

Article I. In General.¹

Sec. 44-1. Definitions.

For the purposes of this chapter, the following words and phrases shall have meanings respectively ascribed to them by this section:

Accessory. A use, a building, part of a building or other structure, which is subordinate to and the use of which is incidental to that of the main building, structure or use on the same lot. Except for a carport open on three sides, if an accessory building is attached to the main building either by a common wall or a roof, such accessory building shall be considered a part of the main building.

Accessory living quarters. Living quarters within an accessory building for the sole use of the family or of persons employed on the premises, or for the temporary use of guests of the occupants of the premises. Such quarters shall have no kitchen facilities and shall not be rented or otherwise used as a separate dwelling unit. The term "accessory living quarters" includes "guest house."

Airport, heliport or aircraft landing field. Any runway landing area or other facility whether publicly or privately owned and operated, and which is designed, used or intended to be used either by public carriers or by private aircraft for landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces.

Alley. A public thoroughfare or way having a width of not less than twenty feet which affords only a secondary means of access to abutting property.

Amendment. A change in the wording, context or substance of this chapter, or a change in the zone boundaries upon the zoning map, which map is a part of this chapter when adopted by the city council in the manner prescribed by law.

Animal, small. Any animal other than livestock or animals considered to be predatory or wild.

Apartment. A room, or a suite of two or more rooms, in a multiple dwelling, occupied or suitable for occupancy as a dwelling unit for one family.

Apartment, bachelor. A suite of one or more rooms without cooking facilities, but with bath. A bachelor apartment constitutes a dwelling unit within the meaning of this chapter.

Apartment hotel. A building or portion thereof designed for or containing dwelling units and six or more guest rooms or suites of rooms, certain of which are rented to, or the use of which by transients is permitted.

Apartment house. A building or a portion of a building, designed for occupancy by three or more families living separately from each other, and containing three or more dwelling units.

¹Editor's note.--The ordinance from which this chapter derives was adopted February 20, 1962, and became effective March 29, 1962.
For state law as to zoning generally, see Gov. C., Sec. 65800 et seq.

Automobile and trailer sales area. An open area, other than a street, used for the display, sale or rental of new or used automobiles or trailers, and where no repair work is done except minor incidental repair of automobiles or trailers to be displayed, sold or rented on the premises. Such open area shall not be used for the display, sale or rental of any vehicles acquired for dismantling purposes or vehicles classified as total loss salvage vehicles. (Ord. No. 563)

Automobile service station. An occupancy which provides for the servicing of motor vehicles and operations incidental thereto limited to the retail sale of petroleum products and automotive accessories; automobile washing by hand; waxing and polishing of automobiles; tire changing and repairing (excluding recapping); battery service, charging and replacement, but not including repair and rebuilding; radiator cleaning and flushing excluding steam cleaning or repairing; installation of accessories; also including the following operations if conducted within a building; lubrication of motor vehicles; brake servicing limited to servicing and replacement of brake cylinders and brake shoes; wheel balancing; the testing; adjustment and replacement of carburetors, coils, condensers, distributor caps, fan belts, filters, generators, points, rotors, spark plugs, voltage regulators, water and fuel pumps, water hoses and wiring.

Automobile wrecking. Any dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts.

Basement. That portion of a building between floor and ceiling which is partly below and partly above grade (as defined in this section), but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the ceiling. A basement, when designed for, or occupied for, business or manufacturing, or for dwelling purposes (rumpus room or family room without kitchens excepted) shall be considered a story.

Block. All property abutting upon one side of a street between intersecting and intercepting streets, or between a street and a railroad right-of-way, waterway, terminus or dead end street, or city boundary. An intercepting street shall determine only the boundary of the block on the side of the street which it intercepts.

Boarding house. A dwelling with not more than five guest rooms where meals (with or without lodging) are provided for compensation for not more than ten persons other than members of the family but such term shall not include rest homes or convalescent homes. Guest rooms numbering six or more shall be considered a hotel.

Buildable area. "Buildable area" means:

- (a) In "R" zones, any portion of a lot or building site not contained in required yards and open spaces and not exceeding the maximum percentage of the total area of the lot or building site permitted to be covered by buildings as prescribed for the zone in which the lot or building site is located;
- (b) In "C" and "M" zones, all of the area of a lot or site not devoted to required parking, loading facilities or required open spaces; and

- (c) For an area contained within a site plan the permissible buildable area shall be governed by the applicable provisions of this chapter concerning yards and open spaces, off-street parking, loading and unloading facilities and facilities for ingress and egress, all as correlated and shown on the map of the site plan, and the buildable area shall be limited to that area shown on the approved site plan.

Building. Any structure having a roof, but excluding all forms of vehicles even though immobilized. Where this chapter requires, or where special authority granted pursuant to this chapter requires that a use shall be within an entirely enclosed building, this definition shall be qualified by adding "and enclosed on all sides."

Building height. The vertical distance measured from the average level of the highest and lowest point of that portion of the building site covered by the building to the highest point of the structure.

Building, main. The principal building on a lot or building site designed or used to accommodate the primary use to which the premises are devoted; where a permissible use involves more than one structure designed or used for the primary purpose, as in the case of group houses, each such permissible building or structure on a lot or building site as defined by this chapter shall be construed as comprising a main building.

Building site. The ground area devoted to a main building and its accessory buildings, or to a group of main buildings and their accessory buildings, together with all yards and open spaces required by this chapter, whether the area so devoted is comprised of one lot, a combination of lots, or lots and fractions of lots, or a piece of unsubdivided land identified by a lot split as provided in the subdivision regulations.

