DIVISION 2.
DEFINITIONS

Sec. 35-209. Definitions.

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

Words used in the present tense shall include the future tenses; words in the singular number include the plural and words in the plural number include the singular except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not directory and the word "may" is permissive.

ABUT: To physically touch or border upon; or to share a common property line.

ACCESSORY AGRICULTURAL BUILDING OR STRUCTURE: An accessory building or structure designed and constructed primarily for use and used in housing farm implements or supplies, hay, grain, poultry, livestock or horticultural products where such buildings or structures are located in agriculturally zoned areas as designated by County zoning ordinances. (Amended by Ord. 3789, 01/09/90)

ACCESSORY BUILDING OR STRUCTURE: A building or structure located upon the same building site as the building or use to which it is accessory, the use of which is customarily incidental, appropriate and subordinate to the use of the principal building, or to the principal use of the land. Such buildings or structures shall not contain kitchen or cooking facilities and shall not be used as guest houses, artists studios, or poolhouses/cabanas, unless specifically permitted for such uses, under the pertinent sections of this Article. Except for guest houses, such buildings or structures shall not be used for overnight accommodations. (Amended by Ord. 4063, 08/18/92)

ACCESSORY USE: A use that is incidental, related, appropriate and clearly subordinate to the main use of the lot or building, which accessory use does not alter the principal use of the subject lot or adversely affect other properties in the zone. (Amended by Ord. 3789, 01/09/90)

AERIAL APPROACH ZONE: An area at ground level that begins at the end of each runway and extends under the path of landing or departing aircraft to a distance determined by the characteristics of the runway.

AFFORDABILITY: As defined in the Housing Element of the County Comprehensive Plan.

AGRICULTURAL DEVELOPMENT: Any agricultural building, structure, practice, or operation that a) requires a building, grading, or brush-clearing permit on land designated for agriculture; b) is located on land which has had no history of cultivation; and/or c) is on land not designated for
agriculture. A permit solely for plumbing or electricity shall not constitute a standard building permit. (Amended by Ord. 3941, 9/10/91)

AGRICULTURAL IMPROVEMENT: Agricultural activities or structures on agriculturally designated land which are not subject to building, grading, or brush clearing permits. These activities and structures may be subject to special agricultural building, agricultural grading, or special agricultural brush-clearing permits. (Amended by Ord. 3941, 9/10/91)

AGRICULTURAL SUPPORT USE: Uses such as the sorting and processing of local fruits and vegetables, wineries, or feed distribution; that are a necessary and integral part of maintaining on-premise production and marketing, and that are directly associated with on-site agricultural or ornamental crop, or animal raising operations. Other uses permitted by Conditional Use permit in an agricultural district such as oil drilling are not to be construed as an agricultural support use. (Amended by Ord. 3941, 9/10/91)

AGRICULTURE: The production of food and fiber, the growing of plants, the raising and keeping of animals, aquaculture, and the preparation for sale and marketing of products in their natural form when grown on the premises, and the sale of products which are accessory and customarily incidental to the marketing of products in their natural form grown on the premises, but not including a slaughter house, fertilizer works, commercial packing or processing plant or plant for the reduction of animal matter or any other similarly objectionable use. (Amended by Ord. 3789, 01/09/90)

AIRPORT: Any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing and maintenance of aircraft.

ALLEY: A passage or way affording generally a secondary means of vehicular access to abutting property and not intended for general traffic circulation.

ANIMAL HOSPITAL: A facility specifically designed for the medical or surgical treatment of animals or pets where all of the animals are taken in from off the premises and where the boarding of animals is limited to short-term care incidental to the hospital.

ANTENNA: A horizontal or vertical element, panel, or dish that may be attached to a pole, tower, building or other support structure for the purposes of transmitting and/or receiving communication signals (e.g., radio, microwave, television). (Added by Ord. 4264, 6/24/77)

ANTENNA ENVELOPE: The three-dimensional cylinder shaped space that is occupied by antennas and the support structure on which the antennas are mounted. This area/space is measured from the portion of the antenna located furthest from the support structure. (Added by Ord. 4264, 6/24/77)
DEFINITIONS

ANTENNA SUPPORT STRUCTURE: A pole, lattice tower, water tower, building or other structure on which antennas, used for the purposes of receiving and/or transmitting communication signals, are mounted. (Added by Ord. 4264, 6/24/87)

APARTMENT: A room or suite of rooms within a building but comprising an independent self-contained dwelling unit, with kitchen or cooking facilities, occupied or suitable for occupation as a residence for eating, living and sleeping purposes.

APPURTEINANT STRUCTURE: A structure that is auxiliary or accessory to another structure or use.

AQUACULTURE: The culture of plants and animals in an aquatic medium.

ARTIST STUDIO: A building or structure, or portion of a building or structure, used as a place of work by an artist or photographer, but shall not include commercial sales or transactions on the property. An artist studio may include a restroom, however it shall specifically exclude cooking facilities, or any other use that would allow the building or structure to be used as a separate dwelling unit or guest house.

ATTACHED BUILDING: A building having at least five (5) lineal feet of wall serving as a common wall with the building to which it is attached. (Amended by Ord. 3789, 01/09/90)

ATTACHED RESIDENTIAL SECOND UNIT: An attached dwelling unit on a permanent foundation located in a single family, Residential Ranchette or Agriculture I zone district, which provides complete, independent living facilities for one or more persons in addition to a principal one-family dwelling. An attached residential second unit shall not be sold or financed separately from the principal structure, but may be rented or leased. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located entirely on the same lot which contains the principal dwelling. (Amended by Ord. 4184, 3/14/95)

ATTENDANT STRUCTURE: See "Accessory Structure."

