembly, repair, or manufacturing operations that may involve substantial equipment, material handling, outdoor operations, or significant truck traffic. These uses may generate moderate levels of noise, vibration, dust, or other operational impacts typical of industrial

activities but generally do not involve intensive chemical processing, refining, smelting, or other high-impact industrial processes. Operations are conducted primarily within enclosed buildings, except where outdoor storage or operations are incidental to the primary use and appropriately screened. Typical examples include structural steel fabrication; stone and cut stone fabrication; industrial woodworking and millwork; machinery and equipment manufacturing; transportation equipment manufacturing; industrial repair and maintenance facilities; and precast concrete product manufacturing (excluding concrete batching plants). This classification does not include Industrial – Heavy Manufacturing and Processing, Industrial – Animal and Organic By-Product Processing, Industrial – Waste and Hazardous Material Handling, or operations involving refining, smelting, chemical manufacturing, extractive processing, or other high-impact industrial processes.

Industrial - Heavy Manufacturing and Processing. Facilities engaged in industrial-scale manufacturing, processing, or transformation of raw materials involving high heat, intensive chemical reactions, extractive processes, smelting, refining, bulk material processing, or similar activities. These uses typically generate substantial noise, vibration, odor, emissions, hazardous by-products, or other significant environmental impacts and require substantial buffering from sensitive uses. Typical examples include cement manufacturing; concrete batching plants; petroleum refining and bulk petroleum processing; tar and tar product manufacturing; asphalt plants and paving and roofing materials manufacturing; coke ovens; ore reduction plants; smelters and steel mills; blast furnaces, drop forges, and ferrous foundries; bulk material processing and extractive operations; charcoal manufacturing; basic chemical manufacturing, including the production of acids, alkalis, salts, industrial organic chemicals, fertilizers, industrial pigments, synthetic chemical feedstocks, explosives, and similar chemical processing operations; explosives, fireworks, and ammunition manufacturing; and insecticide and lye, manufacturing. This classification does not include fabrication, assembly, repair, or manufacturing operations that do not involve high-intensity processing, such as metal fabrication, machine shops, welding shops, structural steel fabrication, sheet metal fabrication, industrial woodworking, or similar fabrication and assembly operations classified as Industrial – Heavy.

Industrial - Laundries and Dry Cleaning. Industrial establishments engaged primarily in high volume laundry and garment services, including: power laundries (industrial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include laundromats or dry cleaning pick-up stores with limited dry cleaning equipment

Industrial – Light. Facilities engaged in the manufacture, processing, fabrication, assembly, packaging, testing, repair, research, or treatment of products within enclosed buildings in a manner that does not generate significant off-site impacts, including noise, vibration, odors, emissions, hazardous materials, truck traffic, or similar environmental impacts. Light industrial uses generally involve relatively small quantities of raw materials and produce finished goods or components for consumer, commercial, or industrial markets. Typical examples include: electronics, medical device, and equipment manufacturing; apparel, textile, and fabric product manufacturing; furniture, cabinetry, and fixture manufacturing; food and beverage manufacturing (excluding high-intensity food processing or animal by-product processing classified separately); printing and publishing operations; glass, metal, and plastic product manufacturing; paper products, small-scale products manufacturing; clay and pottery products manufacturing; laboratories and product testing associated with manufacturing activities; artisan, craft, and specialty product manufacturing. This classification does not include creative production space, which is defined separately.

Industrial - Storage and Distribution. Facilities used for the storage, handling, processing, or distribution of raw materials, industrial goods, equipment, or hazardous materials (where permitted by law). Includes bulk material yards, contractor yards, intermodal facilities, and operations with significant outdoor storage or heavy vehicle traffic. This category excludes personal storage facilities and standard warehousing of finished goods.

Industrial - Waste and Hazardous Material Handling. Facilities engaged in the collection, transfer, treatment, storage, or disposal of solid waste, hazardous substances, or other potentially harmful materials. These operations typically require regulatory oversight and specialized containment to protect public health and the environment. Examples include sanitary landfills; solid waste transfer stations; waste disposal facilities; and hazardous chemical storage (e.g., creosote, sulfur).

Intensification. Shall mean either (1) an increase in site coverage or (2) an increase in production of goods or services as a result of a proposed increase in facilities, equipment, or utility installation.

Internet Café. A business where customers can use a computer with Internet access for a fee, usually per hour or minute. It may also sell food and beverages.

Juice / Smoothie Bar. A food service establishment primarily engaged in preparing and selling juices, smoothies, and other non-alcoholic beverages for on-site consumption or carry-out. Light food items may be offered as accessory sales.

Junk And Salvage. Shall mean and include old, secondhand, or scrap ferrous and nonferrous metals, paper and paper products, including roofing and tar paper, cloth and clothing, wood and wood products, manufactured rubber products, rope, manufactured plastic products, paint, manufactured clay and porcelain products, trash and similar materials, dismantled machinery, equipment, and parts.

Junk, Salvage and Wrecking Yards. Any facility or site used for accumulation, sorting, dismantling, processing, or sale of scrap metal, junk, discarded goods, or salvage materials, including the wrecking and dismantling of vehicles, machinery, or equipment for resale of parts or materials.

Kennel or Pet Boarding Facility. A facility primarily engaged in the boarding, lodging, breeding, training, or long-term care of animals, whether conducted indoors or outdoors.

Kitchen. Shall mean a room used, or intended or designed to be used, for cooking or the preparation of food.

Large Livestock. Domesticated animals such as horses, cattle, sheep, goats, and pigs, primarily kept for agricultural purposes, subject to minimum lot size, setback, and waste management regulations.

Large Vehicle and Equipment Sales, Service, and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other equipment used for construction, moving, agricultural, or landscape gardening activities.

Laundry or Laundromat. An establishment to wash and dry clothes brought in and carried away by the customer. This may include self-service or coin-operated facilities and incidental on-site laundry service.

Library. A public or private facility that provides access to books, periodicals, digital media, reference materials, and other educational resources for borrowing, research, or study. Libraries may include reading rooms, computer access, meeting spaces, educational programming, and other community-serving amenities. This use does not include bookstores or commercial media rental businesses.

Liquor Store. Any licensed retail business authorized by the state and licensed by the City that primarily engages in the sale of packaged alcoholic beverages (distilled spirits, beer, wine or combination thereof). All new liquor stores shall be a minimum of 4,000 square feet and shall be limited to locations within a commercial center with at least 25,000 square feet of retail, restaurant or entertainment floor area, or if located at a standalone building with a minimum of 10,000 square feet of floor area with approval of a Conditional Use Permit.

Live-Work Unit. A single, integrated space that combines residential living quarters with a workspace, typically for business, artistic, or professional activities. These units are designed to accommodate both functions within the same structure and may be subject to zoning regulations on permitted business types, size, and occupancy.

Loading space. An off-street space or berth on the same parcel with a building for the temporary parking of a vehicle while loading or unloading of goods.

Lodging House. See "boarding house" as defined in this section.

Lot. Shall mean a parcel of real property shown as a delineated parcel of land, with a separate and distinct number or other designation, on a plat recorded in the office of the County Recorder.

LOT AREA. Shall mean the total horizontal area within the lot lines of a lot.

Gross Lot Area. The total horizontal area of a lot or parcel of land inclusive of easements and future dedications where the owner of the property does not have the right to use the entire surface of the land. Gross lot area shall exclude any previous easements or dedications for a public street, right-of-way, or alley.