Business or commerce. The purchase, sale, offering for sale or other transaction involving the handling or disposition of any article, service, substance or commodity for livelihood or profit; or the management or occupancy of office buildings, offices, recreational or amusement enterprises; or the establishing, maintenance and use of offices, structures or premises by professions and trades.

Cellar. That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from the grade to the floor below is equal to or greater than the vertical distance from grade to the ceiling next above it.

Center line. A line established by the state highway engineer, county engineer or city engineer and designated as the proposed or adopted center line of a street or highway on maps on file in the office of the county engineer or city engineer. For the purpose of this chapter, where two or more designations are shown on any map for such line, the line designated as the proposed center line is deemed to be the official center line.

Check cashing business. An establishment that cashes checks and warrants for members of the public, and for which a fee is charged. Such business may also distribute food stamps and/or welfare checks issued by the County of Los Angeles, the State of California, the Federal government, or other governmental agency. (Ord. No. 895)

Church. An establishment the principal purpose of which is religious worship and for which the principal structure contains the sanctuary, and including accessory uses in the main structure or in separate buildings, including Sunday school rooms, assembly rooms, kitchens, library rooms or reading rooms and a one-family dwelling unit, but excluding day care nurseries and facilities for residences of or training of religious orders.

Classification. A use category in the broad list of land uses in which category certain uses, either individually or as to type, are identified as possessing similar characteristics or performance standards and are permitted as compatible uses in the same zones or classification. A "classification," as the term is employed in this chapter, includes provisions, conditions and requirements related to the permissible location of permitted uses.

Club. An association of persons for some common nonprofit purpose, but not including groups organized primarily to render a service which is customarily carried on as a business.

Collection facility. A collection facility is a center for the acceptance by donation, redemption, or purchase, of recyclable materials from the public. Such a facility does not use power-driven processing equipment except as indicated in section 44-263, "Criteria and Standards." Collection facilities may include:

- (a) Reverse Vending Machine(s);
- (b) Small collection facilities which occupy an area of not more than five hundred square feet, and may include:
 - (1) A mobile unit;
 - (2) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty square feet;
 - (3) Kiosk type units which may include permanent structures;
 - (4) Unattended containers placed for the donation of recyclable materials.

Commercial center. One or more lots or parcels, whether individually or separately owned, occupied by one or more commercial uses and using, or required to use, a common, mutually accessible, off-street parking area.

Commission. The planning commission of the city.

Conditional use. A use permitted in one or more classifications as defined by this chapter but which use because of characteristics peculiar to it, or because of size, technological processes or type of equipment, or because of the exact location with reference to surroundings, streets and existing improvements or demands upon public facilities, requires a special degree of control to make such uses consistent with and compatible to other existing or permissible uses in the same zone, and to assure such use shall not be inimical to the public interest.

Conditional use permit. The documented evidence of authority granted by the city to locate a use at a particular location, which use is required by this chapter to secure such a permit before locating.

Conforming building. "Conforming building" means:

- (a) In the "R" zones, a conforming building is one designed for and suitable for residential and other permitted uses as defined by the state Housing Act, where applicable, and the Building Code as they pertain to buildings to accommodate uses permitted in the zone in which the building is located, and which building also conforms to the requirements of this chapter in the matter of use, height, yards and area coverage and which does not contain more than the number of dwelling units prescribed for the zone in which it is located;
- (b) In the "C" zones and "M" zones, a conforming building is one which meets the requirements of the Building Code in matters of structural design and building materials and their assembly to accommodate uses permitted in commercial or industrial zones, as the case may be.

Court. Any portion of the interior of a lot or building site which is fully or partially surrounded by buildings, and which is not a required yard or open space.

Dairy. Any premises where three or more cows, three or more goats, or any combination thereof, are kept, milked or maintained.

Day nursery. Any type of group child, day care programs, including nurseries for children of working mothers, nursery schools for children under minimum age for education in public schools, parent cooperative nursery schools, play groups for pre-school children, programs covering after school care for school children; provided, that such establishment is licensed by the state or county and conducted in accordance with state and local requirements.

Dump. An open area devoted to the disposal of refuse, including incineration, reduction or dumping of ashes, garbage, combustible or noncombustible refuse, but not including transfer stations.

Dwelling. A building or portion thereof designed exclusively for residential purposes, including one-family, two-family and multiple dwellings, but not including hotels or motel units having no kitchens.

Dwelling, multiple. A building, or portion thereof, designed for occupancy by three or more families living separately from each other, and containing three or more dwelling units.

Dwelling, one-family. A detached building designed exclusively for occupancy by one family and containing one dwelling unit.

Dwellings, group. More than two buildings on a single site, each containing one or more dwelling units, and including row houses.

Dwelling, two-family. A building designed exclusively for occupancy by two families living separately from each other, and containing two dwelling units.

Dwelling unit. One or more rooms designed for or occupied by one family for living or sleeping purposes and containing kitchen facilities for use solely by one family. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit. A bachelor apartment constitutes a dwelling unit within the meaning of this chapter.

Educational institution. Elementary, junior high and high schools, colleges or universities or other schools giving general academic instruction in the several branches of learning and study required by the Education Code of the state to be taught.

Entirely enclosed building or structure. A building or structure so designed and constructed that all exterior walls of the building shall be solid from the ground to the roof line and containing no openings except for windows and doors which are designed so that they may be closed for the purpose of controlling sound, or for other purposes.

Equipment, heavy duty. High-capacity mechanical devices for moving earth or other materials, mobile power units including, but not limited to, carryalls, graders, loading and unloading devices, cranes, drag lines, trench diggers, tractors, augers, Caterpillars, concrete mixers and conveyors and similar devices operated by mechanical power as distinguished from manpower.

