

ARTICLE 3 DEFINITIONS

SEC. 25-3-10 DEFINITIONS

For the purpose of this Chapter, certain terms and words are herewith defined as follows:

1. **ACCESSORY BUILDING:** A detached building located on the same lot with the principal (main) building, the use of which is normally incidental and entirely secondary to that of the principal building.
2. **ADULT BOOKSTORE:** "Adult Bookstore" meaning a building or portion thereof with a retail sales use having a substantial or significant portion of its stock books, magazines or other periodicals which are distinguished or characterized by their emphasis on matter explicitly depicting, describing or relating to "Specified Sexual Activities."
3. **ADULT MOTION PICTURE THEATER:** "Adult motion picture theater" means a building or portion thereof or area, enclosed or open, used for the presentation to the public of motion pictures distinguished or characterized by an emphasis on matters explicitly depicting, describing or relating to "Specified Sexual Activities."
4. **AGENT OF OWNER:** Any person who can show written proof that he is acting for the property owner.
5. **ALLEY:** A public thoroughfare less than thirty (30) feet in width, which affords only a secondary means of access to abutting property.
6. **APPEAL BOARD:** The City Council shall be the "Appeal Board" for appeals from the decisions of the Planning Commission.
7. **AUTO DISMANTLING AND WRECKING ESTABLISHMENTS:** The business of dismantling or wrecking of used motor vehicles or trailers and sale of parts.
8. **BASEMENT:** A story partly or wholly underground. See STORY.

9. **BOARDING OR ROOMING HOUSE:** A dwelling where rooms are rented to paying guests, who may be provided with meals. The term boarding house shall include rooming house.
10. **BUILDING:** Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or property.
11. **BUILDING, HEIGHT OF:** The vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the top most point of the roof excluding chimneys, elevators, ventilation and air conditioning equipment, and parapet walls.
12. **CITY COUNCIL:** The City Council of the City of Woodland.
13. **COMMISSION:** The Planning Commission of the City of Woodland.
14. **CONDOMINIUM:** Real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a multi-unit building on the real property.
15. **CONSTRUCTION OFFICE (JOB SHACK):** A temporary structure or trailer placed on or adjacent to a project site for the duration of construction. May include a construction materials yard.
16. **COURT:** An open unoccupied space, on the same lot with a building or buildings and bounded on two (2) or more sides by such building or buildings.
17. **DAY CARE CENTER:** A facility licensed to regularly provide care, protection and supervision in a facility which is not the provider's home.
18. **DENSITY:** The ratio between dwelling units and land, expressed as the number of dwelling units per acre, or as square feet of land required per dwelling unit.
19. **DENSITY BONUS:** A density increase not to exceed twenty-five (25) percent over the otherwise allowable residential density in that zone. See Section 25-21-25.
20. **DEPARTMENT:** The Community Development Department.
21. **DIRECTOR:** The Community Development Director.

22. DISTRICT: See ZONE.
23. DWELLING: Any building or portion thereof design or used exclusively for residential occupancy.
24. DWELLING, DUPLEX: A building designed for occupancy by two (2) families living independently of each other located on a single parcel of land.
25. DWELLING UNIT: One or more rooms and a single kitchen area designed for occupancy by one (1) family for living and sleeping purposes.
26. DWELLING, MULTIPLE FAMILY: A building or portion thereof designed for occupancy by three (3) or more families living independently of each other located on a single parcel of land.
27. DWELLING, SINGLE FAMILY ATTACHED: A dwelling unit designed exclusively for occupancy by one (1) family and attached to one (1) or more similar units located on separate parcels of land. See SPLIT LOT DUPLEX.
28. DWELLING, SINGLE FAMILY DETACHED: A detached building designed exclusively for occupancy by one (1) family.
29. FACTORY-BUILT HOME: A residential building constructed in conformance with the State of California Factory-Built Housing Code. A factory-built home shall not be deemed to include a mobile home or manufactured home as defined in this Section.
30. FAMILY: One (1) or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, or hotel, as herein defined.
31. FLOOR AREA, GROSS: The total interior floor area of all stories of a building or structure, including basements, as well as above ground stories, interior balconies and mezzanines.
32. FLOOR AREA, NET: The total interior floor area of all stories of a building or structure, excluding corridors, hallways, stairways, balconies, breezeways, elevators, restrooms, closets, vaults, garages, carports, and other similar

space used by all occupants of a building rather than by any individual occupant.