Net Lot Area. Shall mean that area of a lot exclusive of:

1. Public streets, alleys, walkways and other existing public rights-of-way.
2. Proposed public rights-of-way such as alleys and streets and other necessary public sites, when approved for inclusion within a proposed development project.
3. Other public or private easements where the owner of the servient tenement does not have the right to use the entire surface of land in any manner.

Lot Coverage. The percentage of the area of the lot covered by a building at all levels plus the area of all accessory buildings and structures, Lot coverage does not include any open projections such as balconies and eaves.

Lot Depth. Shall mean the horizontal distance between the front and rear lot lines, measured in the mean direction of the side lot lines.

Lot, Interior. A lot other than a corner lot.

Lot, Key. The first interior lot to the rear of a reversed corner lot which is not separated therefrom by an alley

Lot Line.

FRONT LOT LINE. Shall mean a line separating the lot from the street, in the case of an interior lot, and, in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions applicable thereto specify another line as the front lot line.

SIDE LOT LINE. Shall mean a lot boundary line which is not a front lot line or rear lot line.

REAR LOT LINE. Shall mean a lot line which is opposite to, and most distant from, the front line and, in the case of an irregular or triangular-shaped lot, a line within the lot, parallel to and at the maximum distance from the front line, having a length of 10 feet.

Lot, Reversed Corner. A corner lot in which the side lot line is substantially a continuation of the front lot line of the nearest lot to its rear

Lot, Through. A lot having frontage on two (2) parallel or approximately parallel streets

Lot Width. Shall mean the horizontal distance between the side lot lines, measured in the mean direction of the front and rear lot lines, at a distance midway between the front and rear lot lines.

Main Building. Shall mean any building or structure on a lot or parcel of land which building or structure is not accessory.

Manufacturing. Shall mean assembling, fabricating, compounding, processing, treating, and remanufacturing.

Chemical Product Manufacturing. Manufacturing facilities that produce or use basic chemicals, and other establishments creating products predominantly by chemical processes. Facilities included in this definition manufacture three general classes of products: (1) basic chemicals, such as acids, alkalines, salts, and organic chemicals; (2) chemical products to be used in further manufacture, such as synthetic fibers, plastic materials, dry colors, and pigments; and (3) finished chemical products to be used for ultimate consumption, such as drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries, such as paints, fertilizers, and explosives; (4) cannabis manufacturer and cannabis cultivation. Also includes sales and transportation establishments handling the chemicals described above in other than one of the uses included in the Retail Trade group in the land use and permit tables.

Clay and Pottery Products Manufacturing. Manufacturing facilities engaged primarily in producing, cutting, shaping, and finishing structural clay products, including pipe, china plumbing fixtures, and vitreous china articles. Artist/craftsman uses are included in "Handcraft Industries" and "Small-Scale Products Manufacturing."

Construction Materials Manufacturing. Manufacturing, processing, and sales involving concrete, plaster, lumber, paving and roofing materials as defined below.

Concrete, Gypsum and Plaster Product Manufacturing. Manufacturing establishments producing bulk concrete, concrete building block, brick, tile and all types of precast and prefab concrete products. Also includes ready-mix concrete batch plants, lime manufacturing, and manufacture of gypsum products, such as plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under "Building Material Stores."

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

- Containers, pallets and skids;
- Milling operations;
- Trusses and structural beams;
- Turning and shaping of wood products;
- Wholesaling of basic wood products;
- Wood product assembly.

Paving and Roofing Materials Manufacturing. The manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood and various compositions of asphalt and tar.

Electronics and Equipment Manufacturing. Establishments engaged in manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation and use of electrical energy, including:

- Appliances, such as stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines;
- Aviation instruments;
- Electronic components and accessories, semiconductors, integrated circuits, related devices;
- Electronic instruments, components and equipment such as calculators and computers;
- Electronic transmission and distribution equipment;
- Electrical welding apparatus;
- Industrial apparatus;

- Industrial controls;
- Instruments for measurement, testing, analysis and control, associated sensors and accessories;
- Lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting;
- Miscellaneous electrical machinery, equipment and supplies, such as batteries, X-ray apparatus and tubes, electro-medical and electrotherapeutic apparatus, electrical equipment for internal combustion engines;
- Motors and generators;
- Optical instruments and lenses;
- Photographic equipment and supplies;
- Pre-recorded magnetic tape;
- Radio and television receiving equipment, such as television and radio sets, phonograph records and surgical, medical and dental instruments, equipment, and supplies;
- Surveying and drafting instruments;
- Telephone and telegraph apparatus;
- Transformers, switch gears and switchboards.
- Does not include testing laboratories (soils, materials testing, and the like) (see "Business Support Services") or research and development facilities separate from manufacturing (see "Research and Development").

Fabric Product Manufacturing. Manufacturing facilities fabricating clothing, draperies, and other similar products, and/or producing textiles and leather products, which may include any of the following operations:

- Coating, waterproofing, or otherwise treating fabric;
- Dying and finishing fiber, yarn, fabric and knit apparel;
- Manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles;
- Manufacture of knit apparel and other finished products from yarn;
- Manufacturing of woven fabric, carpets and rugs from yarn;
- Preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage;
- Upholstery manufacturing;
- Custom tailors and dressmakers not operating as factory and not located on the site of a clothing store ("General Retail Stores") are instead included under "Personal Services."

Food and Beverage Manufacturing. Manufacturing facilities producing or processing foods and beverages for human consumption, and certain related products. Includes:

- Bakeries (non-retail);
- Bottling plants;
- Breweries;
- Candy, sugar and confectionary products manufacturing;
- Coffee roasting;
- Grain mill products and by-products;
- Miscellaneous food item preparation from raw products.

Furniture and Fixtures Manufacturing. Manufacturers producing wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades.

Glass, Metal, and Plastics Product Manufacturing. Manufacturing facilities: 1) producing flat glass and other glass products, which are pressed, blown, or shaped from glass produced in the same establishment; 2) assembling metal parts, including uses that produce metal duct work, tanks, towers, cabinets and enclosures,

metal doors and gates, and similar products; and 3) producing finished plastic products, fiberglass, and rubber products, such as tires, footwear, flooring, and other rubber products, from natural, synthetic or reclaimed rubber.

Machinery Manufacturing. The manufacturing of machinery and equipment used for the manufacturing of other products; as parts in the assembly of other products; and for end-use purposes, including the following:

- Constructive equipment;
- Laundry and dry cleaning;
- Die casting;
- Materials handling;
- Engines and turbines;
- Oil field equipment;
- Farming and gardening;
- Passenger and freight elevators;
- Food products manufacturing;
- Printing;
- Heating, ventilation, air conditioning;
- Refrigeration equipment;
- Industrial trucks and tractors;
- Textile manufacturing.

Motor Vehicle/Transportation Equipment Manufacturing. The manufacturing of equipment for transporting people and goods, including aircraft and other aerospace equipment, railroad equipment, motor vehicles and auto parts, motorcycles, and bicycles.

Paper Product Manufacturing. The manufacture of paper and paperboard, from both raw and recycled materials, and their conversion into products such as paper bags, boxes, envelopes, wallpaper, and the like.

Small-scale Products Manufacturing. Manufacturing facilities not classified in another major manufacturing group, including: musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; and other miscellaneous products.

Stone and Cut Stone Products Manufacturing. Manufacturing facilities engaged in cutting, shaping, and finishing granite, marble, limestone, slate, and other stone for building and miscellaneous use.

Marijuana. Shall also include "cannabis" as defined in Business and Professions Code section 19300.5(f), as the same may be amended from time to time. Refer to § 9-24 of this Code for applicable definitions and regulations.