Erected. The construction of any building or structure, or the structural alteration of a building or structure the result of which would be to change the exterior walls or roof or to increase the square foot floor area of the interior of the building or structure.

Explosive. Any mixture, substance or compound having properties of such a character that alone, or in combination or contiguity with other substances or compounds, it may decompose suddenly and generate sufficient heat, gas or pressure to produce rapid flaming combustion or administer a destructive blow to surrounding objects.

Family. An individual, or two or more persons related by blood or marriage, or a group of not more than five persons who are not related by blood or marriage, excluding servants, living together in a dwelling unit.

Fire escape. An auxiliary facility of emergency escape from a building, as defined or designated by the fire department of the city.

Flammable. Any mixture, substance or compound which will emit a volatile vapor at a temperature at or below three hundred degrees Fahrenheit when tested in a Tagliabue open cup tester.

Floor area. The floor space contained within the exterior walls of all buildings on a lot, except for the space therein devoted to stairways, elevator shafts and light courts and except for the area on the ground floor in the main building devoted exclusively to parking of motor vehicles, or the portion of the area in an accessory building used for parking of motor vehicles.

Food Voucher Market. An establishment that of their business activities from the sale of groceries for off-site consumption in exchange for vouchers issued by the County of Los Angeles, the State of California, the Federal government, or other governmental agency. (Ord. No. 895)

Foster family day care home. A residence licensed by the state to be used to care for not more than six children by the day, with or without compensation. A foster family day care home may be considered to include a day nursery conducted on a half-day basis when such home is licensed by the state; provided, that the number of children cared for at any one time shall not exceed six.

Foster family home, twenty-four hour care. A "twenty-four hour care foster family home" means a dwelling occupied by a family who, for compensation or otherwise, accepts and cares for children as full-time residents as a part of the family, and which children are assigned by authorized public authorities.

Garage conversion. A garage, carport, or other structure which was originally designed to provide off-street parking spaces for a residential use located on the same property which, through construction, alteration, modification, or conversion by any means, permits an alternative use which serves to eliminate, reduce, or restrict the availability of such parking spaces for the storage of motor vehicles.

Garage, private. An accessory building or an accessory portion of the main building, enclosed on not less than three sides and designed or used only for the shelter or storage of vehicles owned or operated only by the occupants of the main building.

Garage, public. A building other than a private garage used for the care, repair or equipment of automobiles, or where such vehicles are kept for remuneration, hire or sale.

Grade. 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 a sidewalk, the aboveground level shall be measured at the sidewalks.

Group houses. More than two separate buildings, each containing one or more dwelling units.

Highway. A major or secondary highway.

Highway, major. A major highway shown as such on the highway plan of the circulation element of the general plan of the city.

Highway, secondary. A secondary highway shown as such on the highway plan of the circulation element of the general plan of the city.

Hospital. An institution specializing in giving clinical, emergency, temporary, or long-term services of a medical or surgical nature to human patients and injured persons, and licensed by state law to provide facilities and services in surgery, obstetrics and general medical practice as distinguished from treatment of mental and nervous disorders, but not excluding surgical and post-surgical treatment of mental cases.

Hospital, mental. An institution licensed by state agencies under provisions of law to offer facilities, care and treatment for cases of mental and nervous disorders but not licensed to provide facilities and services in surgery, obstetrics and general medical practice. Establishments limiting services to juveniles below the age of five years, and establishment housing and caring for cases of cerebral palsy, are not considered as mental hospitals.

Hospital or clinic, small animal. An establishment in which veterinary services, clipping, bathing, boarding and other services are rendered to dogs, cats and other small animals and domestic pets.

Hotel. A building in which there are six or more guest rooms where lodging with or without meals is provided for compensation, and where no provision is made for cooking in any individual room or suite, and in which building may be included one apartment for use of the resident manager. The term "hotel" shall not include jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes and similar buildings where human beings are housed and detained under legal restraint.

Industrial center. One or more lots or parcels, whether individually or separately owned, occupied by one or more industrial uses and using, or required to use, a common or mutually accessible off-street parking area.

Institution. An establishment maintained and operated by a society, corporation, individual, foundation or public agency for the purpose of providing charitable, social, educational or similar services to the public, groups or individuals.

Junk dealer. Any person or enterprise having a fixed place of business in the city and engaged in conducting, managing or carrying on the business, either wholesale or retail, of buying, selling or otherwise dealing in any old rags, sacks, bottles, cans, papers, metal, rubber or other articles commonly known as junk.

Kennel. A place where four or more adult dogs or cats or any combination thereof are kept, whether by owners of the dogs and cats or by persons providing facilities and care, including bathing, clipping or boarding, but not veterinary services, whether or not for compensation. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of four months.

Kitchen. Any room or portion of room used or intended or designed to be used for cooking or the preparation of food.

Lighter uses (antithesis of heavier uses). "Lighter uses" means those uses involving performance standards having less detrimental effect upon surrounding properties in the same or other zones and which uses make less demand upon public services, such as electricity, gas, sewers and streets, and which have less effect upon surrounding property in terms of nuisance, hazard, generation of traffic, both passenger and freight, and volume of traffic, both passenger and freight, and are those uses first permitted in the classification contained herein in the sequence as set forth in section 44-3.

Loading space. An on-site space or berth on the same lot or site as the building or use served thereby for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

Lodginghouse. A dwelling within which not more than five guest rooms are devoted to accommodating not more than ten persons other than members of the family, but wherein no meals shall be provided for guests nor shall any meals be permitted in any guest room. A lodginghouse containing guest rooms numbering six or more shall be considered a hotel.