33. FOSTER HOME: A facility licensed to regularly provide care, protection and supervision to children in the licensee's home on a 24 hour basis for varying periods of time. See RESIDENTIAL CARE HOME.
34. FRONTAGE: The property line of a site abutting on a street.
35. FRONTAGE, LOT OR PARCEL: The portion of property that abuts one side of a public street which allows primary access to the property. The public street frontage for residential lots fronting on a curved street, or on the curved portion of a cul-de-sac street, shall be measured along a chord located twenty (20) feet from the edge of the street right-of-way, provided that the frontage at the street-right-of-way is not less than forty (40) feet. Two car garages shall be required for all units measuring the minimum lot width at the setback.
36. GARAGE, REPAIR: A building, or portion thereof used for the commercial repair maintenance or painting of motor vehicles.
37. GARAGE OR YARD SALE: A sale conducted from any location on the premises of a residence in any kind of residential zone for the purpose of permitting occupants of that residence to dispose of their personal property accumulated during the course of ordinary residential living to sell the same to the public.
38. GROSS ACREAGE: The gross area of a parcel of land measured to the center lines of abutting streets or alleys.
39. GUEST HOUSE: Living quarters within an accessory building for use by temporary guests of the occupants of the premises, having no kitchen or cooking facilities and not rented or otherwise used as a separate dwelling.
40. HALFPLEX: SEE SPLIT LOT DUPLEX.
41. HOME OCCUPATION. Any accessory use conducted entirely within a dwelling, accessory building or swimming pool, and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof

or adversely affect the uses permitted in the residential zone of which it is part. (See Section 25-21-45).

42. **HOSPITAL:** A facility staffed and equipped to provide various types of hospital care, which is licensed under the provisions of Section 238 or 237, respectively of Title 17 of the California Administrative Code, or amendments thereto.
43. **HOTEL OR MOTEL:** A building or portion thereof or a group of attached or detached buildings containing individual guest rooms or suites where lodging is provided for transients for compensation.
44. **JUNK OR SALVAGE YARD:** A site or portion of a site on which waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, excepting an auto dismantling and wrecking establishment as defined in this Section.
45. **LANDSCAPING:** Plantings, including trees, shrubs, lawn, flowers, and ground covers, suitably designed, selected, installed and maintained. May include rock, fountains, pools, screens, walls, fences, benches, walkways, and concrete plazas.
46. **LOADING SPACE:** An off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.
47. **LOT:** A parcel of land shown on a subdivision map, parcel map or record of survey map or described by metes and bounds and recorded in the office of the County Recorder of Yolo County, and/or a building site in one ownership having an area for a building or buildings, together with such yards, open spaces, or width, and lot areas as are required by this Chapter, and have frontage upon a public street, road or highway (other than an alley), unless otherwise approved.
48. **LOT AREA:** The total horizontal net area within the lot lines of a lot or parcel exclusive of streets, highways, roads, and alleys.
49. **LOT, CORNER:** A lot situated at the intersection of two or more streets having an angle of intersection of not more than one hundred thirty-five (135) degrees.

50. LOT COVERAGE: The area of a lot occupied by buildings. It shall not include fences, walls, hedges, swimming pools, or uncovered patios.
51. LOT DEPTH: The horizontal distance between the front and rear lot lines measured on the longitudinal center line.
52. LOT, FLAG: A lot so shaped and designed that the main building site area does not have street frontage, but is connected to the street by a strip of land which is used for access purposes.
53. LOT, INTERIOR: A lot other than a corner lot.
54. LOT, KEY: The first interior lot to the rear or a reversed corner lot.
55. LOT LINE, FRONT: In the case of an interior lot, a line separating the lot from the street right of way. In the case of a corner lot, the owner may choose which street he shall designate as the front of the lot. Once the choice of frontage has been made, it cannot be changed unless all requirements for yard space are complied with.
56. LOT LINE, REAR: A lot line which is opposite and most distant from the front lot line or, in the case of an irregular or triangular shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.
57. LOT LINE, SIDE: Any lot boundary line not a front lot line or a rear lot line.
58. LOT, REVERSED CORNER: A corner lot the side street line of which is substantially a continuation of the front lot line of the first lot to its rear.
59. LOT, THROUGH: A lot having frontage on two (2) parallel or approximately parallel streets.
60. LOT WIDTH: The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear property lines.
61. MANUFACTURED HOME: For purposes of this Chapter, a manufactured home is the same as a mobile home as defined in this Section.