Massage Establishments. An establishment having a fixed place of business where massage is performed or offered for compensation, excluding those locations where massages are performed on an out-call, basis and may also include the residence of a sole provider who is permitted to perform massages at his or her residence. Shall mean a place where massage is performed or offered. It includes any place, including a private club or organization, wherein any person engages in, conducts or carries on, or permits others to engage in, conduct or carry on, massages, baths or health treatments involving massage or baths as the principal functions. (MC 9.15.2)

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

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

- **Indoor Support Facilities.** Administrative and technical production support facilities, including administrative and production offices, post-production facilities (editing and sound recording studios, foley stages, and the like.), special effects and optical effects units, film laboratories, and the like.
- **Soundstages.** Warehouse-type facilities providing space for the construction and use of indoor sets, including supporting workshops and craft shops. Does not include facilities using live audiences.

Metal Products Fabrication, Machine and Welding Shops. Facilities engaged primarily in the assembly of metal parts, including the following uses that produce metal duct work, fence/gates, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products, including:

- Blacksmith and welding shops;
- Machine shops;
- Sheet metal shops.

Mixed Use. A development consisting of one or more parcels developed as a cohesive development project and designed with a blend of various compatible uses (e.g., commercial retail, retail service, office, residential, civic, and institutional). The uses may be located vertically in the same structure or horizontally in separate structures.

Mobile Home Park. A place, area, or tract of land for the long-term accommodation of two or more mobile homes, including habitation by households in accordance with Health and Safety Code Section 18214. This use does not include long-term storage or vehicle storage lots. See also “Trailer Park”.

Mobile/Modular Home. Shall mean a manufactured dwelling unit that can be transported in whole or in modular parts, to a site by trailer or wheels. The modular home shall be placed on a permanent foundation.

Model Homes. Shall mean an unoccupied residential unit in a residential subdivision, typically located in a residential structure ultimately planned for sale as part of the subdivision, used for the temporary marketing and sales of homes within the subdivision. Attached condominium and townhouse units may also be used as a model home.

Mortuary and Funeral Homes. Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted on-site.

Motel. A commercial lodging facility designed primarily for motorists, offering short-term accommodation with guest rooms that are typically accessed directly from an exterior parking area. Motels are generally one or two stories in height and may offer limited services and amenities compared to hotels, such as a front office or reception area, but often lack extensive common areas or full-service dining. See also hotel.

Museum. A facility operated by a public, nonprofit, or private entity for the acquisition, preservation, study, exhibition, and interpretation of objects or collections of historical, cultural, artistic, scientific, or educational value. Typical activities include exhibitions, educational programs, lectures, and guided tours. Accessory uses may include gift shops, cafés, offices, and event spaces, provided they are clearly incidental to the museum’s primary function.

Net Area. Shall mean that area of a lot or parcel of land exclusive of.

Existing or proposed public or private facilities, such as streets, alleys, highways, or other public sites, when included within a planned development project; and

Other public or private easements where the owner of the underlying fee does not have the right to use the entire surface of the land.

Nightclub. A drinking and entertainment establishment that provides alcoholic beverage service and includes space for dancing, live performances, amplified music, or similar entertainment as the primary function. May operate during late-night hours and typically requires additional parking, security, or operating restrictions.

Nonconforming Building. Shall mean a building, or portion thereof, lawfully existing on May 4, 1978, which was designed, erected, or structurally altered for a use which does not conform to the uses permitted in the zone in which it is located or which does not comply with all the height, yard, and area regulations of such zone.

Nonconforming Use. Shall mean a use of a building, lot, or parcel of land which, although lawful prior to May 4, 1978, does not conform with the regulations of the zone in which it is situated.

Nursery School. See "day care center" as defined in this section.

Nurseries, Garden Center. Establishments engaged in the sale of garden products and nursery stock, including trees, shrubs, plants, seeds, bulbs, sod, primarily obtained from other growers, with only limited on-site propagation or growing. All soil amendments, fertilizer, mulch, and similar landscaping materials shall be stored and sold in packaged form only. This classification may include farm supply and feed stores offering products stored and solid in packaged form.

Nurseries, Bulk Landscape Materials Yard. Establishments primarily engaged in nursery and landscape material including soil, decomposed granite, mulch, small rocks, fertilizer, hay, etc. stored and sold in bulk (loose, non-packaged) form. This classification also includes farm supply and feed stores that deliver or provide fertilizer and soil products in bulk, nonpackaged form using heavy trucks or equipment.

Occupied. Shall mean arranged, designed, built, altered, converted, rented, leased, or intended to be occupied.

Office, Business, and Professional (Non-Medical or Dental Offices). Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, real estate agents, insurance agents, architectural, computer software design, engineering, graphic design, interior design, investment advisors and brokers, insurance offices, legal offices, real estate and mortgage offices and services, and tax preparation offices. Does not include Financial Institutions or Office, medical or dental, which are defined separately.

Office/Clinics, Medical or Dental. A facility, other than a hospital, providing consultation, diagnosis, counseling, therapeutic, rehabilitation, preventive, clinical laboratory services for blood, specimen and urine collection, surgical, or corrective personal health treatment services by licensed doctors or dentists, and their support staff, includes urgent care. These facilities can be at health centers, individual doctor or dentist offices, and exclude practices providing counseling services specializing in substance abuse, homeless support services, and medical research laboratories.

Official Zoning Map. The maps delineating the locations and boundaries of zones as described in this article, and shall include such other maps and amendments as may hereafter be adopted in accordance with the provisions of this article, which maps are a part of this article when adopted by ordinance passed by the Council in the manner prescribed by law.

Ordinance. Shall mean an ordinance of the City unless otherwise designated.

Outdoors. Shall mean any location that is not within a fully enclosed and secure structure.

Outdoor Markets and Vendors Sales. The use of outdoor spaces for the temporary or recurring sale of goods, food, or merchandise by multiple vendors. This use may be subject to regulations governing location, permitting, frequency, duration, hours of operation, vendor organization, and health and safety standards.

Outdoor Retail Sales and Display. The long-term placement of goods or merchandise not located within an entirely enclosed building and without screening or fencing. Ancillary to a primary use.

Outdoor Storage - Principal Use. The outdoor storage of materials, equipment, vehicles, merchandise, products, or goods as the primary use of a site for commercial or industrial purposes. This use includes storage yards not otherwise classified as a specific land use and may be subject to screening, security, and environmental regulations to mitigate visual, safety, and operational impacts.

Outdoor Storage - Accessory Use. The outdoor storage of materials, products, vehicles, equipment, or supplies that is incidental and subordinate to a permitted principal use on the same site and is not conducted as a separate principal use.

Overlay Zone. A certain portion of the City where regulations relating to specific environmental, physical, or other characteristics (e.g., locational, economic, historical) are imposed in addition to those of the base zone covering the land in question.

Pallet Yard – Storage. A facility used for the storage, sorting, repair, and distribution of wooden, plastic, or metal pallets. Operations may include receipt of used pallets, outdoor stacking and storage, minor repair activities, and preparation of pallets for resale or reuse.

Parcel Of Land. Shall mean a contiguous quantity of land in the possession of, owned by, or recorded as the property of the same claimant or person.

Parking Facility. A public or private facility, where vehicle parking is the primary commercial use of the site and is made available for a fee on an hourly, daily, monthly, or similar basis. This use includes surface parking lots and parking structures or garages, together with associated parking stalls, drive aisles, backup areas, and driveways. This definition does not include parking provided as an accessory use to another principal use or parking required by applicable development standards.