Lot. The word "lot" means:

- (a) A parcel of real property when shown as a delineated parcel of land with a number or other designation on a plat recorded in the office of the county recorder; or
- (b) Any parcel of land containing not more than one acre, which was of record as a separate parcel on the effective date of the ordinance from which this chapter derives² and which abuts one or more public thoroughfares and has direct legal access to at least one of such thoroughfares, or a parcel of land not contiguous to a public thoroughfare but having access to a public thoroughfare by other means as provided in the subdivision regulations; or
- (c) Any parcel of land created subsequent to the effective date of the ordinance from which this chapter derives containing not less than the minimum lot area and width required by the zone in which the property is located.

Lot area and dimensions.

- (a) "Lot area" means the total horizontal area within the boundary lines of a lot.
- (b) "Lot depth" means the horizontal length of a straight line drawn from the midpoint of the lot front line and at right angles to such front line to its intersection with a line parallel to the lot front line, and passing through the midpoint of the lot rear line. In the case of a lot having a curved front line the lot front line, for purposes of this section, shall be deemed to be a line tangent to the curve and parallel to a straight line connecting the points of intersection of the lot side lines of the lot with the lot front line.

²Editor's Note.--The ordinance from which this chapter derives was adopted February 20, 1962, and became effective March 29, 1962.

- (c) "Lot width" means the horizontal distance between the lot side lines measured at right angles to the line comprising the depth of the lot at a point midway between the lot front and rear lines; provided, that the length of the line constituting the rear line of the required front yard shall never be less than sixty feet.

Lot lines.

- (a) "Lot front line" means, in the case of an interior lot, a line separating the lot from the street or highway. In the case of a corner lot and reverse corner lot, the lot front line shall be the line separating the narrowest street frontage of the lot from the street or highway. In the case of corner lots or reverse corner lots having equal street or highway frontages, that property line the prolongation of which creates the front property line for the greatest number of interior lots in the same block shall be considered as the lot front line of such corner or reverse corner lot.
- (b) "Lot rear line" means a lot line which is opposite and most distant from the lot front line. For the purpose of establishing the lot rear line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two or more lines, the following shall apply:
- (1) For a triangular or goreshaped lot, a line ten feet in length within the lot and farthest removed from the lot front line and at right angles to the line comprising the depth of such lot shall be used as the lot rear line;
 - (2) In the case of a trapezoidal lot the rear line of which is not parallel to the front lot line, the lot rear line shall be deemed to be a line at right angles to the line comprising the depth of such lot and drawn through a point bisecting the recorded lot rear line; or
 - (3) In the case of a pentagonal lot the rear boundary of which includes an angle formed by two lines, such angles shall be employed for determining the lot rear line in the same manner as prescribed for a triangular lot.
In no case shall the application of the above be interpreted as permitting a main building to be located closer than five feet to any property line.
- (c) "Lot side line" means any lot boundary line not a lot front line or a lot rear line.

Lot types.

- (a) "Corner lot" means a lot at the intersection of two or more streets, the street frontages of which lot forms an angle not greater than one hundred twenty-eight degrees and not less than forty-five degrees.
- (b) "Interior lot" means a lot other than a corner lot or reverse corner lot.
- (c) "Key lot" means the first lot to the rear of a reverse corner lot and whether or not separated by an alley.

- (d) "Reverse corner lot" means a corner lot the side street or highway line of which is substantially a continuation of the lot front line of the lot upon which the rear of such corner lot abuts.
- (e) "Through lot" means a lot having frontage on two streets, highways or both, including a lot at the intersection of two streets such that when both the street or highway sides of such lot form an internal angle of less than forty-five degrees. Corner lots and reverse corner lots as defined in this subsection are not through lots.

Medical-dental building. A building or group of buildings designed for the use of and occupied and used by physicians and dentists and others engaged professionally in such healing arts for human beings as are recognized by the laws of the state, including the installation and use of therapeutic equipment, X-ray equipment or laboratories, chemical, biochemical and biological laboratories, when used as direct accessories to the medical-dental professions; dental laboratories, including facilities for the making of dentures on prescriptions; pharmacies limited to the retail dispensing of pharmaceuticals and sick room supplies (but no room or therapeutic equipment or furniture); provided, that there shall be no exterior display windows or signs pertaining to such accessory uses other than a directory sign.

Medical-dental clinic. An establishment for treatment of out-patients, and providing no overnight care for patients.

Mobile recycling unit. A mobile recycling unit means an automobile, truck, trailer or van, licensed by the department of motor vehicles which is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers, transported by trucks, vans, or trailers, and used for the collection of recyclable materials.

Motel. A group of attached or detached buildings containing individual sleeping or living units where a majority of such units open individually and directly to the outside, and where a garage is attached or a parking space is conveniently located to each unit, all for the temporary use by automobile tourists or transients, and such word includes auto courts, motor lodges, motor courts, tourist courts, automobile courts and automobile camps. An establishment shall be considered a motel when it is required by the Health and Safety Code of the state to obtain the name and address of the guests, the make, year and license number of the vehicle and the state in which it was issued.

A unit in a motel having kitchen facilities shall constitute a dwelling unit and shall be subject to all of the provisions and requirements of this chapter governing dwelling units for the zone in which the establishment is located, but never less than the requirements of the heaviest multiple-dwelling zone.

New vehicle. A vehicle that has never been sold and operated, or registered with the California State Department of Motor Vehicles, or registered with the appropriate agency of authority, or sold and operated upon the highways of any other state, District of Columbia, territory or possession of the United States or foreign state, province or country. (Ord. No. 563)

Nonconforming building. A building, or portion thereof, which was lawfully erected or altered and maintained but which, because of the application of this chapter to it, no longer conforms to the regulations of the zone in which it is located as defined by this chapter, or to the requirements of the Building Code for the type of building to accommodate the uses permitted in the zone in which the building is located.