62. **MINI MART:** A convenience which sells snacks, groceries, personal items, and personal services typically associated with the sale of gasoline and/or sale of alcoholic beverages and open fourteen (14) to twenty-four (24) hours a day. Building size typically range between 1,500 square feet and 5,000 square feet.

63. **MINI-STORAGE/WAREHOUSE FACILITY:** A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

64. "Mixed-use commercial/residential development" means a development that involves structures that include both residential and retail and/or office uses. A mixed-use commercial/residential development shall only be permitted if there are no residential units located on the ground floor
65. **MOBILE HOME:** A transportable structure built on a chassis for future movement, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and intended for occupancy by one (1) family. No such structure shall be deemed to be a mobile home which is less than eight (8) feet in width for a single section, and not less than thirty-two (32) feet in length for at least one section.
66. **MOBILE HOME PARK:** A facility designed and equipped in accordance with the requirements of Section 25-21-50 and applicable State laws for the accommodation of occupied mobile homes.
67. **NON CONFORMING BUILDING:** A building or structure or portion thereof lawfully existing at the time of the adoption of this Chapter, and which does not conform to the applicable regulations of this Chapter. Includes any building or structure or portion thereof lawfully existing in an area annexed to the City at the time of such annexation, and which does not conform to the applicable regulations of this Chapter.
68. **NON CONFORMING USE:** A use which lawfully occupies a building or land at the time of the adoption of this Chapter, and which does not conform to the applicable regulations of this Chapter. Includes any use which lawfully occupies any building or land in an area annexed to the City at the time of such annexation, and which does not conform to the applicable regulations of this Chapter.
69. **NURSING AND CONVALESCENT HOME:** A facility providing bed care, or chronic or convalescent care for persons who by reason of illness, physical infirmity, or age are unable to properly care for themselves. A facility shall be deemed to be a Nursing and Convalescent home for the purpose of this ordinance, notwithstanding the designation applied to the facility by the operator, or any federal, state or local regulatory agency, such as hospital or rest home, so long as the facility provides care as herein described, and does not qualify as a hospital as defined in this section.

70. OCCUPANT LOAD: As defined and determined in Chapter 33, Uniform Building Code.
71. PARKING AREA: A permanently surfaced open area, other than a street or alley, used for the parking of motor vehicles, either free, for compensation, or as an accommodation for resident, clients, or customers. See Article 23.
72. PARKING SPACE: A permanently surfaced space, directly accessible to a driveway, street, or alley, exclusive of access, driveways, ramps or maneuvering areas, designed or used for the parking of one motor vehicle. See Article 23.
73. PERMITTED USES: Includes principal, conditional and accessory uses.
74. PLAN LINES: Officially established right-of-way lines for future streets or for the extension or widening of existing streets within which the construction of structures is prohibited.
75. PLANNED DEVELOPMENT (PUD). An integrated development consisting of a building or group of buildings situated on a site in such a manner that each unit may be sold separately from all other units, and where all owners of units may also own an interest in recreation facilities, parking facilities, open space, or any combination thereof along with appurtenant facilities.
76. PUBLIC AND QUASI-PUBLIC USES: These include such uses as cemeteries, corporation yards, fire stations, hospitals, parks, public utility distribution sub-stations, communication equipment buildings, etc.
77. RECREATIONAL VEHICLE: A motor home, travel trailer, truck camper, or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy with a living area of less than 220 square feet excluding built-in equipment.
78. REGIONAL RETAIL CENTER: A regional-oriented retail shopping center at least twenty(20) acres in size and located adjacent to an interstate freeway.
79. RESIDENTIAL CARE HOME: A state authorized, certified, or licensed family care home, foster home, or group home serving six (6) or fewer mentally disordered or otherwise

handicapped persons or dependent and neglected children on a 24-hour basis.