AUTO WRECKING YARD: See "Junk Yard."

AUTOMOBILE SERVICE STATION: A retail place of business engaged in supplying goods and services generally required in the normal operation and maintenance of automotive vehicles and to the fulfilling of motorists needs. These include sale of hydrocarbon products, sale and servicing of tires, batteries, automotive accessories and replacement items, washing and lubrication services, the performance of minor automotive maintenance and repair, and the supplying of other incidental customer services and products. Major motor repairs, painting and body and fender work and mechanical car wash are excluded. Incidental products and services may include non-auto related
DEFINITIONS

items such as refreshments provided the floor area devoted to such items is no greater than one hundred (100) square feet. Amended by Ord. 4063, 8/18/92)

BASEMENT: A story partly or wholly underground. A basement shall be counted as a story if it has a minimum height of six and one-half (6.5) feet and more than one-half of its height is above the average level of the adjoining ground.

BATHROOM: A restroom which also contains bathing facilities. (Amended by Ord. 3789, 01/09/90)

BLOCK: That property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or between the nearest intersection or intercepting streets, and a railroad right-of-way, water course or body of water.

BOARDING HOUSE: A building where the business of keeping boarders is generally carried on and which is held out, by the owner or keeper as a place where boarders are kept.

BUILDING: A structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of any person, animal or chattel. A trailer shall not constitute a building within the meaning of this Article.

BUILDING COVERAGE: The amount of land covered or permitted to be covered by buildings or structures, excluding tennis courts and unenclosed swimming pools, usually measured as a percent of a lot.

BUILDING HEIGHT: The vertical distance from the average finished grade of the lot covered by the building to the highest points of the coping of a flat roof or to the mean height of the highest gable of a pitch or hip roof.

BUILDING SITE: A single lot of land in one ownership, occupied or intended to be occupied by a building or structure.

BUSINESS PLAN: A plan which each business with specified quantities of hazardous materials (including wastes) must prepare under Chapter 6.95 of the California Health and Safety Code. The business plan must include an inventory of hazardous materials onsite, an emergency response plan and employee training procedures. (Added by Ord. 4050, 5/19/92)

BUSINESS SIGN OR STRUCTURE: Any sign or structure designed, intended or used for advertising the particular business, product or service located or sold on the same premises as that on which the sign or structure is located.

CABÁÑA: A building, the use of which is incidental and accessory to the use of a pool, or a sports court (e.g., tennis, basketball, handball, and other similar facility) that may include bathrooms, but excludes sleeping quarters and/or cooking facilities. (Added by Ord. 4299, 3/24/98)
DEFINITIONS

CARPINTERIA VALLEY CONSOLIDATION PLANNING AREA (CVCPA): An oil and gas planning region that is bounded by the Santa Barbara/Ventura County boundary to the east, the three-mile offshore limit line to the south, the City of Santa Barbara eastern boundary to the west, and the ridge of the Santa Ynez Mountains to the north. *(Amended by Ord. 3939, 9/3/91)*

CENTER LINE OF STREET: The center line of a street or highway as established by the County Surveyor or Roads Division of the County or the city engineer of any city within the County or by the California Department of Transportation. Where no right-of-way lines have been so established, the center line of the traveled way shall be construed as the center line. The center line of the service road of a freeway or limited access highway shall be defined as the center line of the traveled way of such service road.

CERTIFIED FARMER'S MARKET: A location and operation where agricultural products are sold by producers or certified producers directly to consumers pursuant to State of California Direct Marketing Regulations (§ 1392. et seq., Title 3 of the California code of Regulations), and the provisions of this Article. *(Added by Ord. 4087, 12/15/92)*

CHILD CARE CENTER, NON-RESIDENTIAL: Any state licensed child care facility, other than a family day care home, where group care is provided for children in a structure not used as a residential dwelling unit. Child Care Centers may include, but are not limited to, infant centers, pre-schools, and extended day-care facilities. *(Added by Ord. 4063, 8/18/92)*

CHILD CARE CENTER, RESIDENTIAL: Any state licensed child care facility, other than a family day care home, where group care is provided in a residence for more than (12) children, including children who reside at the home. Child Care Centers may include, but are not limited to, infant centers, pre-schools, and extended day-care facilities. *(Added by Ord. 4063, 8/18/92)*

CHILD CARE FACILITY: Facilities providing non-medical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of the individual on less than a 24-hour basis. Child care facilities include family day care and residential and non-residential child care centers. *(Added by Ord. 4063, 8/18/92)*

CLINIC: Any facility or institution which provides medical diagnoses, advise, treatment, prescriptions, appliances, and/or apparatus to outpatient clients. A clinic shall not be used as the principal office or place of practice by any doctor or other medical practitioner (see Medical Office).

CLUB: A group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and bylaws, but not including organizations, groups or
DEFINITIONS

associations the chief activity of which is to render a service customarily carried on as a business or formed for the purpose of providing housing for its members.

CLUSTERED RESIDENTIAL AGRICULTURAL BUILDING SITE: One continuous building envelope of no more than 3% of the lot area or two acres (whichever is less) in which all residential and residential accessory structures and uses shall be located. The clustered building envelope shall minimize “barbell”, “finger”, and “peninsula” type configurations to ensure, to the maximum extent feasible, that the development minimizes intrusion into agricultural areas and maximizes clustering of residential and accessory structures in order to preserve productive agricultural lands. (Added by Ord. 4368, 7/6/99)

COASTAL-DEPENDENT DEVELOPMENT OR USE: Any development or use which requires a site on, or adjacent to, the sea to be able to function.