Nonconforming use. A use which was lawfully established and maintained but which, because of the application of this chapter to it, no longer conforms to the use regulations of the zone in which it is located as defined by this chapter. A nonconforming building, or nonconforming portion of the building, shall be deemed to constitute a nonconforming use of the land upon which it is located.

Outdoor advertising display. Any card, paper, cloth, metal, glass, wooden or other display or device of any kind or character whatsoever placed or painted for outdoor advertising purposes on the ground or on any tree, wall, fence, rock, structure or thing whatsoever.

Outdoor advertising structure. A structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising display may be placed.

Parcel. Any piece of land as defined herein as a lot.

Parking area, private. An open area other than a street, alley or other public property limited to the parking of automobiles of occupants of a dwelling, hotel, motel, apartment hotel, apartment house, boardinghouse or lodginghouse to which these facilities are appurtenant.

Parking area, public. An area other than a street, alley or private parking area as defined herein, whether in the open or enclosed in buildings, and available for use by the transient public for the parking of motor vehicles whether such parking area is established and operated privately or publicly and with or without charge.

Parking space. An area accessible to vehicles which area is provided, improved, maintained and used for the sole purpose of accommodating a motor vehicle.

Pet shop. An establishment dealing in buying and selling small animals and birds such as are customarily or occasionally harbored in domestic establishments as pets, such as dogs, cats, parrots, canaries and other song and decorative birds, monkeys, hamsters and similar animals, but specifically excluding dangerous animals or dangerous or poisonous or constricting reptiles; provided, that no boarding or veterinarian services are rendered excepting bathing and clipping of dogs and cats.

Principal use. The primary or predominant use to which the property is devoted, and to which all other uses on the premises are accessory.

Professional offices. Offices maintained and used as a place of business conducted by persons engaged in the healing arts for human beings, such as doctors and dentists but wherein no overnight care for patients is given, and by engineers, attorneys and architects and other persons providing services utilizing training in and a knowledge of the mental disciplines as distinguished from training in occupations requiring mere skill or manual dexterity.

Reclassification of property. A change in zone boundaries upon the zoning map, which map is a part of this chapter when, adopted by ordinance passed by the city council in the manner prescribed by law.

Reclassification of use. The assignment, by amendment of this chapter, of a particular use to a different use classification than that in which the use was originally permitted.

Recorded. To be contained in the public file, or registered with the county recorder, unless otherwise stated in this chapter.

Recyclable material. Recyclable material is reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials. 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.

Recycling facility. A recycling facility is a center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor means a recycling facility certified by the California 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 use and used solely for the recycling of material generated by that residential property, business or manufacturer. (Ord. No. 905)

Residential dwelling. A house, apartment, motel, hotel, or other type of residential dwelling subject to the State Housing Law (Part 1.5 (commencing with Section 17910) of Division 13) and a manufactured home, mobile-home, and multi-unit manufactured housing as defined in the Mobile-Home Manufactured Housing Act of 1980 (Part 2 (commencing with Section 18000) of Division 13). (Ord. No. 905)

Rest home, convalescent home, guest home or home for the aged. A home operated as a boardinghouse, the operator of which is licensed by the state or the county to give special care and supervision to his charges, and in which nursing, dietary and other personal services are furnished to convalescents, invalids and aged persons, but in which home are kept no persons suffering from a mental sickness, disease, disorder or ailment or from a contagious or communicable disease, and in which are performed no surgery, maternity or other primary treatments such as are customarily provided in sanitariums or hospitals, or in which no persons are kept or served who normally would be admissible to a mental hospital.

Retaining wall. Any wall used to resist the lateral displacement of any material.

Reverse vending machine(s). A reverse vending machine is an automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State. 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 reserve vending machines may be necessary. A "bulk reverse vending machine" is 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.

Roof. A structural covering over any portion of a building or structure, including the projections beyond the walls or supports of the building or structure. An open work covering shall not be considered a roof if the upper horizontal surface area of the component solid portions thereof do not exceed twenty percent of the area of the covering.

Row houses. Multiple dwellings built in sequence, which multiple dwellings are designed for occupancy by three or more families living separately from each other with the dwelling units separated from each other by common walls on not to exceed two sides, which sides shall be opposite from each other.

Rumpus room or family room. A room or an area within a dwelling, or in a building accessory to a dwelling, designed, equipped or used as a recreation room, including but not limited to games, music, refreshments and facilities for serving, and similar general utility purposes, but which room shall not be used as a separate dwelling unit.

Sanitarium. A health station, establishment or other place where resident patients are kept, and which specializes in giving clinical, temporary and emergency services of a medical or surgical nature to patients and injured persons and licensed by state agencies under provisions of law to provide facilities and services in surgery, obstetrics and general medical practice as distinguished from treatment of mental and nervous disorders, but not excluding surgical treatment of mental cases.

Schools, elementary, junior high and high. Institutions of learning offering instruction in the several branches of learning and study required by the Education Code of the state to be taught in the public and parochial schools.

Sign. Any outdoor advertising display or outdoor advertising structure, or any indoor advertising display or indoor advertising structure designed and placed so as to be readable principally from the outside.

Sign area. The surface area within the outer limits, including any frame or border, of a single-faced sign, or half of the total surface area of a frame or background; shall be computed by enclosing the entire sign or, collectively, all the letters or other units thereof, within sets of parallel lines touching the outer limits of the sign.

Sign types.

- (a) Freestanding sign. A sign which is not attached to or supported by a building, including but not necessarily limited to signs erected upon the ground, supported by poles, columns or uprights.
- (b) Motion sign. A sign any part of which revolves, exhibits motion or animation or which flashes, pulsates, blinks, scintillates, changes color or simulates such characteristics.

