

Glossary

Article 80. Definitions

Sec. 8-5.8001. Scope of Article Provisions.

For the purposes of this chapter, certain words and phrases used are defined in this article. If they are not defined herein or as provided in the following articles, then reference shall be made to a standard dictionary for the common definition.

Sec. 8-5.8002. Accessory Use.

A use incidental or subordinate to the existing primary use, is located upon the same lot, and does not alter the character of the principal use.

Sec. 8-5.8003. Alley.

A public or private right-of-way or easement not more than 30 feet wide that primarily provides secondary access to abutting property.

Sec. 8-5.8004. Apartment.

See "Sec. 8-5.8052. Residential, Multiple-Family".

Sec. 8-5.8004(a). Bars and Drinking Places.

Includes establishments within a building where alcoholic beverages are sold for on-site consumption that are not a part of a restaurant. Includes bars, sport bars, taverns, pubs, brew pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages.

Sec. 8-5.8005. Bed and Breakfast Inn.

A one-family residence that provides guest rooms, without individual kitchen facilities, for temporary sleeping accommodations for overnight guests. It may also include meal service limited to overnight guests.

Sec. 8-5.8006. Billboard.

See "Sec. 8-5.8056. Sign Types. Off-site sign".

Sec. 8-5.8007. Boarding House.

A dwelling where lodging or lodging and meals are provided for compensation for 4 or more persons. "Boarding house" does not include a residential care facility.

Sec. 8-5.8008. Building.

Any structure having a roof supported by columns or walls, used for or intended to be used for the shelter or housing of persons, animals, goods or property of any kind.

Sec. 8-5.8009. Building Frontage.

The lineal measurement of building walls which face upon a road or a primary customer parking area.

Sec. 8-5.8010. Building, Accessory.

A detached subordinate building, the use of which is incidental to the main building or to the main land use, and is located on the same building site as the main building or use.

Sec. 8-5.8011. Building, Main.

A building within which is conducted the principal use of the lot upon which it is situated. In any residential district any dwelling shall be deemed to be a main building upon the lot.

Sec. 8-5.8012. Building Site.

One or more lots under common ownership or control, occupied or to be occupied by a main building or buildings, and accessory buildings or by a use, together with all the yards, parking areas and other required open space areas.

Sec. 8-5.8013. City.

The City of Yuba City.

Sec. 8-5.8014. City Council.

The City Council of the City of Yuba City.

Sec. 8-5.8015. Condominium.

An estate in real property consisting of an undivided interest in common in a portion of real property, together with a separate interest in space in a residential, commercial, or industrial building on the real property. In addition, a condominium may include a separate interest in other portions of the real property.

Sec. 8-5.8016. Convalescent Hospital.

See "Sec. 8-5.8057. Skilled Nursing/Intermediate Care Facility".

Sec. 8-5.8017. Day Care Center.

Any child care facility other than a small or large day care home.

Sec. 8-5.8018. Day Care Home, Large.

A residence for which the occupants regularly provide non-medical supervision for 7 to 12 children for a period of less than 24 hours per day. "Children" includes the children of the licensee under the age of 12 and all other children under the age of 18.

Sec. 8-5.8019. Day Care Home, Small.

A residence for which the occupants regularly provide non-medical supervision for 6 or fewer children, for a period of less than 24 hours per day. "Children" includes the children of the licensee under the age of 12 and all other children under the age of 18.

Sec. 8-5.8020. Duplex.

See "Sec. 8-5.8050. Residence, Two-Family".

Sec. 8-5.8020(a). Eating and Drinking Establishments.

Includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which may include sales of alcoholic beverages as an accessory or secondary service. A full service restaurant does not include a place where food service is incidental to the service of alcoholic beverages, constituting less than 60 percent of sales. Upon request by City officials, the owner/operator of a business shall submit evidence of total food service sales to the City to verify compliance with this definition. In the event that it is determined that food service is less than 60 percent, the subject business/use shall be considered a "bar and drinking place" as defined in Section 8-5.8004(a). For purposes of this chapter, to the extent that a restaurant is open after 11:00 p.m. on Sundays through Thursdays and/or after 12:00 a.m. on Fridays and Saturdays and is incorporating any components of "entertainment" as defined herein, the restaurant shall be considered a nightclub and a Use Permit shall be required.

Sec. 8-5.8021. Family.

One or more persons occupying a residence and living as a single housekeeping unit as distinguished from a group occupying a boarding house or hotel.