COASTAL-RELATED DEVELOPMENT: Any use that is dependent on a coastal-dependent development or use.

COASTAL ZONE: That land and water area of the County of Santa Barbara extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland to the boundary shown on the official Coastal Zoning Maps as amended from time to time.

COGENERATION: The sequential use of energy for the production of electrical and useful thermal energy, as per Public Resource Code 25134.

COLLOCATED COMMUNICATION FACILITY: Any communication facility where antennas are placed on a single antenna support structure (monopole, lattice tower, etc.) by two or more communication service providers (e.g., two macrocells share one support structure). (Added by Ord. 4264, 6/24/97)

COLLOCATED COMMUNICATION SITE: Any site where more than one antenna support structure (monopole, lattice tower, etc.) is installed on one parcel (e.g., two separate macrocells). (Added by Ord. 4264, 6/24/97)

COMMERCIAL LIVESTOCK FEED YARD: A place where livestock are confined for feeding and where the number of livestock exceeds the normal carrying capacity of the combined carrying and feeding capacity of the property.

COMMERCIAL VEHICLE: A vehicle or article of equipment used primarily in conjunction with a business or industrial use, but not including vehicles or equipment used primarily in conjunction with the permitted use of land in residential or agricultural districts.

COMPOSTING FACILITY: A commercial facility that is operated for the purpose of producing compost from the organic material fraction of the waste stream and is permitted, designed, and
DEFINITIONS

operated in compliance with the applicable regulations contained in the California Code of Regulations, Title 14, Division 7, as may be amended from time to time. *(Added by Ord. 4119, 9/21/93)*

**COMPREHENSIVE PLAN:** The Santa Barbara Comprehensive (General) Plan which is a long-term guide consisting of text and maps adopted by the County for land under its jurisdiction, excluding the coastal zone, which addresses the location, type, and intensity of land uses and includes resource protection and development policies.

**CONDITIONAL USE:** A use which requires a special degree of control 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. Such control is to ensure that the particular use at the particular site on which such use is proposed to be located is compatible with other existing or permitted uses surrounding the site. *(Amended by Ord. 3789, 01/09/90)*

**CONDOMINIUM:** An estate in real property consisting of a separately owned interest in a portion of a parcel of real property or building, including residences, apartments, offices or stores. A condominium may include, in addition, a separate legally protected interest in other portions of real property.

**CONFERENCE CENTER:** A building or group of buildings with appurtenant land and structures, used for the purpose of providing conference facilities for persons assembled for periods of not to exceed sixty (60) days for study and discussion of educational, religious, economic, scientific, charitable, or governmental subjects, including music, art, and drama, and shall include the necessary housing, feeding, classroom, and recreational facilities accessory and incidental thereto. A conference center shall not be used for retail sales to the public or for groups assembled primarily for social purposes. The sixty (60) day limitation may be extended in special circumstances by the Board of Supervisors on recommendation by the Planning Commission.

**CONJUNCTIVE USE:** The joint siting and use of property, structures, and/or parking for two or more non-residential land uses where the hours of operation and demand for parking or services are such that efficiency and economy in services and land use is achieved. Typically the site is designed, and the days and hours of operation of the individual uses are collaboratively scheduled, so that a single site can serve more than one use. *(Added by Ord. 4087, 12/15/92)*

**CONTIGUOUS:** See "abut."

**CONTRACTOR'S EQUIPMENT STORAGE YARD:** Storage yard operated by, or on behalf of a contractor licensed by the State of California for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials
DEFINITIONS

used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities. Said yard shall not include a junk yard.

COUNTY: The County of Santa Barbara.

COURT: An open, unoccupied space other than a yard on the same lot with a building or buildings, and which is bounded on two or more sides by such building or buildings.

DAY CARE CENTER: See Child Care Center.

DAIRY: A place where three or more cows or goats are maintained for the purpose of producing milk or other dairy products for sale.

DECISION-MAKER: The designated official or official body having decision-making jurisdiction under the authority of this Article. (Added by Ord. 4228, 6/18/96)

DENSITY: The maximum number of dwelling units permitted per specified area of land.

DETACHED BUILDING: A building, no part of which is attached to any other building.

DETACHED RESIDENTIAL SECOND UNIT: A detached dwelling unit on a permanent foundation located in a single family, Residential Ranchette or Agriculture I zone district, which provides complete, independent living facilities for one or more persons in addition to a principal one-family dwelling. A Detached Residential Second Unit shall not be sold or financed separately from the principal dwelling, but may be rented or leased. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located entirely on the same lot which contains the principal dwelling. (Amended by Ord. 4184, 3/14/95)

DETERMINATION, USE: An action by the Planning Commission, appealable to the Board of Supervisors, determining and/or finding that a use which is not specified as a Permitted Use in a zone district is similar in nature and/or character to the other Permitted Uses in that zone district and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust vibration, traffic congestion, danger to life and property, or other similar causes, and is therefore also considered a Permitted Use. (Added by Ord. 4299, 3/24/98)

DEVELOPMENT: Any change made by a person or persons to unimproved or improved real property, including but not limited to placement, construction, reconstruction or alteration of buildings or structures, landscaping improvements, mining, excavation, or drilling operations. Agriculture is not defined as development within this ordinance.

DINING COMMONS: A facility accessory to a residence hall and used primarily for the purpose of preparing and serving food to the occupants thereof and which excludes service to the general public.