Stable, private. A detached accessory building in which horses or other beasts of burden owned by the occupants of the premises are kept, and in which no horses are kept for hire, remuneration or sale.

Stable, public. A stable other than a private stable.

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

State freeway. Any section of a state highway which has been declared to be a freeway by resolution of the state highway commission pursuant to the Streets and Highways Code.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it. If there be no floor above it, then the space between such floor and the ceiling next above it shall be considered a story. If the finished floor level directly above the basement or cellar is more than six feet above grade, such basement or cellar shall be considered a story.

Street. A public or recorded private thoroughfare, other than a major or secondary highway or state freeway, which affords primary means of access to abutting property.

Street line. The boundary line between a street and the abutting property.

Street, side. A street which is adjacent to a corner lot and a reverse corner lot and which extends in the general direction of the line determining the depth of the lot.

Structural alterations. Any change in the supporting members of a building or structure such as foundations, bearing walls, columns, beams, floor or roof joists, girders or rafters, or changes in the exterior dimensions of the building or structure, or increase in floor space.

Structure. Anything constructed in the ground, or anything erected which requires location on the ground, or is attached to something having location or in the ground but not including fences or walls used as fences less than six feet in height on paved areas.

Taxicab. A motor vehicle, as that term is defined in the Vehicle Code for the State of California, used for the transportation of passengers for hire, when driven by an agent of the owner at rates per mile, per trip, per hour, per day, per week, per month or per period of time, which vehicle is routed under the direction of the passengers or other persons hiring such vehicle. (Ord. No. 895)

Theater, drive-in. An establishment to provide entertainment through projection of motion pictures on an outdoor screen for audiences whose seating accommodations are provided by their own motor vehicles parked in car spaces provided on the same site with the outdoor screen.

To place. The verb "to place," and any of its variants as applied to advertising displays and outdoor advertising structures, includes maintaining, erecting, constructing, posting, painting, printing, nailing, gluing or otherwise fastening, affixing or making visible in any manner whatsoever.

Total loss salvage vehicle. A vehicle of a type subject to registration which has been wrecked, destroyed or damaged, to such an extent that the owner, or the insurance company which insured the vehicle, considers it uneconomical to repair the vehicle and because of this, the vehicle is not repaired by or for the person who owned the vehicle at the time of the event resulting in damage. (Ord. No. 563)

Trailer, automobile commercial. A vehicle without motor power designed to be drawn by a motor vehicle and which trailer is used or is to be used for carrying goods and property.

Trailer, automobile house. A vehicle without motor power designed to be drawn by a motor vehicle and to be used for human habitation, including a trailer coach, camper, mobile home or any self-propelled vehicle having a body designed for or converted to the same use as a house trailer.

Trailer park, trailer court, mobile home park and public trailer camp. Any area or tract of land used or designed to accommodate two or more automobile house trailers and including trailer camp as defined by law.

Unclassified use. A use possessing characteristics of such unique and special form as to make impractical its being made automatically and consistently permissible in any defined classification or zone as set forth in this chapter.

Unclassified use permit. A limiting authority granted by the city, and the documented evidence thereof, to locate an unclassified use at a particular location, and which limiting authority is required to modify the controls stipulated in this chapter.

Unlisted uses. Uses which are not specifically named as permitted in any use classification contained within this chapter.

Use. The nature of the occupancy, the type of activity or the character and form of improvements to which land is devoted or may be devoted.

Used vehicle. A vehicle that has been sold and operated on the highways of the State of California, or has been registered with the California State Department of Motor Vehicles, or has been sold and operated upon the highways, or has been registered with the appropriate agency of authority, of any other state, District of Columbia, territory or possession of the United States, or foreign state, province or country. A used vehicle shall not include a vehicle acquired for dismantling purposes or vehicles classified as total loss salvage vehicles. (Ord. No. 563)

Variance. An adjustment in the application of the specific regulations of this chapter to a particular piece of property which property, because of special circumstance applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone and which adjustment remedies disparity in privileges; provided, however, that a variance may involve modifications of permissible uses for special periods of time when related to initial land development, or for essential public purposes.

Window security bars. Security bars located on the outside of a window of a structure.

Worm farm. Any and all premises where four or more worm beds are used in conjunction with the raising, propagating or keeping of earthworms.

Yard. An open space other than court on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

Yards, types and measurements.

- (a) "Front yard" means the area extending across the full width of the lot and lying between the lot front line, being coterminous with the ultimate street or highway line of the fully or partially widened street or highway, and a line parallel thereto, and having a distance between them equal to the required front yard depth as prescribed in each zone. Front yards shall be measured by a line at right angles to the lot front line, or by the radial line, or radial line extended, in the case of a curved lot front line.
- (b) "Side yard" means, in the case of an interior lot, a yard between the main building and the lot side line extending from the rear line of the required front yard, or from the lot front line if there be no required front yard, toward the lot rear line to a point measuring two-thirds of the depth of the lot, or sixty feet, whichever is the greater. In the case of a corner or reverse corner lot, side yard means the same, except that a lot side line abutting a street or highway shall be coterminous with the ultimate street or highway line of the fully or partially widened street or highway, and the side yard determined by such lot side line shall extend to the rear line of the lot.

The width of the side yard shall be measured horizontally from, and at right angles to, the nearest point of a lot side line toward the nearest wall of the main building.

Yard, rear line of required front. "Rear line of the required front yard" means a line parallel to the lot front line and at a distance therefrom equal to the depth of the required front yard, and extending across the full width of the lot.

Zone. An area accurately defined as to boundaries and location, and classified by this chapter as available for certain types of uses as set forth in this chapter and within which area other types of uses are excluded.