Sec. 8-5.8022. Frontage, Building.

See "Sec. 8-5.8009. Building Frontage".

Sec. 8-5.8023. General Plan.

The Yuba City Urban Area General Plan, as adopted or amended by the City Council.

Sec. 8-5.8024. Guest House.

A residential accessory building with living and sleeping quarters, but without kitchen facilities, located on the same premises with a main building, for the use of family, nonpaying guests or servants of the occupants thereof and not rented or otherwise used as a separate dwelling.

Sec. 8-5.8025. Halfplex.

Two one-family residences, attached by a common wall, each being on separate lots (a duplex with each unit being under separate ownership).

Sec. 8-5.8026. Height, Structure.

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 highest point of the roof, ridge, or parapet wall.

Sec. 8-5.8027. Home Occupation.

An income producing activity customarily conducted within a residence or residential accessory building, only by the inhabitants thereof, which use is incidental to and does not change the character of the residential use of the property.

Sec. 8-5.8028. Hotel.

Any building, or portion thereof, containing 6 or more guest rooms intended or designed to be used, let, or hired out to be occupied or which are occupied by 6 or more guests upon payment of a compensation.

Sec. 8-5.8029. Junk.

Any cast-off, damaged, discarded, junked, obsolete, salvage, scrapped, unusable, worn-out, inoperable or wrecked object, vehicle, thing or material composed in whole or in part of asphalt, brick, metal, paper, plaster, plaster of paris, rubber, terra cotta, wool, cotton, cloth, canvas, organic matter or other substance, having no reasonably realistic market value or requiring reconditioning in order to be used for its original purpose.

Sec. 8-5.8030. Junk Yard.

The use, except within an enclosed building, of either more than 200 square feet of the area of any lot, or of any portion of the front half of any lot, from on or which any junk is abandoned, bailed, bartered, bought, brought, bundled, deposited, disassembled, disposed of, exchanged, handled, kept, packed, processed, scattered, shipped, sold, stored or transported, regardless of whether or not such activity is done for profit.

Sec. 8-5.8031. Kennel.

Any lot, building, structure, enclosure, or premises whereon or wherein 5 or more dogs aged 10 weeks or older are kept.

Sec. 8-5.8032. Kitchen.

Any room or area intended or designed to be used for the preparation and cooking of food.

Sec. 8-5.8033. Lot.

A parcel of land under one ownership, including a building site together with such yards and other spaces as are required pursuant to the provisions of this chapter.

Sec. 8-5.8034. Lot Coverage.

The area of all buildings on a lot, including all projections except eaves and patio covers pursuant to Sec. 8-5.5001(D) of this chapter, and residential accessory buildings with less than 120 square feet of roof area.

Sec. 8-5.8035. Lot Lines.

Front lot line - The lot line abutting the road. In the case of corner lots, the property owner may choose the front lot line. In the case of through lots it shall be the lot line on the street primarily used as the front lot line by neighboring lots.

Rear lot line - The lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line.

Side lot line - Any lot line that is not a front or rear lot line.

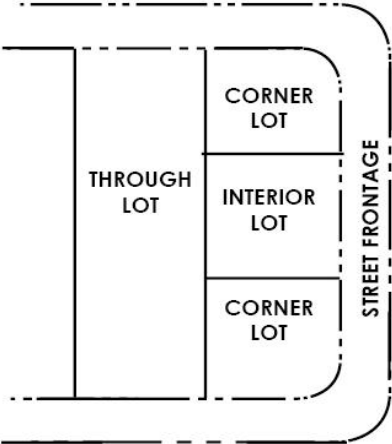
Note: See "Sec. 8-5.8069. Yard Types" for an illustration showing lot lines.

Sec. 8-5.8036. Lot Types.

Corner lot - A lot located at the junction of 2 or more streets or upon two parts of the same street, and such streets or parts of the same street form an interior angle of less than 135 degrees.

Interior lot - A lot other than a corner lot.

Through lot - A lot having frontage upon 2 parallel or nearly parallel streets.



Sec. 8-5.8037. Manufactured Home.

See "Sec. 8-5.8038. Mobile Home".

Sec. 8-5.8038. Mobile Home.

A structure designed to be used as a residence and certified under the National Mobile home Construction and Safety Act of 1974. "Mobile home" does not include recreational vehicle, trailer or motor home.

Sec. 8-5.8039. Mobile Home Park.