DIRECTOR: Director of the County Planning and Development Department.
DEFINITIONS

DRIVE-THROUGH FACILITIES: A commercial establishment or an accessory facility of a commercial establishment in which customers wait in line in their vehicles to progress to a service point at which they briefly transact business from their vehicles and then immediately depart from the premises, including but not limited to, banks (motor banks, drive-through banks, drive-up banks), fast food establishments, and film deposit and pickup establishments, but not including drive-in movies, drive-in car washes through which the vehicles do not travel on their own power, drive-in food establishments where customers do not wait in line in their vehicles for service, or gasoline service stations.

DRIVEWAY: A private right-of-way which affords vehicular access from a public or private street as defined herein to abutting or adjacent property which is not and, under existing subdivision and zoning regulations, cannot be divided into more than four (4) separate lots or parcels.

DUPLEX: See "Dwelling, Two-Family."

DWELLING: A building or portion thereof designed for and occupied in whole or in part as a residence or sleeping place, either permanently or temporarily, by one family and its guests, with sanitary facilities and one kitchen provided within the unit. Interior access shall be provided and maintained throughout all habitable portions of the dwelling. Additionally, this interior access requirement shall not be satisfied by providing access through non-habitable areas of the dwelling. Boarding or lodging houses, dormitories, and hotels shall not be defined as dwelling units. (Amended by Ord. No. 3789, 01/09/90)

DWELLING, ONE-FAMILY: A single detached dwelling designed for and occupied exclusively by one (1) family alone, and having but one (1) kitchen.

DWELLING, TWO-FAMILY: A single detached dwelling designed for and occupied exclusively by two (2) families alone, and having but two (2) kitchens.

DWELLING, MULTIPLE: A single detached building designed for and occupied exclusively by three or more families living independently of each other as separate housekeeping units, including apartment house, apartment hotels, condominiums, and flats, but not including trailer courts or camps, motels, hotels or resort type hotels.

ELECTRIC SUBSTATION: Any receiving and transforming substation other than a major electrical transmission substation designed to distribute electricity to the customers of the surrounding area.

EMERGENCY: A sudden unexpected occurrence created by a by natural disaster, serious accident, or other crisis demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services. (Added by Ord. 4319, 6/23/98)

Republished June 2001 15 Article III - Inland Zoning Ordinance
DEFINITIONS

EMERGENCY SHELTER: A permanent supervised shelter or halfway house that provides temporary accommodations, up to 30 consecutive days and 90 days within a 12 month period, to individuals who have lost a permanent residence.  (Added by Ord. 4128, 11/16/93)

ENERGY FACILITY: Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

ENVIRONMENTALLY SENSITIVE HABITAT AREA: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

FAMILY: One or more persons occupying premises and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall not include a fraternal, religious, social, or business group. A family shall be deemed to include domestic servants employed by said family.

FAMILY DAY CARE: Regularly provided care, protection and supervision of fourteen (14) or fewer children, in the provider's own home, for periods of less than 24 hours per day while the parents or guardians are away. (Added by Ord. 3500, 04/01/85; Amended by Ord. 4379, 11/16/99)

FAMILY DAY CARE HOME, LARGE: A home which provides family day care to nine (9) to fourteen (14) children, including children who reside at the home. (Added by Ord. 3500, 04/01/85; Amended by Ord. 4379, 11/16/99)

FAMILY DAY CARE HOME, SMALL: A home which provides family day care to eight (8) or fewer children, including children who reside at the home. (Added by Ord. 3500, 04/01/85; Amended by Ord. 4379, 11/16/99)

FARM LABOR CAMP: Any building(s) or structure(s) used as a dwelling unit(s) for five or more farm employees who are engaged full-time in agriculture either on or off the premises on which the building(s) or structure(s) is/are located. (Amended by Ord. 3789, 01/09/90)

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

FEED DISTRIBUTION: The storage and dispersal of animal feed for the purpose of supporting the primary on-site animal raising activities.

FEEDSTOCK: Any decomposable material used as a basis for the manufacture of compost. (Added by Ord. 4118, 9/21/93)

FLOOR AREA-GROSS: The total area of all floors of a building as measured to the surfaces of interior walls and including corridors, stairways, elevator shafts, attached garages, porches,
DEFINITIONS

balconies, basements, and offices. For attached or detached residential second units, this term includes only the second unit and its directly accessible appurtenant interior spaces, and shall not be considered to include any existing floor area not contained within the second unit, nor shall it include the floor area of storage or other accessory structures or spaces not directly accessible from the living area of the second unit. *(Amended by Ord. 4184, 3/14/95)*

**FLOOR AREA-NET:** The gross floor area excluding vents, shafts, stairs, corridors, attics, and unenclosed porches and balconies.

**FRACTION LOT:** A lot created as a result of an instrument of conveyance, in which the lot is not separately conveyed as a distinctly described parcel. Fraction lots are identified by overlaying separate legal descriptions of real property within an area of land and then making reference to the cumulative boundary lines to describe parcels derived by their intersections. Fraction lots do not include remainder lots, which result from the conveyance of a separate and distinct legal description of real property, where the described property is conveyed to a new owner and the remainder portion is retained by the seller. *(Added by Ord. 4407, 9/12/00)*

**FRONT LINE:** The shortest boundary line of a lot which corresponds with a street line; the boundary lines of a through lot which corresponds with street lines shall be front lines. When the street-side boundary lines of a corner lot are equal or of substantially equal lengths, the front line shall be the line located on the principal street.

**GARAGE, PRIVATE:** A building or portion thereof used or designed to be used as an accessory building for the storage of motor vehicles primarily for the use of the occupants of the premises on which such building is located.

**GARAGE, PUBLIC:** A building or portion thereof, except a private garage, used or designed to be used for the storage and care of motor vehicles or where any such vehicles are repaired or kept for remuneration, hire or sale.