Parks and Public Plazas. Publicly accessible outdoor areas designed for recreation, leisure, community gatherings, civic activities, and enjoyment of open space. This use may include, but is not limited to, parks, plazas, greens, courtyards, landscaped areas, playgrounds, trails, seating areas, public art, fountains, restrooms, shade structures, and similar amenities.

Pawn Shop. A retail business engaged in the purchase or receipt of personal property from individuals, with the intent of offering loans secured by the item, and/or reselling unredeemed items to the general public. A pawn shop typically maintains records of transactions and operates under state and local licensing requirements. This definition excludes retail stores that exclusively sell secondhand goods and do not offer collateral-based loans, and check cashing businesses which are defined separately.

Personal Services, General. Commercial establishments that provide non-medical services of personal convenience to individuals as a primary use, typically involving personal care, maintenance, repair, or appearance-related services, and conducted within an enclosed building without the use of heavy equipment, hazardous materials, or industrial processes. These uses are generally characterized by walk-in or appointment-based services and may include limited accessory retail sales of products related to the services provided. This category includes, but is not limited to, the following uses:

- Barber and beauty shops
- Hair braiding establishments
- Nail salons
- Tanning salons
- Hair removal services including electrolysis, waxing and threading
- Day spas (non-medical; excluding medical or clinical services)

- Permanent and non-permanent make-up services
- Tattoo studios and body piercing establishments
- Clothing rental services
- Dry cleaning establishments (non-industrial)
- Laundry services (non-industrial)
- Home electronics and small appliance repair
- Locksmith services
- Shoe, luggage, and leather repair shops
- Tailors and seamstresses
- Photography studios
- Similar personal service uses

Personal Services, Restricted. Commercial personal service establishments that, due to their operational characteristics, may create compatibility concerns with surrounding uses, including but not limited to overconcentration, high volume of cash-based transactions, extended or late operating hours, or potential nuisance, public safety impacts, or code enforcement issues. The Community Development Director shall determine whether a proposed personal services use is classified as a Restricted Personal Services use based on the standards in this Section. These uses require additional review to ensure appropriate location, spacing, and operational standards to maintain compatibility with surrounding areas.

Personal (Self) Storage Facilities. A facility divided into individual compartments offering enclosed storage with individual access for personal effects and household goods intended to be used principally to provide rental spaces to the general public, including mini-warehouses and mini-storage (Self Storage). This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Pet Store. Retail stores selling or offering for adoption birds, cats, dogs, fish and other common household pets, including supplies for the care and feeding of animals sold. This use may include pet grooming as an accessory use, but not the overnight boarding of animals other than those for sale.

Place. Shall mean a building or locality used for a special purpose.

Planned Residential Developments. A residential community designed and built as a cohesive plan, allowing for flexibility in housing types, lot sizes, and site design and developed pursuant to § 30-18.

Porte Cochere. Shall mean an accessory residential structure open on three sides, and attached to a dwelling, and established for the convenient loading and unloading of passengers from an automobile.

Poultry and Birds. Domesticated fowl, such as chickens, ducks, turkeys, and pigeons, kept for personal use, egg production, or small-scale agriculture. Subject to local regulations regarding flock size, enclosure requirements, setbacks, and nuisance control.

Primary Dwelling. A single-family dwelling located in a single-family residential zone that is not an accessory dwelling unit. A primary dwelling is a principal use of land.

Printing and Publishing. Establishments 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 and Consumer Support Services."

Private Garage. Shall mean an accessory building, or any accessory portion of a main building, enclosed on three sides by permanent walls, designed and used primarily for the shelter or storage of vehicles owned or operated by the occupants of the main building.

Private Residence. Shall mean a house, an apartment unit, a mobile home, or other similar dwelling, and secured accessory structure whether legal and conforming with the underlying zoning, or legal and non-conforming with the underlying zoning, that is currently in use as a residence.

Public Park and Recreation Facility. Non-commercial parks, playgrounds, recreation facilities, trails, wildlife preserves and related open spaces, playing fields, courts, gymnasiums, public swimming pools, picnic facilities, tennis courts, and public golf courses, botanical gardens, as well as related food concessions or community centers within the facilities, which are open to the public, maintained by a public entity, and intended for neighborhood or community use. This use does not include Commercial Recreation Facilities, Indoor or Commercial Recreation Facilities, Outdoor, which are defined separately.

Public Utility. Any entity authorized under regulation by the Public Utilities Commission to furnish electricity, gas, telephone, cable, high speed internet, telegraph, transportation, water, or petroleum products

Public Utilities Facility. Facilities necessary to support established public utilities, such as substations, pump stations, switching and relay boxes, transmission lines, poles, towers, public underground water and sewer lines, electrical substations, generating plants, water or wastewater treatment plants, and similar facilities of public agencies or public utilities.

Public Works Yard. Shall mean a facility used by a public agency for the storage and maintenance of a variety of vehicles and equipment and for the temporary storage of debris resulting from tree trimming, street maintenance, excavations and other public works activities.

Railroad Facilities. Land and structures used for the operation, maintenance, and support of rail transportation systems. This may include tracks, rights-of-way, freight and passenger terminals, yards, switching facilities, and related equipment or structures. See also Transit Facilities.

Recorded. Unless otherwise stated, shall mean on file or recorded with the office of the County Recorder.

Recreational Vehicle. A camp car, camper, motor home, travel trailer, converted bus/van, tent trailer, or boat or similar vehicle, with or without motive power, designed for human habitation. Recreational vehicles also include boats, boat trailers, dune buggies, off-road vehicles and accessory non-commercial towing trailers. This definition shall not include a mobile home.

Recreational Vehicle, Park. A place intended, maintained, or designed to provide accommodation for one or more automobile trailers/recreational vehicles for human habitation, including all buildings and equipment used or intended to be used as part of the facility, regardless of whether a fee is charged for such use. Included in this definition are trailer camps, trailer courts, and similar terms.

Recreational Vehicle Storage Lot. Land where storage space is rented or leased to individuals for the storage of personal recreational vehicles.

Recuperative Care/Medical Respite. A facility licensed by the State of California to provide 24-hour nonmedical care for unhoused adults that have undergone medical treatment or a procedure and need short-term housing for recovery. This use class consists of facilities that provide short-term care and case management to individuals who have been referred by or discharged from a government, community, or licensed medical facility. Recuperative Care/Medical Respite uses shall not allow walk-in clients. Said individuals shall be recovering from an acute illness or injury that generally does not necessitate hospitalization during recovery and whose conditions would be exacerbated by their living conditions (e.g., individuals are either homeless or at risk of being homeless, or have the absence of a caregiver, and have a medical condition requiring post-acute clinical care). These uses provide collaborative services such as case management, referrals, transportation, eligibility assistance, health education, environmental health risk reduction, health literacy, and outreach for homeless or those at risk of being homeless or have the absence of a

caregiver, and allow such individuals the opportunity to rest and recover in a safe environment while accessing medical care and other supportive services for a finite length of time before transitioning from this type of use to the community or other supportive housing. Operators of Recuperative Care/Medical Respite uses may coordinate or administer medical care subject to State and/or Federal licensing requirements. Recuperative Care/Medical Respite facilities serving six or fewer persons shall be considered a residential use consistent with applicable State law.

Recyclable Material. Shall mean reusable material, including, but not limited to, metals, glass, plastic and paper, which is intended for reuse, remanufacture or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous material. Recyclable material may include used motor oil collected and transported in accordance with Section 25250.11 and 25143.2(b)(4) of the California Health and Safety Code and the Used Oil Recycling Enhancement Act.