A building site where 2 or more mobile homes or mobile home sites or any combination thereof are rented or leased, or offered for rent or lease.

Sec. 8-5.8039. (a). Mono-pole.

A mono-pole is a wireless communication facility which consists of a mono-polar structure, erected on the ground to support wireless communication antennas and connecting appurtenances.

Sec. 8-5.8040. Motel.

See "Sec. 8-5.8027. Hotel"

Sec. 8-5.4040(a). Nightclubs.

Includes establishments or places of entertainment within a building, open primarily at night, usually but not necessarily serving alcohol, and providing amplified live or recorded music, and/or a space reserved for dancing. Does not include adult entertainment businesses which are prohibited. Nightclub uses shall not be located within 500 feet of a residential zone district as measured from the residential zone district boundary to the structure where the nightclub use is proposed.

Sec. 8-5.8041. Nonconforming Structure.

A structure, portion of a structure or site on which the structure is located that was lawfully constructed, erected or altered, but does not conform to the subsequently enacted site development standards of this chapter.

Sec. 8-5.8042. Nonconforming Use.

A use of property and/or a structure which was lawful at the time of its establishment, but which under subsequently enacted zoning regulations is no longer a permitted use or is permitted only if a use permit (Sec. 8-5.7003) is first secured.

Sec. 8-5.8043. Parcel.

See "Sec. 8-5.8033. Lot"

Sec. 8-5.8044. Person.

Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, State of California and its political subdivisions, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

Sec. 8-5.8045. Planning Commission.

The Planning Commission of the City of Yuba City.

Sec. 8-5.8046. Planning Director.

The Planning Director of the City of Yuba City.

Sec. 8-5.8047. Residence.

A building or portion thereof designed for occupancy by one family for living purposes, having only one kitchen.

Sec. 8-5.8048. Residence, Group.

Two or more detached one-family, two-family, or multiple-family residences, other than mobile home parks, located upon a building site, together with all open spaces as required by the provisions of this chapter.

Sec. 8-5.8049. Residence, One-Family.

A detached building containing not more than one residence.

Sec. 8-5.8050. Residence, Two-Family.

A building containing 2 residences.

Sec. 8-5.8051. Residence, Multiple-Family.

A building containing 3 or more residences.

Sec. 8-5.8052. Residential Care Home, Small.

A home for up to 6 children, elderly, and/or mentally or physically disabled persons, not including members of the family or employees of the operator, that is certified, authorized, or licensed by the State of California.

Sec. 8-5.8052. A. Residential Care Home, Large.

A home for 7 to 12 children, elderly, and/or mentally or physically disabled persons, not including members of the family or employees of the operator, that is certified, authorized, or licensed by the State of California.

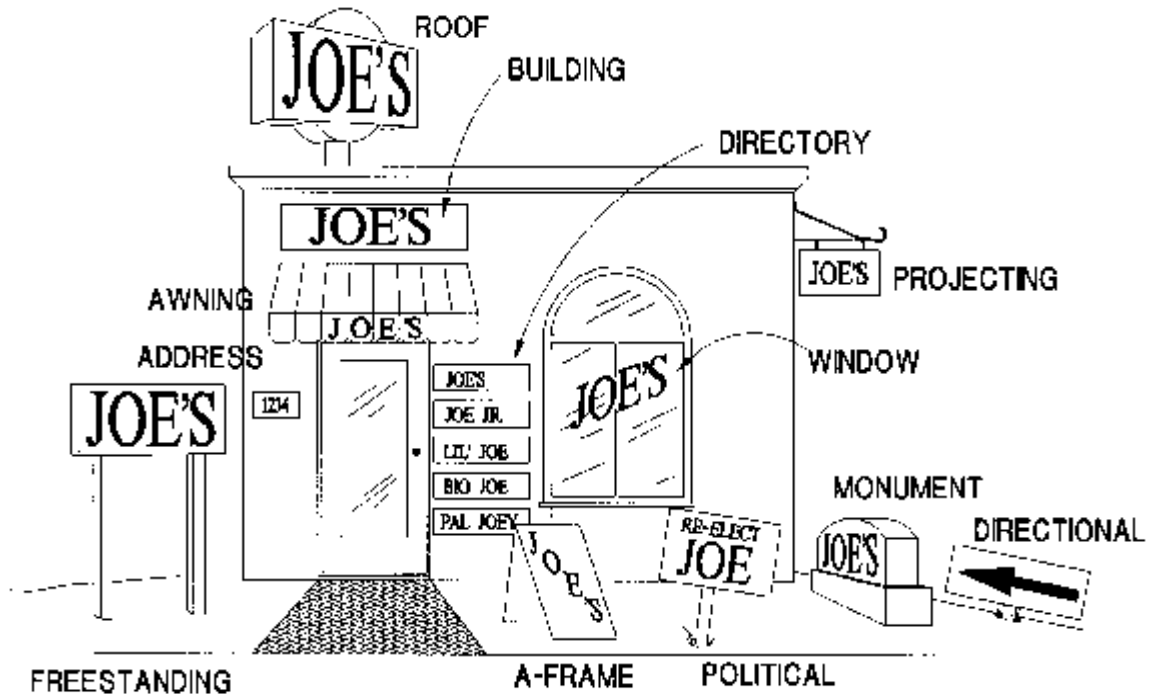
Sec. 8-5.8053. Senior Congregate Care Facility.