**GENERATOR:** The person, business or facility who, by nature of ownership, management or control is responsible for causing or allowing to be caused the creation of hazardous waste. *(Added by Ord. 4050, 5/19/92)*

**GENERATOR PERMIT:** The annual permit to operate which all generators of hazardous waste must obtain from the County Environmental Health Services. Through the generator permit program, the County Environmental Health Services ensures that generators of hazardous waste store, treat, transport and dispose of hazardous waste in accordance with state and federal laws. *(Added by Ord. 4050, 5/19/92)*
DEFINITIONS

GLIDE PATH RATIO: A ratio that relates the height of aircraft above a point on the ground to the distance of that point to the nearest end of the runway.

GRADING: Any excavation or filling of earth or combination thereof.

GREENHOUSE: A structure used for cultivating plants with impervious roof and walls in which the climate is controlled; includes hothouses.

GUEST HOUSE-COTTAGE: Detached living quarters of a permanent type of construction without kitchen or cooking facilities of any kind, intended and used primarily for temporary guests of the occupants of the main building on the lot on which such guest house is located, and not rented or otherwise used as a separate dwelling.

GUEST RANCH: A vacation resort, generally a farm or ranch, which derives all or part of its income from the use of its facilities by paying visitors or guests, and provides food, lodging, and recreational facilities.

HABITABLE: A space within a building that is suitable for living, sleeping, eating, cooking and which may or may not be conditioned (heated, cooled, etc.). (Added by Ord. 4299, 3/24/98)

HAZARDOUS WASTE: A waste, or combination of wastes, which because of the quantity, concentration or physical, and chemical characteristics may either a) cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed or otherwise managed. Hazardous waste would also include those materials described in Title 22, Division 4.5, Chapter 11, CCR. (Added by Ord. 4050, 5/19/92)

HAZARDOUS WASTE MANAGEMENT PLAN (HWMP): The plan prepared pursuant to Section 25135 of the California Health and Safety Code by counties and certain regions to direct the management of hazardous wastes within the boundaries of the affected jurisdiction. (Added by Ord. 4050, 5/19/92)

HAZARDOUS WASTE ELEMENT: The Hazardous Waste Management Plan (HWMP), as adopted as an Element of the Santa Barbara County Comprehensive Plan. (Added by Ord. 4050, 5/19/92)

HIGHWAY 101 CORRIDOR: Any property shown on the Overlay Zoning Map (within 500 feet of the centerline of Highway 101 at time of adoption) in the inland area between the western boundary of the City of Santa Barbara and Winchester Canyon. (Added by Ord. 4338, 5/18/99)

HILLSIDE: Lands with slopes exceeding twenty (20) percent.

HISTORICAL PARK: An area designated by the county, state or federal government within which the buildings, structures, appurtenances or places are of basic and vital importance because of their
association with history, or because of their unique architectural detail, or because of their being a part of or related to a square, park, or area the design or general arrangement of which should be preserved and/or developed according to a fixed plan based on cultural, historical or architectural motives and purposes. The primary purpose of such areas shall be to preserve, protect, and restore historical resources while at the same time providing for recreational opportunities.  (Added by Ord. 3496, 03/04/85)

**HOG RANCH:** Any property used for the raising or keeping of more than six (6) hogs.

**HOME OCCUPATION:** An occupation conducted within the dwelling portion of a building by the occupants of the dwelling unit.

**HOSPITAL:** A facility or institution which provides a broad range of medical care and services, including the overnight and/or long term in- and out-patient care of persons afflicted with physical and/or mental diseases, injuries, complaints, or other infirmities.

**HOSTEL:** Overnight sleeping accommodations which provide supervised and inexpensive lodging for travelers, and may provide kitchen and eating facilities. Occupancy is generally of a limited duration.

**HOTEL:** A building or group of buildings containing six (6) or more sleeping rooms occupied, intended or designed to be occupied as the more or less temporary abiding place of persons who, for compensation, are lodged with or without meals, but not including a trailer court or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint.

**HOUSEKEEPING UNIT:** A person or group of persons living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit.

**IMPROVEMENT:** Any object affixed to or growing in the ground other than a building or structure.

**INNER RURAL AREA:** An area shown on the Land Use Element Maps of the Santa Barbara County Comprehensive Plan within which development is limited to rural uses such as agriculture and its accessory uses, mineral extraction and its accessory uses, recreation (public or private), ranchette development, and uses of a public or quasi-public nature.

**ISOSCELES TRAPEZOID:** A quadrilateral having only two (2) parallel sides, the two (2) non-parallel sides being equal in length.

**JUNK YARD:** In non-residential districts, the use of an aggregate area of two hundred (200) square feet or more of land for the storage of junk, including but not limited to, scrap material, salvage material or used material held for recycling, reuse or resale. In residential districts, the area
which may be used for the storage of junk and other listed materials may not exceed one hundred square feet. (See Chapter 19 of this Santa Barbara County Code for the definition of "dump" and "auto wrecking yard" and the applicable permit requirements.) (Amended by Ord. 3789, 01/09/90)

KENNEL, COMMERCIAL: Any premises or area where four (4) or more dogs four (4) months of age or older are bred, boarded or trained, and where services are offered to the public. (Amended by Ord. 4063, 8/18/92)

KENNEL, PRIVATE: Any premises or area where four (4) or more dogs (4) months of age or older are kept for the private enjoyment of the occupants of the premises. (Added by Ord. 4063, 8/18/92)

KILL FLOOR: An area within an agricultural building or structure where livestock raised on the premises are slaughtered, packed, or wrapped on a commercial basis, but not including processing beyond the raw state. (Amended by Ord. 3491, 9/10/91)

KITCHEN: A room, all or any part of which is designed, built, equipped, used, or intended to be used for the preparation and cooking of foods.