80. **ROADSIDE STAND:** A temporary structure designed or used for the display or sale of agricultural products.
81. **SHELTER, FALLOUT:** A structure or portion of a structure intended to provide protection to human life during periods of danger to human life and nuclear fallout, air raids, storms, or other emergencies.
82. **SIGNS:** See Article 24.
83. **SPECIFIED SEXUAL ACTIVITIES:** "Specified sexual activities" means (a) the display or manipulation of human genitals in a state of sexual stimulation or arousal; (b) acts of human masturbation, sexual intercourse or sodomy; or (c) fondling or other erotic touching of human genitals, pubic region, buttock or female breast.
84. **SPLIT LOT DUPLEX:** A dwelling unit designed exclusively for occupancy by one (1) family and attached to one (1) other similar unit located on separate parcels of land. See DWELLING, SINGLE FAMILY ATTACHED.
85. **STABLE:** A detached accessory building for the shelter of houses or other hoofed animals.
86. **STORY:** That portion of a building included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the ceiling or roof above it. If the finished floor level directly above a basement or cellar is more than six (6) feet above grade, such basement or cellar shall be considered a story.
87. **STREET:** A public thoroughfare thirty (30) feet or more in width, other than an alley, which affords the principal means of access to abutting property.
88. **STRUCTURAL ALTERATIONS:** Any change in the supporting members of a building or structure such as bearing walls, columns, beams, girders or rafters.
89. **STRUCTURE:** Anything constructed or erected which requires location on the ground or attached to something having location on the ground, including swimming pools, but not including fences or walls used as fences 72 inches in height or lower.

90. TEMPORARY TRACT OFFICE: A temporary sales office located on the site of a new development, usually in a model home, and operated until sales are completed.
91. TRAVEL TRAILER: See RECREATIONAL VEHICLE:
92. TRAVEL TRAILER PARK: A facility designed and equipped in accordance with the requirements of Section 25-21-50 and applicable State laws, for the accommodation of travel trailers, motor homes and recreational vehicles on a temporary basis.
93. TRUCK TERMINAL: A facility for the loading and/or unloading of fuel, food products, materials or merchandise, and may include the fueling, repair, service, and temporary storage of trucks and trailers.
94. USE: The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, or enlarged.
95. USE, ACCESSORY: A use incidental and accessory to the principal use of a lot or building located on the same lot.
96. USE, CONDITIONAL: A use which may be suitable only in specific locations in a zoning district or only if such use is designed or laid out on the site in a particular manner.
97. USE PERMIT: A permit approved by the Planning Commission for any use listed as a conditional use in that zone.
98. USE PERMIT, MINOR: A permit approved by the Zoning Administrator.
99. USE, PRINCIPAL PERMITTED: A permitted use not requiring a conditional use permit in that zone.
100. YARD: An open space other than a court on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Chapter.
101. YARD, FRONT: A yard extending across the full width of the lot measured between the front property line and the nearest vertical support or wall of the main building.

102. YARD, REAR: A yard extending across the full width of the lot measured between the rear property line and the nearest vertical support or wall of the main building.
103. YARD, SIDE: A yard extending from the front yard to the rear yard measured between the side lot line and the nearest vertical support or wall of the main building.
104. ZONE: A portion of the territory of the City within which certain uniform regulations and requirements, or various combinations thereof apply, pursuant to the provisions of this Chapter.
105. ZONING ADMINISTRATOR: The officer designated to perform the duties and exercise the powers of the Zoning Administrator as set forth in this Chapter or the designated representative of such officer.
106. ZONING ADMINISTRATOR PERMIT: A minor conditional use permit approved by the Zoning Administrator.

SEC. 25-3-20

INTERPRETATION

Notwithstanding the foregoing, the definitions above shall be interpreted as provided in Article 30.