A facility providing residence for senior citizens 60 years of age or more or handicapped people of any age. Care may include central kitchen and dining, laundry, recreational activities, etc. with separate bedrooms or living quarters. Nursing is not provided on a 24 hour basis.

Sec. 8-5.8054. Setback.

See "Sec. 8-5.8067. Yard".

Sec. 8-5.8055. Sign.



Any visual device or representation designed or used for communicating a message, or identifying or attracting attention to a premise, product, service, person, organization, business, or event.

Address sign - The numeric reference of a structure or use to a street.

A-frame sign - A free-standing sign usually hinged at the top or attached in a similar manner, and widening at the bottom to form a shape similar to the letter "A", located near street level or on the sidewalk, oriented and scaled to the pedestrian rather than to the motorist.

Awning sign - A non-electric sign that is printed on, painted on, or attached to an awning, canopy, or marquee.

Banner, Flag, Pennant, or Balloon - Any cloth, bunting, plastic, paper, or similar material used for advertising purposes attached to or pinned on or from any structure, staff, pole, line, framing, or vehicle, including captive balloons and inflatable signs but not including official flags of a state, nation, or political subdivision.

Building sign - A sign painted or fastened to an exterior building wall and which does not project more than 6 inches from the wall.

Canopy sign - see "Awning sign" above.

Changeable Copy sign - A sign designed to allow the changing of copy through manual, mechanical, means including date, time and temperature. This does not include electrical message sign with moving letters or symbols.

Civic Event sign - A temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency or similar noncommercial organization.

Developer/Contractor sign - A temporary sign erected on a parcel on which construction is taking place, limited to the duration of the construction, indicating the names of the architects, engineers, landscape architects, contractors, and similar artisans, and the owner, financial supporters, sponsors, and similar individuals of firms having a major role or interest with respect for the structure or project.

Directional sign - Signs limited to directional messages for pedestrian or vehicular traffic, such as "one-way", "entrance" and "exit", etc.

Directory sign - A sign listing the tenants or occupants and their suite numbers of a building or center.

Freestanding sign - A sign supported on one or more poles, braces, uprights or similar structural components placed into the ground and detached from any building.

Monument sign - A sign placed upon a foundation or slab and not supported by poles, braces or uprights and not attached to a building.

Off-site sign - A sign that advertises or informs in any manner, businesses, services, goods,

persons, or events at a building site other than upon which the sign is located. Off-premise sign, billboard and outdoor advertising sign are equivalent terms.

Political sign - A temporary sign directly associated with national, state or local elections.

Projecting sign - Any sign affixed to a building wall in such a manner that its leading edge extends more than 6 inches beyond the surface of such building wall.

Roof sign - A sign erected, constructed or placed upon or above a roof of a building.

Special Event signs - A sign including but not limited to banners, flags, pennants, balloons, etc. intended to be erected on a temporary basis, and displayed for a limited period of time, to promote a new business, the sale of new products, new management, new hours of operation, a new service, or to promote a special sale.

Suspended signs - A sign that is suspended from the underside of a canopy, portico or like structure.

Under Canopy sign – A small, pedestrian-oriented sign that projects perpendicular from a structure hung beneath a canopy.

Vehicle sign - A sign which is attached to, or painted on or carried in a vehicle, the principal purpose of which is to attract attention to a product sold or an activity or business.

Window sign - Any sign painted on or attached to a window or placed inside a window, intended to be seen from the exterior of the building.