Recycling Collection and Processing Facilities. A site/facility used for the collection and/or processing of recyclable material. A certified facility is a recycling facility certified by the State Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial or manufacturing site and used solely for the recycling of material generated by that residential property, business or manufacturer. Recycling facilities may include the following:

Bulk reverse vending machine. Bulk reverse vending machine shall mean a reverse vending machine that is larger than fifty square feet; is designed to accept more than one container at a time; and will pay by weight instead of by container.

Collection Facility. A center/facility that accepts recyclable materials from the public through donation, redemption, or purchase of recyclable materials from the public. Such facility does not include the use of power driven processing equipment except for reverse vending machines.

Certified Small Collection Facility. A use incidental to a primary use of property, established for the acceptance of recyclable materials from the public, and occupying up to 500 square feet. square feet of surface parking area and may include reverse vending machines, mobile recycling units with kiosk, bulk reverse vending machines (over 50 sq. ft.), with kiosk-type structures for CRV container collection, or unattended clothing donation containers.

Small Used Oil Collection Facility. A self-contained, leak-proof unit (under 400 gallons) for the storage of used oil, as defined by the Used Oil Recycling Enhancement Act. Certified Small Used Oil Collection Facilities (400 gallons or less) are automatically permitted in commercial and industrial zones provided they are maintained inside a building and as an accessory to a business licensed for auto-related use.

Large Collection Facility. A collection facility/center established as accessory or primary use, greater than 500 square feet in size, that accepts recyclable materials from the public as donation or for redemption or purchase, and should have permanent structures.

Recycling Processing Facility. A building or enclosed space used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to an end user's specifications by means such as sorting, baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, other mechanical processes, cleaning, remanufacturing and other methods.

Reverse Vending Machine. An automated mechanical device that 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 similar beverage containers. A reverse vending machine may sort and process containers mechanically; provided that the entire process is enclosed within the

machine. In order to accept and temporarily store all three container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary.

Mobile Recycling Unit. A licensed vehicle, such as an automobile, truck, van, or trailer, used for the collection of recyclable materials. The term also includes bins, boxes, containers transported by such vehicles.

Religious Institutions. Facilities operated by religious organizations for worship, religious instruction, or the promotion of religious activities. This use includes accessory uses located on the same site, such as convents, monasteries, nurseries, parsonages, and living quarters for clergy or staff, as well as childcare facilities, where authorized by the same type of land use permit required for the principal religious facility. Other establishments operated by religious organizations, including full-time educational institutions, hospitals, and other similar related uses (e.g., recreational camps) shall be classified according to their respective land use categories.

Rental Hall. Shall mean a building which is primarily used for rental to businesses and private individuals for dances, banquets, charitable functions and other social events. This definition shall include banquet halls and wedding chapels.

Residence. Shall mean a building designed as living quarters for persons doing their own cooking in such building.

Residential Care Facility. A facility licensed by the State of California to provide 24-hour nonmedical care, supervision, personal services, or assistance with activities of daily living for persons in need of such services. Residential care facilities include, but are not limited to, adult residential facilities, residential care facilities for the elderly, group homes, and other community care facilities licensed by the California Department of Social Services. Residential care facilities serving six or fewer persons shall be considered a residential use consistent with applicable state law.

Residential Care Facility, Limited (6 or fewer residents). A State-licensed residential care facility providing 24-hour nonmedical care, supervision, or assistance for six (6) or fewer persons who are unrelated to the operator. Pursuant to California law, these facilities shall be considered a residential use and shall be permitted where residential uses of the same type are allowed.

Residential Care Facility, General (7 or more residents). A State-licensed residential care facility providing 24-hour non-medical care, supervision, or assistance with activities of daily living for seven or more residents. Does not include Transitional Housing or Supportive Housing, which are defined separately.

Residential Care Facility, Assisted Living. A residential facility licensed by the State to provide housing, personal care services, and limited medical assistance for individuals who need help with daily living activities but do not require 24-hour skilled nursing care. Such facilities may include communal dining areas, recreational spaces, and on-site staff support.

Rest Home. Shall mean a place which permits nursing, dietary, and other personal services rendered to convalescents, invalids, and aged persons, but excluding cases of contagious, communicable, or mental diseases and excluding surgery or primary treatments, such as are customarily provided in hospitals and mental institutions. "Rest home" shall include guest homes and homes for the aged.

Restaurant. An establishment engaged in the preparation and sale of food and beverages for on-site or off-site consumption including full-service, limited-service, take-out/delivery, or similar service methods, and which contain permanent kitchen facilities. Restaurants may include the incidental sale of alcoholic beverages, subject to the provisions of Section 30-26 of this Chapter.

Restaurant, Full-Service. An establishment engaged in the preparation and sale of food and beverages for consumption primarily on-site, where patrons are typically served by wait staff at tables, booths, or counters. Full-service restaurants may include accessory bar service, take-out service, and delivery operations. Drive-through service is prohibited. Examples include sit-down restaurants, family restaurants, casual dining restaurants, and fine dining establishments.

Restaurant, Full-Service with Outdoor Dining > 50% of Overall Seating. A full-service restaurant, as defined above, where the designated outdoor seating area constitutes more than fifty percent (50%) of the total customer seating area.

Restaurant, Limited-Service. An establishment engaged in the preparation and sale of food and beverages where customers typically order and pay prior to receiving food and beverages at a counter, pick-up area, or similar point of service. Food and beverages may be consumed on-site or off-site and may include take-out, pick-up, and delivery service operations. Table service by wait staff is generally not provided. Drive-through service is not permitted as part of this use classification. Examples include cafés, coffee / tea houses, juice bars, bakeries, dessert shops, ice cream / frozen yogurt establishments, smoothie shop, confectionery shops, sandwich shops, pizza take-out, carry-out food establishments, and similar fast-casual food and beverage establishments.

Restaurant with Drive-Through. A restaurant establishment, whether full-service or limited-service, that includes a drive-through facility allowing customers to order, purchase, and receive food and beverages while remaining in a motor vehicle. May include drive-up windows, drive-through lanes, or similar facilities. Examples include drive-through fast foods, and coffee or donut drive-through establishments.

Retail, General. A commercial land use primarily engaged in the sale or rental of goods, merchandise or services directly to the general public, where such goods are not classified under another retail category. These uses are typically conducted within an enclosed building and involve the display and sale of consumer goods for personal, household, or business consumption. Drive-through facilities shall not be permitted as part of this use classification. This classification includes a broad range of retail activities that do not involve operations requiring specialized regulation. Typical uses include, but are not limited to:

- Department stores
- Apparel and personal goods stores, including clothing, shoes, jewelry, and accessories
- Home furnishings and household goods stores, including furniture, appliances, kitchenware, antiques, and home décor
- Specialty retail stores, including gift shops, florists, toy stores, hobby, craft, and art supply stores, bookstores, stationery stores, confectionery shops, and similar specialty retail establishments
- Secondhand retail
- Electronics and technology stores, including consumer electronics, cameras, and small appliance sales
- Health and personal care retail, including pharmacies, drug stores, and medical supply and equipment stores
- Building and home improvement supply stores, including hardware, paint, wallpaper, and flooring materials
- Sporting goods and recreation retail establishments, including bicycles, outdoor equipment, fitness equipment, and similar recreational merchandise
- Pet stores
- Automotive parts and accessories stores, limited to the sale of new parts and accessories only, with no on-site installation, repair, maintenance, or vehicle service activities

This classification does not include retail restricted establishments, which are separately defined and regulated.