LATTICE TOWER: A multiple sided open metal frame support structure which supports antennas and related equipment. (Added by Ord. 4264, 6/24/97)

LIMITED-EQUITY HOUSING COOPERATIVE: A corporation which meets the criteria of a Stock Cooperative as defined in this DIVISION and which also meets the criteria of Section 33007.5 of the Health and Safety Code.

LIVING AREA: The interior living portion of a dwelling unit including basements and attics, not including the garage or an accessory structure.

LODGING OR ROOMING HOUSE: See "Boarding House."

LOT: A single parcel of land in one (1) ownership, the boundaries of which are delineated in the latest recorded parcel map, subdivision map, or Certificate of Compliance recorded in the County Recorders' Office or deed provided that such recorded deed does not create or attempt to create a lot in violation of the provisions of any applicable California law or County ordinance.

LOT, CORNER: A lot bounded by streets on two (2) or more adjacent sides.

LOT, FLAG: See "Lot, Interior."

LOT, INTERIOR: A lot which has access by a private easement and has no street frontage or by a portion of the lot having a width of less than forty (40) feet.

LOT, KEY: A lot, the side line of which abuts the rear line of one (1) or more adjoining lots.

LOT, THROUGH: A lot having frontage on two (2) parallel, or approximately parallel streets.
DEFINITIONS

LOT AREA GROSS: The area included within the boundaries of the lot as described in the latest recorded deed to said lot or as shown on the recorded parcel or subdivision map creating said lot, including any portion so described or mapped lying within a public or private street.

LOT AREA NET: The gross lot area minus any area lying within a public street which is defined as a permanently reserved right-of-way which has been dedicated to the County of Santa Barbara.

LOT DEPTH: The average distance between the front or street line and the rear lot lines, or between the front lot line and the intersection of the two (2) side lot lines if there is no rear lot line.

LOT FRONTAGE: The length of the front line measured at the street right-of-way line.

LOT LINE: The lines bounding a lot as defined herein.

LOT WIDTH: The average distance between the side lot lines measured at right angles to the lot depth.

MAJOR ELECTRIC TRANSMISSION SUBSTATION: A substation receiving and transmitting electricity from major sources of generation, the primary purpose of which is to transmit such energy at the voltage at which it is transmitted from such major sources of generation and to transform such energy by lowering the voltages below that at which the energy is transmitted from such generating sources.

MASTER TELEVISION ANTENNA: Any antenna(s) designed to receive television and/or radio signals, excluding wireless radio communication signals associated with cellular service, personal communication services, and pagers, and transmit them with or without amplification, to more than one television or radio receiving set by means of cables or lines which will cross over or under any public or private streets in the unincorporated territory of the County of Santa Barbara. (Amended by Ord. 4264, 6/24/97)

MEDICAL OFFICE: Any facility used as the principal office or place of practice by a doctor(s) or other medical practitioner(s), excluding any facility for the overnight or long term in-patient care of the clients (see "Hospital").

MINI-MART/CONVENIENCE STORE: A retail establishment offering for sale prepackaged food products, household items, and other goods commonly associated with servicing the highway traveler. (Added by Ord. 4063, 8/18/92)

MOBILE HOME: A trailer, transportable in one (1) or more sections, that is certified under the National Manufactured Construction and Safety Standards Act of 1974, which is over eight (8) feet in width and forty (40) feet in length, which is designed and equipped to contain not more than two (2) dwelling units, with or without a permanent foundation and not including recreational vehicle,
commercial coach or factory-built housing. For purposes of this Article, a mobile home on a
permanent foundation is considered a structure.

**MOBILE HOME PARK:** Any area or tract of land where two (2) or more mobile home lots are
rented, leased, or offered for rent or lease to accommodate mobile homes used for human
habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it
occupies.

**MODULAR HOME:** A dwelling unit constructed in whole or in part of prefabricated material or
components to be assembled on-site and affixed to a permanent foundation, subject to the
requirements of the Uniform Building Code.

**MONOPOLE:** A single pole support structure to support communication antennas and
connecting appurtenances. *(Added by Ord. 4264, 6/24/97)*

**MOTEL:** An establishment providing transient accommodations containing six (6) or more rooms
with at least twenty-five (25) percent of all rooms having direct access to the outside without the
necessity of passing through the main lobby of the building.

**NON-CONFORMING LOT:** A lot the area, dimensions or location of which was lawful prior to
the adoption of this Article or any amendments hereto, or previously adopted County Zoning
Ordinances, and which does not conform to the present regulations of the zoning district in which it
is situated.

**NON-CONFORMING STRUCTURE:** A building or structure, the setbacks, height, or location of
which was lawful prior to the adoption of this Article or any amendments hereto, or previously
adopted County Zoning Ordinances and which does not conform to the present regulations of the
zoning district in which it is situated.

**NON-CONFORMING USE:** Any use of land, building, or structure which was lawful prior to the
adoption of this Article or any amendment hereto, or previously adopted County Ordinances, and
which does not conform to the present regulations on use of the zoning district in which it is
situated.