Sec. 8-5.8057. Skilled Nursing/Intermediate Care Facility.

A facility or part of a hospital which provides 24 hour inpatient care which may include skilled nursing, physician and pharmaceutical services.

Sec. 8-5.8058. Story.

That portion of a building between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above it.

Sec. 8-5.8059. Street, General Plan.

Any street or highway shown in the General Plan as an existing or proposed State highway, arterial or collector.

Sec. 8-5.8060. Street, Local.

Any street not shown in the General Plan and that is not an alley.

Sec. 8-5.8061. Structure.

Anything constructed or erected, the use of which requires a permanent location upon the ground or attachment to something on the ground.

Sec. 8-5.8062. Structural Alterations.

Any change of the supporting members of a building, such as bearing walls, columns, beams or girders, floor joists, ceiling joists, or roof rafters.

Sec. 8-5.8063. Trailer.

See "Sec. 8-5.8038. Mobile Home"

Sec. 8-5.8064. Transitional Housing.

Housing for the homeless where shelter is provided for an extended period of time (up to 18 months) and generally includes the opportunity for training and counseling to acquire the needed skills (such as home management or job-training) to assist in the transition to self-sufficiency through the acquisition of permanent income and housing.

Sec. 8-5.8065. Use.

The purpose for which a structure or premises are designed, arranged, or intended, or for which they may be occupied or maintained

Sec. 8-5.8066. Use, Accessory.

A use that is subordinate to an existing primary use and does not change the character of the primary use.

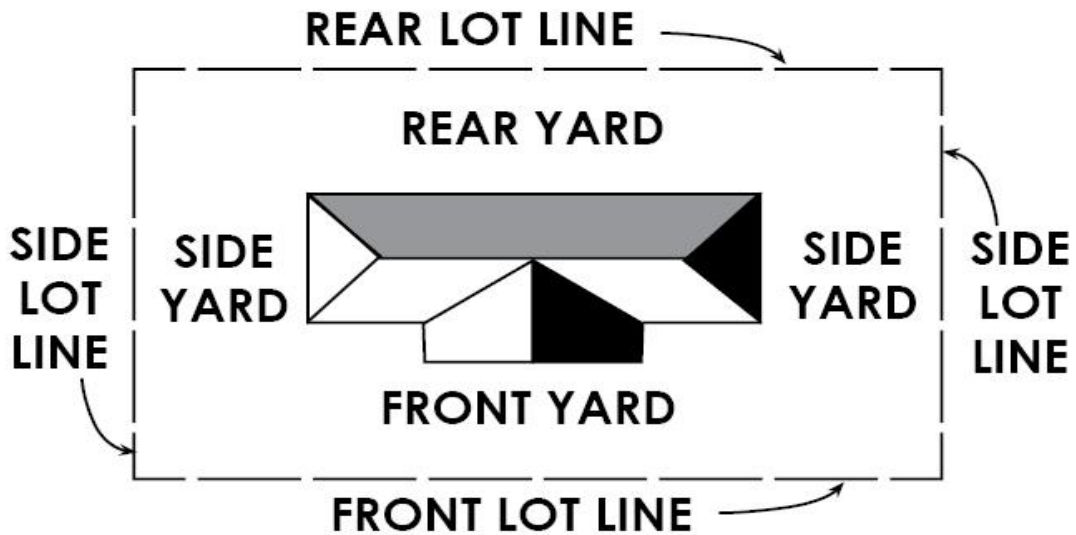
Sec. 8-5.8067. Yard.

Land surrounding a building site which is unoccupied and unobstructed by any structure from the ground upward except for encroachments permitted by the provisions of this chapter.

Sec. 8-5.8068. Yard Types.

Front yard - A yard extending across the full width of the lot measured from either the existing or future street right-of-way line or back of sidewalk, whichever is closest to private property and to a depth required by the district in which said lot is located.

Interior side yard - A yard on the interior side(s) of a lot extending from the front lot line to the rear lot line, and to a width required by the district in which said lot is located.



Rear yard - A yard extending along the width of the rear lot line, and to a depth required by the district in which said lot is located.

Street side yard - A yard in a corner lot, extending along the width of a street measured from either the existing or future right-of-way line or back of sidewalk, whichever is closest to private property and to a depth required by the district in which said lot is located.

Sec. 8-5.8070. Zero Lot Line.

A one-family residence with an exterior wall located along a property line.