Retail, Restricted. Retail establishments that, due to the nature of the goods sold, operational characteristics, or potential land use impacts, may create compatibility concerns with surrounding uses, contribute to overconcentration,

or generate nuisance, safety, or public health concerns. The Community Development Director shall determine whether a proposed retail use is classified as Restricted Retail use based on the standards in this Section. This classification does not include commercial marijuana or cannabis-related activities, which are regulated separately pursuant to § 30-52 and § 30-53.

Retail, Second Hand. A retail establishment engaged primarily in the sale of previously owned, used, refurbished, or consigned merchandise, including clothing, furniture, books, household goods, antiques, collectibles, and similar items. This definition does not include sale of used farm or construction equipment, junk dealers, scrap/dismantling yards, sale of used cars or other vehicles, pawn shops.

Roadside Stand. A temporary or permanent structure for the sale of agricultural products grown or produced on-site or locally, subject to size, signage, and setback regulations.

Rooster. Shall mean the male of the chicken also known as a cock.

Salvage and Wrecking. Any property used for the breaking up, dismantling, sorting, storage, distribution, or sale of any scrap, waste material or junk.

Schools, Public or Private. Public and private elementary, middle, junior high, and high schools serving kindergarten through 12th grade students and providing general academic instruction consistent with the State Board of Education standards, including denominational, sectarian, boarding schools, and military academies. This use also includes community colleges, colleges, universities, and professional schools offering associate degrees, certificates, undergraduate and graduate degrees, and requiring at least a high school diploma or equivalent for admission.

Schools, Business, Trade. Public or private post-secondary schools providing occupational or job skills training for specific occupations, including business and computer schools, trade schools and apprenticeship programs, management training, and technical training schools. Excludes personal instructional services such as music lessons and tutoring.

Second Primary Unit. Shall mean a second residential dwelling unit, other than an accessory dwelling unit or junior accessory dwelling unit, on a parcel with one (1) and only one (1) existing residential unit that is not an accessory dwelling unit or junior accessory dwelling unit located in a single-family zoned property. SECTION. Shall mean a section of this Chapter, unless some other law or statute is mentioned.

Security grate or grilles. A metal grate that rolls up over, or slides across, a window or door to provide protection against unwanted entry.

Service/Fueling Station, Vehicle. An establishment engaged in the retail sale or dispensing of vehicle fuels, including gasoline, diesel fuel, hydrogen, compressed natural gas, and other alternative fuels for motor vehicles, sold to the public on a retail or commercial basis. A service/fueling station may also include accessory uses such as minor vehicle maintenance and repair services, sale of automotive oils, replacement parts and accessories, accessory retail sales. This use does not include electric vehicle charging stations as a principal use, which are defined separately as Electric Vehicle Charging Station Stand-Alone, and Electric Vehicle Charging Station - Accessory. This use does not include body and fender work or repair of automobiles and other motor vehicles (see Automobile service, major and Automobile service, minor). Does not include electric vehicle charging stations that are located within a parking area associated with and accessory to another allowed use.

Shipping Container. A reusable metal shipping container designed for the transport of goods and materials by truck, rail, ship or air, and which may be used for the storage of goods, merchandise or equipment. This definition includes containers commonly referred to as intermodal containers, sea containers or cargo containers.

Shipping Container, Storage Yard. A facility, area, or yard used for the open-air storage, staging, stacking, or distribution of shipping containers on a short-term or long-term basis.

Shooting Range - Indoors. A fully enclosed facility designed for the safe discharge of firearms for target practice, training, or recreational shooting. Includes shooting lanes, targets, soundproofing, ventilation, and safety features, and may include accessory uses such as retail sales or instruction. This use does not include Commercial recreation facility - indoor or Commercial recreation facility - outdoor which are defined separately.

Shopping Center. A commercial development located on a single parcel or on continuous parcels under the same ownership, containing three (3) or more retail stores, service uses, or other tenants, where each have individual entrances from a commonly-owned public area such as a parking lot or mall corridor. This classification may also apply to commercial developments where continuous parcels are under separate ownership, subject to provisions providing through Conditions, Covenants, and Restrictions a means of common maintenance, an integrated and consistent overall architectural design theme, a comprehensive sign program, and through recorded cross-access and reciprocal parking agreements an integrated parking and on-site pedestrian and vehicular circulation system.

Signs. See § 30-22.2 (Sign Definitions)

Single Room Occupancy (SRO) Unit. A dwelling unit with a minimum floor area of 200 square feet and a maximum floor area of 350 square feet that does not include a complete private kitchen or bathroom. Occupancy shall be limited to no more than two persons per unit, and units shall be offered for rental terms of one month or longer.

Slaughterhouse. Shall mean a place in which or on which animals and fowl are killed, dressed or prepared for commercial purposes.

Small Grocery Store. A grocery store containing less than 10,000 square feet of gross floor area with more than 50% of the retail floor area dedicated to food products requiring home preparation (including fruits and vegetables).

Small Mammals. Non-livestock mammals typically kept for personal use or small-scale agriculture, including rabbits, guinea pigs, and similar species, subject to local density and enclosure requirements.

Smoking Lounge. An establishment that is dedicated, in whole or in part, to the on-site smoking of tobacco products, electronic cigarettes (vaping), or other substances. This includes, but is not limited to, businesses commonly referred to as cigar lounges, hookah lounges, tobacco bars, or similar venues where smoking is a primary activity. Smoking may involve products purchased on-site or brought in by patrons.

Smoke, Tobacco, or Vape Shop. A retail establishment primarily engaged in the sale of tobacco products, electronic cigarettes, vaping devices, hookah supplies, and related accessories for off-site consumption. The sale of non-tobacco products, food, or beverages may be incidental. This use does not include lounges where smoking or vaping occurs on-site for recreational purposes, which are regulated separately as Smoking Lounge (e.g., cigar or hookah).

Solid Fence, Wall Or Hedge. Shall mean a fence, wall, hedge or any vegetative material which obstructs a clear view of pedestrian or vehicular traffic or effectively blocks from the public view an activity or the storage of merchandise, materials or equipment.

Split Jurisdiction Lot. As used in this Section, shall mean a lot or parcel where the City of Compton and the boundary of another jurisdiction, such as the County of Los Angeles, bisects the parcel or lot boundaries.

STATE. Shall mean the State of California.

Storage, Outdoor. Shall mean the storage outside of an enclosed building for any purpose other than display.

Storage, Permanent. Shall mean the storage or parking of anything whatsoever for a period of 48 or more hours.

Story. Shall mean that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Street. Shall mean a public or private thoroughfare which affords the principal means of access to abutting property.

Structural Alteration. Shall mean a change in the supporting members of a building, such as the bearing walls, columns, beams, girders and floor joists, roof joists, girders, rafters, or changes in the roof exterior lines.

Structure. Shall mean anything constructed or erected which requires location on the ground or which is attached to something having a location on the ground. "Structure" shall not include fences or walls used as fences less than six feet in height.

Structure, Accessory Residential. A structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. An accessory building shall have no kitchen facilities and shall not be rented or otherwise be used as a separate dwelling. Where the wall of an accessory building becomes a part of, or is joined to, the wall of the main building, such accessory building shall be counted as part of the main building.

Structure, Fully Enclosed and Secure. Shall mean a building, greenhouse or other structure which has a complete roof enclosure supported by connecting walls extending from the ground to the roof, which is secure against unauthorized entry, provides complete visual screening, and which is accessible only through one or more lockable doors and inaccessible to minors.

Studio Apartment. A dwelling unit which has only one room in addition to the kitchen and bathroom.