**NORTH COUNTY CONSOLIDATION PLANNING AREA (NCCPA):** A planning area for oil
and gas development in the western portion of Santa Barbara County, defined by the following
boundaries: the Santa Barbara County–San Luis Obispo County boundary to the north, the three-
mile offshore limit line to the west, the ridge of the Santa Ynez Mountains to the south, and to the
east U.S. Highway 101 north to California Highway 154 east to California Highway 176 north until
it turns in a northwesterly direction, east to the Los Padres National Forest just south of Lookout
Mountain, and the National Forest north to the County line.
DEFINITIONS

NOTICE TO PROPERTY OWNER DOCUMENT: A notarized, legal document required by the County, to be completed and recorded with the deed by the property owner as part of a permit approval process and/or in conjunction with correction of a zoning violation. The purpose of the notice is to document specific conditions and/or restrictions that apply to a particular property and the improvements thereon. *(Amended by Ord. 3789, 01/09/90)*

OIL: Where used in this Article, the word "oil" shall include gas and other hydrocarbon substances.

OIL AND GAS DRILLING, EXPLORATORY: Drilling for oil and/or gas that occurs outside the limits of an established oil field, delineated from time to time on California Division of Oil and Gas, Department of Conservation Maps.

OIL AND GAS DRILLING, PRODUCTION: Drilling for oil and/or gas that occurs within the limits of an established oil field, delineated from time to time on California Division of Oil and Gas, Department of Conservation Maps.

OIL AND GAS SEPARATION PLANT: Facilities necessary and incidental to dehydration and/or separation of oil, gas, and water.

OIL REFINERY: A facility designed to produce one or more petroleum products by physically and/or chemically altering crude oil.

OIL AND GAS TREATMENT AND PROCESSING PLANT: A facility designed to separate and recover hydrocarbons (i.e., butane, ethane, propane) and/or to remove impurities (i.e., hydrogen sulfide) from oil or gas.

ONE OWNERSHIP: One ownership of property shall include ownership under a contract to purchase in any manner whereby such property is under a single or unified control, including ownership of property by a person or persons, firm, partnership, association, corporation, company, syndicate, estate, trust, or organization of any kind.

OPEN SPACE:

a) Public Open Space: Public open space shall include but not be limited to public parks, recreational support facilities (restrooms, stairways, picnic tables, etc.), public parking lots, beaches, access corridors such as bike paths, hiking, or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Environmentally sensitive habitat areas and archaeological sites may be included in public open space. Water bodies such as streams, ponds, and lakes may be included in public open space only if available for active recreational purposes, i.e., swimming, boating, or fishing but in no case shall water bodies be credited for more than five percent of the total public open space requirement within a development. Public open space shall not include areas.
which are unusable for recreational purposes, i.e., private or public streets, private parking lots, or hazardous areas such as steep slopes and bluff faces.

b) **Common Open Space**: Common open space shall include but not be limited to recreational areas and facilities for the use of the prospective residents or guests of a development such as tennis courts, swimming pools, playgrounds, community gardens, landscaped areas for common use, or other open areas of the site needed for the protection of the habitat, archaeological, scenic, or other resources. Water bodies may be included but shall not be credited for more than five percent of the total required common open space. Common open space shall not include driveways, public or private streets, parking lots, private patios and yards, other developed areas or hard surfaced walkways.

c) **Private Open Space**: Private open space shall include but not be limited to patios, decks, and yards for the private use of the residents of individual dwelling units.

**OFFSITE HAZARDOUS WASTE MANAGEMENT FACILITY**: A facility that accepts hazardous wastes from more than one generator, including the following:

- **Transfer Station**: A facility where hazardous waste from more than one source is collected and consolidated for shipment to a treatment, recycling, and/or disposal facility or facilities.
- **Storage Facility**: A hazardous waste facility at which hazardous waste is contained for a period greater than 96 hours at an offsite facility or for periods greater than 90 days at an onsite facility, with specified exceptions. (California Health and Safety Code, Section 25123.3.).
- **Treatment Facility**: A facility where the toxicity, chemical form, and/or volume of a hazardous waste is altered.
- **Recycling Facility**: A facility engaged in the process of reclaiming, using or reusing hazardous wastes.
- **Residuals Repository**: A disposal facility for the long-term storage of the byproducts of treated hazardous waste for which there is no further practical treatment. (Added by Ord. 4050, 5/19/92)

**ONSITE HAZARDOUS WASTE MANAGEMENT FACILITY**: A facility that stores, treats, recycles, and/or disposes of hazardous waste generated only within the facility's boundaries. (Added by Ord. 4050, 5/19/92)

**OUTDOOR FESTIVAL**: Any musical festival, dance festival, "rock" festival or similar activity at which music is provided by paid, or professional, or amateur performers or by prerecorded means, which is held at any place other than in a permanent building or permanent installation, which
permanent installation has been constructed for the purpose of conducting such activities or similar activities, to which members of the public are invited or admitted for a charge or free of cost, and which is to be or is attended by five hundred (500) or more persons. If such a festival or activity is to be or is attended by less than five hundred (500) persons, it is an amusement enterprise conducted partially or wholly outside of a completely enclosed building.

OWNER: For the purpose of a Detached or Attached Residential Second Unit ordinance, an owner shall be the individual whose name appears on the title to the property and for whom a home owners exemption is claimed. (Ord. 3393, 08/08/83; Ord. 4128, 11/16/93)

PARCEL: See "Lot."

PARKING LOT: An off-street area, usually surfaced and improved, for the temporary storage of five (5) or more vehicles.

PARKING LOT SALE: A temporary sale that is conducted by a retail store, shop or establishment in the area usually used for on-premise customer parking or pedestrian access (not within a public right-of-way) of that retail store, shop, or establishment and at which sale the same type of merchandise sold within that store, shop, or establishment is sold at retail.

PARKING SPACE: A space designed and reserved for parking of motor vehicles, including all necessary maneuvering space, as provided elsewhere in this Article.