Sec. 44-2. Purposes of chapter.

The purpose of this chapter is to classify uses and to regulate the location of such uses in such a manner as to group, as nearly as possible, those which are mutually compatible and to protect each such group of uses from the intrusion of incompatible uses which would destroy the security and stability of land and improvements and which would also prevent maximum convenience and service to the citizens of the city; to make it possible for the city to strategically locate public buildings; to make it possible for the city to efficiently and economically design, install and operate, in terms of location, size and capacity, public service facilities such as streets, drains and sewers, in order to adequately and permanently meet the ultimate requirements as determined by a defined intensity and type of land use; to require an orderly arrangement of essential related facilities with particular reference to the traffic pattern and well-located and well-designed off-street parking areas and, through the medium of the Zoning Map which is a part of this chapter, to establish the geographical location and boundaries of the areas or zones to which the different classifications will apply.

A further purpose of this chapter is to establish required minimum lot areas, yards and open spaces as a means of providing a suitable environment for living, business and industry, and for the purpose of maintaining reasonable population densities and reasonable intensities of land use, all for the general purpose of conserving public health, safety, morals, convenience and general welfare.

Unlawful uses. Uses that are unlawful under federal or state law, or under the Paramount Municipal Code shall not be treated as permitted or conditionally permitted uses, and shall not be determined to be similar uses pursuant to this Code."

(Ord. Nos. 178, 1065)

Sec. 44-3. Classifications established and enumerated.

In order to accomplish the purposes of this chapter eight use classifications are established in each of which regulations are prescribed concerning the permissible uses, the height and bulk of buildings, the area of yards and other open spaces about buildings, and density of population. Such classifications shall be known as follows:

- (a) R-1--One-family residential classification;
- (b) R-2--Two-family residential classification;
- (c) R-3--Limited multiple residential classification;
- (d) R-4--Unlimited multiple residential-service classification;
- (e) C-3--General commercial classification;
- (f) C-M--Commercial - manufacturing classification;
- (g) M-1--Light manufacturing classification; and
- (h) M-2--Heavy manufacturing classification.

Where areas are shown on the Zoning Map enclosed within a heavy dashed line, the area thus shown is intended to approximate the future location for that type of land use indicated by the symbol therein enclosed within a circle (see sections 44-111 and 44-112). Uncircumscribed symbols within such designated areas represent the present classification. (Ord. No. 178)

Sec. 44-4. Degree of restrictiveness.

"More restrictive uses," as that term is employed in this chapter, means:

- (a) In the "R" classifications, that classification which establishes the lowest population density and requires the highest standards of lot area, yards and open spaces is considered to be the most restrictive, and the uses permitted in such classifications are considered to be lightest and most restrictive uses. As greater population density is permitted by classification, the uses permitted are considered to be heavier and less restrictive. In the residential classifications as set forth in this chapter, the R-1 classification and the uses permitted therein are considered to be the lightest and most restrictive, and the classifications and uses become heavier and less restrictive in the following sequence: R-2, R-3 and R-4.
- (b) In the "C" classifications, that commercial classification which establishes the most stringent performance standards is considered to be the lightest and most restrictive commercial classification, and the uses permitted in such classification are considered to be the lightest and most restrictive commercial uses. In the commercial classifications as set forth in this chapter the C-3 classification and the uses permitted therein is the lightest and most restrictive, and the C-M classification and the uses permitted therein is considered to be heavier and less restrictive.
- (c) In the "M" classifications, that industrial classification which establishes the most stringent performance standards is considered to be the lightest and most restrictive industrial classification and the uses permitted in such classification are considered to be the lightest and most restrictive. The classifications and uses become heavier and less restrictive in the following sequence: M-1 and M-2. (Ord. No. 178)

Sec. 44-5. Location and boundaries of zones generally.

The location and boundaries of the various zones are such as are shown and delineated on the Zoning Map of the city, which map is a part of this chapter when adopted by ordinance passed by the city council in the manner prescribed by law. (Ord. No. 178)

Sec. 44-6. Division of zoning map.

The Zoning Map may, for convenience, be divided into parts and each part may, for purposes of more readily identifying locations within such Zoning Map be subdivided into units, and such parts and units may be separately employed for identification purposes when amending the Zoning Map or for any official reference to the Zoning Map. (Ord. No. 178)

Sec. 44-7. Changes in boundaries.

Changes in the boundaries of the zones established by this chapter shall be made by ordinance adopting an amended Zoning Map, or part of such map, or unit of a part of such Zoning Map, which amended maps, or parts or units of parts, when so adopted shall be published in the manner prescribed by law and become a part of this chapter. (Ord. No. 178)

Sec. 44-8. Determination of boundaries when uncertainty exists.

Where uncertainty exists as to the boundaries of any zone shown upon a Zoning Map or any part or unit thereof, the following rules shall apply:

- (a) Where such boundaries are indicated as approximately following street, highway or alley lines or lot lines, such line shall be construed to be such boundaries.
- (b) In the case of unsubdivided property, and where a zone boundary divides such property, the location of such zone boundaries, unless the same are indicated by dimensions, shall be determined by use of the scale appearing on such Zoning Map.
- (c) Where a public street, highway or alley, or any portion thereof is officially vacated or abandoned, the area comprising such vacated street, highway or alley shall acquire the zone classification of the property to which it reverts.
- (d) Areas of dedicated streets, highways or alleys or in railroad rights-of-way, other than such as are designated on the Zoning Map as being classified in one of the zones provided in this chapter, shall be deemed to be unclassified and, in the case of streets, highways or alleys, permitted to be used only for purposes lawfully allowed and, in the case of railroad rights-of-way, permitted to be used solely for the purpose of accommodating tracks, signals, other operative devices and the movement of rolling stock.
- (e) Where one or more lots subdivided and recorded subsequent to the zoning of the area in which they are located become so placed that they are bisected by the boundary lines of different zones, the zone boundary may be considered as following the lot lines of the lot or lots so bisected in such manner as to place a lot wholly in that zone classification which applied to the major portion of the lot before the zone boundary was adjusted.
- (f) Where one or more lots are equally bisected by a zone boundary line, the total lot shall acquire the most restrictive use classification of the two zone classifications involved.
- (g) Where one or more lots are bisected by the boundary line between two zones and such boundary line parallels or approximately parallels the street or highway on which such bisected lot or lots front, the total area of such bisected lot or lots shall acquire such zone classification of that zone within which the front portion of the bisected lot or lots lie. This provision shall not apply to through lots. (Ord. Nos. 178, 267)

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Sec. 44-9. Classification of unclassified property.

Any property which, for any reason, other than the fact that it is a railroad right-of-way or street, is not designated on the Zoning Map as being classified in any of the zones established by this chapter, shall be deemed to be classified R-1. (Ord. No. 178)

Sec. 44-10. Rezoning of properties outside city.

The city council recognizes the fact that a city's social and economic life is seldom limited to the area within its corporate limits; that real need exists to consider zoning and physical planning on the basis of the existing and developing area rather than only the areas currently within the city limits; that state law, through the medium of the State Planning Law, recognizes the existence of the relationship between a city and the areas adjacent thereto and has incorporated in such State Planning Law a mandate that cities shall preplan areas contiguous thereto if, in the opinion of the city, such areas bear a relationship to its planning. In recognition of such policy and purpose and the possibility of annexation of adjoining lands, the city undertakes to establish an expansion of a consistent land use pattern that shall prevail if and when areas contained within such expanded plans annex to the city. For that purpose rezoning maps may be developed and adopted in the same manner prescribed by this chapter for the classification or reclassification of property within the city. (Ord. No. 178)

Sec. 44-11. Zoning status of annexed property.

- (a) If a rezoning map for an area has been adopted, then such annexing property contained therein shall, upon becoming a part of the city, possess the classification indicated on the detailed rezoning map, and such portions of the rezoning map governing properties so annexed shall become a part of the city's zoning map and thereafter be subject to all of the provisions of this chapter.
- (b) If a rezoning map for an area has not been adopted, then such area shall, upon annexation be deemed to be temporarily zoned under such classification under this chapter as is most nearly the equivalent classification as shown in the following table of comparisons, or in the opinion of the city council, zone the annexed property to the zone best to serve the public welfare:

<u>County</u>	<u>City</u>
R-1	R-1
R-2	R-2
R-3	R-3
R-4	R-4
R-A	R-1
A-1	No comparable zone. Property classified A-1 in the count
A-2	No comparable zone. Property classified A-1 in the count
C-1	C-3
C-2	C-3
C-3	C-M
C-4	C-M
C-M	C-M
P	R-3
A-C	C-M
SR-D	M-1
M-1	M-1
M-1 1/2	M-1
M-2	M-2
M-2 1/2	M-2
M-3	M-2
B-1	M-1
B-2	M-1

(Ord. No. 178)

Sec. 44-12. Certificate of occupancy required.

To assure compliance with the parking requirements and other provisions of this chapter, a certificate of occupancy shall be obtained from the building department before:

- (a) Any new building shall be initially occupied or used;
- (b) Any existing building shall be altered or a change of occupancy be made; or
- (c) A change of use of any unimproved premises shall be made. (Ord. No. 178)

Sec. 44-13. Interpretation and application of chapter.

In interpreting and applying the provisions of this chapter, they shall be held to be the minimum requirement for the promotion of the public health, safety, comfort, convenience and general welfare. It is not intended by this chapter to interfere with or abrogate or annul any easement, covenant or other agreement between parties. When this chapter imposes a greater restriction upon the use of building or land, or upon the height of buildings, or requires larger open spaces than are imposed or required by other provisions of this Code or other ordinances, rules and regulations, or by easements, covenants or agreements, the provisions of this chapter shall control. (Ord. No. 178)

Sec. 44-14. Compliance with chapter--Generally.

Except as provided in this chapter, no building shall be erected, reconstructed or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed in the same zone in which such building, land or use is located. (Ord. No. 178)

Sec. 44-15. Same--Conflicting permits or licenses.

All departments, officials or public employees visited with the duty or authority to issue permits or licenses where required by law shall conform to the provisions of this chapter. No license or permit for uses, buildings or purposes where the same would be in conflict with the provisions of this chapter shall be issued. Any such license or permit, if issued in conflict with the provisions hereof, shall be null and void. (Ord. No. 178)

Sec. 44-16. Enforcement of chapter.

The city manager or his duly designated representative is hereby designated as the enforcing agent of this chapter and any amendments thereto. Any appeals from the decision of the enforcing agent in the administration of this chapter shall be made to the planning commission. The decision of the planning commission in such matters shall be final and conclusive unless otherwise designated by this chapter. (Ord. No. 178)

Sec. 44-17. Violations and penalties.

Any person violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than three hundred dollars or by imprisonment in the county jail for a period of not more than ninety days, or both such fine and imprisonment.

Each person found guilty of such a violation shall be deemed guilty of a separate offense for every day during any portion of which any violation of any provisions of this chapter is committed, continued or permitted by such person and shall be punishable therefor as provided for in this section, and any use, occupation, building or structure maintained contrary to the provisions hereof shall constitute a public nuisance. (Ord. No. 178)

(Ord. Nos. 178, 267, 415, 417, 563, 681, 719, 895, 905, 1065)