Subdivision. The process of dividing land into separate parcels or creating separate ownership interests in structures. This process involves either parcel or tract maps

Subsection. Shall mean a portion of a section of this Chapter.

Supportive Housing. Housing with no limit on length of stay that is occupied by the target population, and linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community as defined by California Government Code Section 65582(f), as may be amended from time to time). A target population means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Welfare and Institutions [W&I] Code Section 4500) and may include—among other populations—adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive housing may be designed as a residential group living facility or as a regular residential use and includes both facilities that provide on-site and off-site services. Permanent supportive housing shall be considered a residential use and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Swap Meet. Shall mean a place where merchandise is sold to the public by four or more separate vendors. This definition shall include "flea markets," "indoor swap meets" and other types of businesses for which multiple-vendor marketing is the primary use.

Swimming Pool (Private Residential). Accessory, swimming pool facilities for residential tenant use only. This definition excludes public swimming pools.

Swimming Pool (Public). A pool facility that is open to the general public for recreational or instructional swimming. It may be operated by a government agency, community organization, or private entity, and typically includes

amenities such as locker rooms, showers, and lifeguard supervision. This definition excludes private residential pools. See also Public parks and recreation facilities.

Tandem parking. Parking spaces that are placed one behind another and where a vehicle needs to be moved to access the desired parking space.

Tattoo Parlor. Any establishment where the marking or coloring of the skin is performed by pricking in ink or dye or any marks upon or under the skin, and which is conducted in exchange for remuneration or other valuable consideration. It does not include an establishment where tattooing is performed by a licensed dermatologist on premises licensed as a dermatological office or hospital or similarly licensed institution.

Temporary Outdoor Events and Sales. The temporary outdoor use of property for retail sales for a specified duration of time including but not limited to Christmas tree and pumpkin sales.

Theater or Performance Center. A facility designed and operated for the presentation of films, live performances, concerts, plays, comedy shows, or other entertainment events to an audience. Seating is provided, and accessory uses may include concessions or merchandise sales. This classification includes cinemas.

Towing and vehicle holding areas. An establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows, which shall only include: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This term excludes: automotive services that have a tow truck on-site; scrap and salvage services; junk yards; vehicle storage; and accessory storage of inoperable vehicles.

Townhouse. Shall mean attached or semi-detached buildings, each containing a single dwelling unit and located or capable of being located on a separate lot and owned in conjunction with an undivided interest in common in the surrounding parcel of real property.

Trailer, Automobile. Shall mean a vehicle, with or without motive power, designed or used for human habitation and constructed to travel on the public thoroughfares in accordance with the provisions of the Vehicle Code of the State.

Transit Facilities. A facility or location primarily used for the transfer, loading, and unloading of passengers and baggage. This use may include passenger support services such as ticketing, restrooms, lockers, waiting areas, passenger vehicle parking, bus bays, layover parking, and incidental interior bus cleaning and maintenance. This use includes rail and bus terminals but does not include facilities serving aircraft, such as airports or heliports.

Transit Oriented Development (Tod). Shall mean a residential, commercial or industrial project located within 1/4 mile of a rail, bus, or other transit center and designed to encourage transit and pedestrian usage.

Transitional Housing. Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than 6 months from the beginning of the program as defined by California Government Code Section 65582(h), as may be amended from time to time. Transitional housing is considered a residential use and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Housing can take several forms including group housing or multi-family units and may include supportive services to allow for necessary life skills in support of independent living.

Transportation Facility – Public. Facilities owned, operated, or maintained by a public agency for the movement of people or the provision of public transportation services, including streets, highways, bridges, tunnels, public transit systems, rail lines, transit stations, and related infrastructure. This use may include maintenance yards, operations centers, and other facilities necessary for the operation of public transportation systems. This use does not include freight terminals, distribution centers, or private logistics facilities.

Transportation Yard. Shall mean a place used for the storage, maintenance, servicing or housing of trucks and tractor trailers when such storage, maintenance, servicing or housing is the primary use of the property.

"Transportation yard" shall not include the incidental maintenance of trucks associated with a principal or conditionally permitted use.

Truck Fueling Station. Any establishment primarily engaged in the dispensing of motor fuel or petroleum products directly into motor vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles. May include incidental maintenance, servicing, or repair of commercial vehicles. A truck fueling station also may include convenience store, eating/restaurant facilities.

Truck Maintenance and Repair Facility. A facility where commercial trucks, tractors, trailers, or similar heavy equipment and vehicles which are serviced, maintained, or repaired. Activities may include mechanical repairs, engine work, body work, painting, tire replacement, lubrication, diagnostics, incidental welding repairs and installation of parts or accessories. This use does not include fueling stations or truck washing facilities unless expressly permitted.

Truck / Trailer / Heavy Equipment (Commercial), New / Used Sales and Rental. A retail establishment primarily engaged in the sale or lease and rentals of new or used commercial truck/trailer, heavy equipment vehicles, and similar. Includes incidental activities such as the display, rental, servicing, washing, fueling or installation of related equipment and parts/accessories. Requires appropriate licensing from the California Department of Motor Vehicles.

Truck / Trailer Wash Facility. A facility or designated area used for the washing and cleaning of commercial trucks, trailers, tanker trucks, or similar commercial vehicles. Short-term parking or staging of vehicles awaiting service shall be incidental to the primary use. Commercial truck / trailer wash facilities may operate independently or in conjunction with a trucking, logistics, or warehousing operation, and may include related support infrastructure such as water recycling or wastewater treatment systems. This use includes self-service wash bays and detailing services, and the limited sale of retail merchandise customarily used by the motorists.

Truck Yard / Terminal. A facility where trucks, tractors, or other heavy commercial vehicles are regularly stored, dispatched, or maintained as part of a freight, logistics, or transportation business. Truck yards and terminals may include areas for vehicle parking, loading and unloading cargo, minor maintenance and repair, and administrative offices related to trucking operations. Cargo containers (loaded or unloaded) must remain on the trailers at all times. This use does not include warehousing or long-term storage of goods, except as incidental to the transportation function.

Unattended Donation Box. Shall mean any container, receptacle, or similar device that is located on any lot within the City and that is not regularly supervised and is used for soliciting and collecting donations of clothing or other salvageable personal property. This term does not include recycle bins for the collection of recyclable material governed or regulated by this title or any such container, receptacle, or device located within a building

Use. Shall mean the purpose for which land or a building is arranged, designed, intended, occupied, or maintained.

Utility Generation and Transmission Facility. Facilities used for the generation, transmission, or regulation of electricity or other forms of energy. This use may include, but is not limited to, power generation facilities, transmission infrastructure, substations, and related equipment and structures. Electric distribution substations and electrical transmission substations are separately defined and regulated.

Vehicle Impounding Yard. Shall mean a place used for the storage of any motor vehicle which has been impounded under court order or any State law.

Vehicle Rental. A commercial establishment that provides passenger vehicles, non-commercial trucks, or vans to customers on a short-term basis, typically by the day, week, or month, for a fee. Such establishments may include

on-site vehicle storage, a rental office, and limited vehicle servicing or cleaning. This use does not include the sale of vehicles or long-term vehicle leasing.

Vehicle Sales, New. A retail establishment primarily engaged in the sale or lease of new motor vehicles, including automobiles, motorcycles, pickup trucks, vans, sport utility vehicles, and similar light- and medium-duty vehicles, recreational vehicles, and boats. The use may include the incidental sale of certified pre-owned or used vehicles as an accessory component of the primary new vehicle sales operation. Accessory activities may include vehicle displays, financing, and sales-related services. This use requires appropriate licensing from the California Department of Motor Vehicles. This use does not include Vehicle Sales, Used, which is defined separately.

Vehicle Sales, Used. A retail establishment primarily engaged in the sale or lease of previously owned or used motor vehicles, including automobiles, motorcycles, pickup trucks, vans, sport utility vehicles, and similar light- and medium- vehicles, recreational vehicles, and boats. Accessory activities may include vehicle displays, financing, and sales-related services. This use does not include Vehicle Sales, New, which is defined separately.

Vehicle Service, Major. Repair and servicing of motor vehicles, including automobiles, motorcycles, recreational vehicles, pickup trucks, vans, sport utility vehicles, and similar light- and medium-duty vehicles. This use includes full-service repair facilities and specialized automotive shops such as body and fender work; servicing of cooling and air conditioning, electrical, fuel and exhaust systems; wheel alignment and balancing; tire sales, service, and installation shops; shock absorber replacement; chassis lubrication; engine tune-ups; brake shops; machine shops, transmission shops, painting shops; auto upholstery, and incidental towing services. This use does not include vehicle dismantling or salvage and tire retreading or recapping. This use does not include repair and servicing of heavy commercial truck/trailer, heavy equipment vehicles, and similar, which is defined separately.

Vehicle Service, Minor. Routine maintenance and limited repair of motor vehicles, including automobiles, motorcycles, recreational vehicles, pickup trucks, vans, sport utility vehicles and similar light- and medium-duty vehicles. This use includes tire rotation; oil and fluid changes; filter replacements; battery replacement; windshield repair; smog check inspections; installation of window film and electronic accessories, and similar routine maintenance activities.

Vehicle Washing / Detailing. A permanent self-service, automated, and/or attended establishment primarily engaged in washing, cleaning, waxing, and detailing of motor vehicles. This use may include fully mechanized wash facilities and accessory detailing services. Incidental retail sales of vehicle care products commonly associated with vehicle maintenance and cleaning may also be permitted

Vermiculture system and composting system. A method of processing organic materials, such as food scraps and yard waste, into nutrient-rich soil through decomposition or worm cultivation. Systems may include compost bins, tumblers, in-ground composting, or vermiculture setups, subject to local regulations for odor control, setback requirements, and pest management.

Veterinary Clinic or Animal Hospital. A facility providing medical, surgical, diagnostic, grooming, rehabilitation, or other veterinary services for animals. Overnight care incidental to treatment may be permitted. Use allowed indoors only.

Warehousing, Wholesale or Distribution. A facility primarily used for the indoor storage, handling, and movement of non-hazardous goods, products, or materials prior to their sale, resale, or delivery to retail, institutional, or commercial customers. Such facilities may include wholesale distribution centers, logistics hubs, and fulfillment centers serving e-commerce or other supply chain operations. Typical activities may involve packaging, order processing, inventory management, and light assembly incidental to storage and distribution. Operations are conducted primarily indoors and generally do not involve outdoor storage or the handling of heavy equipment, raw industrial materials, or hazardous substances. This use does not include personal storage facilities or industrial storage and distribution, which involves heavier industrial goods, raw materials, or hazardous substances.

Warehousing, Wholesale or Distribution – Small (< 50,000 sf). A warehousing, wholesale, or distribution facility of less than 50,000 square feet in gross floor area, typically serving local or regional markets with lower volumes of truck traffic and reduced infrastructure demands compared to larger facilities.

Warehousing, Wholesale or Distribution – Large (>50,000 sf). A warehousing, wholesale, or distribution facility of 50,000 square feet or more in gross floor area, often serving regional or multi-state markets, generating higher volumes of truck traffic, and requiring larger-scale infrastructure and site access.

Water and Wastewater Treatment and Distribution Facility. Facilities used for the treatment, storage, pumping, conveyance, or distribution of water or the collection, treatment, and disposal of wastewater. This use may include, but is not limited to, water treatment plants, wastewater treatment plants, reservoirs, tanks, pump stations, wells, filtration facilities, recycled water facilities, pipelines, and related equipment and structures.

Wholesale Business. A facility or establishment engaged primarily in the sale of goods, merchandise, or materials in bulk quantities to retailers, contractors, institutions, or other commercial or industrial users for resale or business use, and not primarily for direct sale to the general public.

Wireless Telecommunication Facility. Facilities that transmit and/or receive electromagnetic or radio frequency waves, including, but not limited to antennas, monopoles, distributed antenna systems, towers, wireless utility monitoring and control services, support or accessory structures and related equipment. Amateur radio operators are not included in this definition.

Yard. Shall mean an open space on a lot or parcel of land, other than a court, which is unoccupied and unobstructed from the ground upward, except as otherwise provided in this Chapter. Yard shall also mean the required setback area for a building or structure from a property line.

Yard, Front. Shall mean a yard extending across the full width of the lot or parcel of land, the depth of which is the minimum horizontal distance measured from the nearest part of a building or structure to the nearest point on the front lot line

Yard, Rear. The area between the rear lot line and the principal building that extends across the full width of the lot, except on a corner lot (see Figure 30.3.1).

Yard, Side. A yard abutting the side lot lines and extending between the required front yard and rear yard (see Figure 30.3.1).

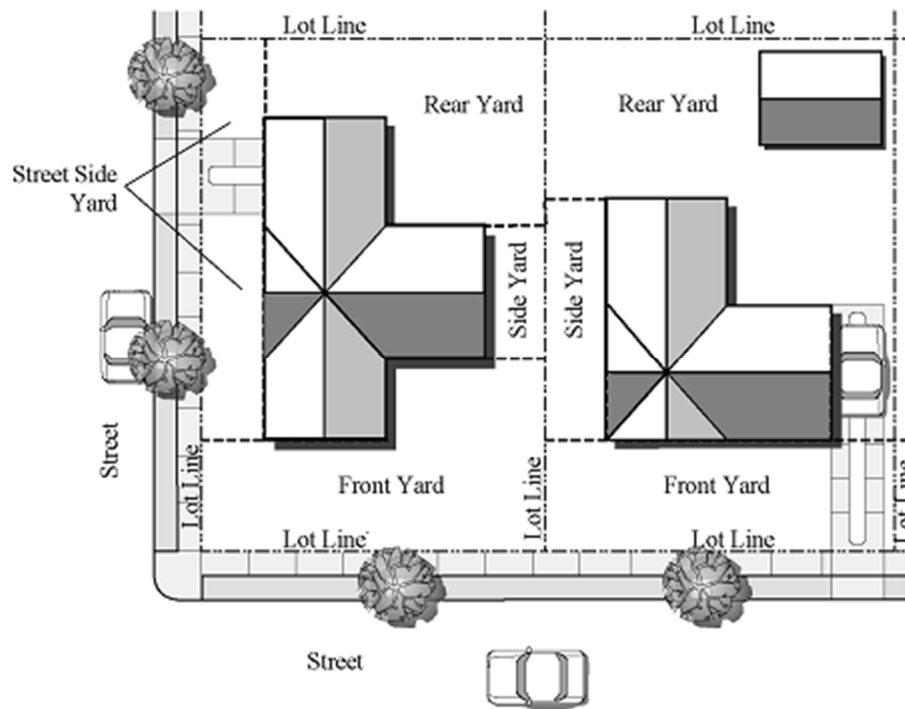


Figure 30.3.1

Zone. A section of the City to which regulations governing the height, area, use, size of buildings and structures, and other uniform regulations apply.

Zoning Administrator. The Director of the Community Development Department, or designee.

Zoning Map. See "Official Zoning Map."