PEAK PARKING PERIOD: The two (2) hour period within a seven (7) day time period with the highest calculated parking demand for a single site. (Added by Ord. 4087, 12/15/92)

PERSON: Any individual, organization, partnership, or other business association or corporation, including any utility, and any federal, state, local government, or special district or an agency thereof.

PLANNING AND DEVELOPMENT DEPARTMENT: The Santa Barbara County Planning and Development Department.

PLANNING COMMISSION: The Santa Barbara County Planning Commission.

PREMISES: The area of land in one ownership surrounding a house or building.

PRINCIPAL STRUCTURE: A structure in which is conducted the principal use of the lot on which it is situated. In any residential, agricultural or estate district, any dwelling shall be deemed to be the principal structure on the lot on which it is situated.

PRIVATE SERVICES:
(1) All production, storage, transmission, treatment and recovery facilities for water, sewerage, energy and other similar utilities and facilities owned or operated by any business organization, person or private entity, except for the following: (1) Energy Facilities regulated by Division 8,
DEFINITIONS

Sec. 35-293., or (2) Oil and Gas Exploration and Production Plans regulated by Division 10, Sec. 35-319. (Added by Ord. 4085, 12/15/92)

PUBLIC WORKS AND UTILITIES: All production, storage, transmission, treatment and recovery facilities for water, sewerage, energy, telephone, and other similar utilities and facilities owned or operated by any public agency or by any utility that is subject to the jurisdiction of the Public Utilities Commission, except for the following: (1) Energy Facilities regulated by Division 8, Sec. 35-293., (2) Oil Drilling and Production Plans regulated by Division 10, Sec. 35-319., (3) Pipelines regulated by Division 7, or (4) certain facilities of local agencies exempted by Sec. 35-201. (Amended by Ord. 4085, 12/15/92)

PUBLIC WORKS, TRANSPORTATION RELATED: All public transportation facilities, including streets, roads, highways, bridges, public parking lots and structures, airports, railroads, and mass transit facilities and stations, trolley wires and other related facilities. Oil and gas facilities regulated by Division 8, Sec. 35-293. All private transportation facilities, including streets, roads and other related facilities. (Added by Ord. 4085, 12/15/92)

RECREATIONAL VEHICLE: A motor home, travel trailer, camper or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, with a living area less than two hundred and twenty (220) square feet excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, and bath and toilet rooms. Recreation vehicle shall also include trailer-borne boats.

RECREATIONAL VEHICLE ACCOMMODATIONS: Any facilities intended to accommodate recreational vehicles, including, but not limited to, parking spaces, septic disposal, water, electrical, propane, and liquified petroleum gas.

RECREATIONAL VEHICLE PARK: Any area or tract of land, where one (1) or more lots are rented or leased or offered for rent, or leased to owners or users of recreational vehicles or tents and which is occupied for temporary purposes.

REMOTE RESIDENTIAL AGRICULTURAL BUILDING SITE: All building sites for Residential Agricultural Units that do not conform to the definition of a clustered residential agricultural building site. (Added by Ord. 4368, 7/6/99)

RESIDENCE HALL: A boarding house or lodging house, or combination thereof, used primarily for the purpose of providing facilities for student housing, but excluding fraternity or sorority house.

RESIDENTIAL AGRICULTURAL UNIT (RAU): An attached or detached single family dwelling unit on a permanent foundation located in the AG-I-40, AG-II-40, AG-II-100, and AG-II-320 zone districts, or a detached duplex on a permanent foundation located in the AG-II-320 zone district,
which provides complete, independent living facilities for one or more persons in addition to a principal one-family dwelling. A Residential Agricultural Unit shall not be sold, transferred, or financed separately from the principal structure, but may be rented or leased on a non-exclusive basis. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located entirely on the same lot that contains the principal dwelling. *(Added by Ord. 4368, 7/6/99)*

**RESORT:** A hotel or motel which serves as a destination point for visitors. A resort generally provides recreational facilities for persons on vacation. A resort shall be self-contained and provide personal services customarily furnished at hotels, including the serving of meals. Buildings and structures in a resort should complement the scenic qualities of the location in which the resort is situated.

**RESTROOM:** A room which may contain a toilet and washbasin but shall specifically exclude any type of bathing facilities. *(Amended by Ord. 3789, 01/09/90)*

**RETREAT:** A building or group of buildings with accessory land and structures used for the purpose of providing facilities for groups assembled for periods of not to exceed twenty-one (21) days for discussion, study, and recreation. When such facilities are to be located in rural areas, the retreat must require or benefit from a location surrounded by open land and the facility development shall be limited and subordinate to the character of the surrounding natural environment.

**RIGHT OF WAY LINE:** The recorded boundary of a public or private street or the existing or planned boundary of a public street as indicated on the Comprehensive Plan Circulation Element.

**RURAL AREA:** An area shown on the Land Use Element Maps of the Santa Barbara County Comprehensive Plan within which development is limited to agriculture and related uses, mineral extraction and related uses, recreation (public or private), low density residential and related uses and uses of a public or quasi-public nature.

**SANITARIUM:** A health retreat, boarding house, hospice or other place for the treatment of disease or care of invalids. *(Amended by Ord. 4128, 11/16/93)*

**SECONDARY USE:** a) A land use subordinate or accessory to a principal land use. b) When used in reference to residential use in conjunction with commercial and industrial uses in this Article, secondary shall mean two residential bedrooms per one thousand (1,000) square feet of total gross floor area of commercial or industrial development. However, in no event shall the total gross floor area of the residential development exceed the total gross floor area of the commercial or industrial use.

**SEISMIC RETROFIT:** An alteration to the structural elements of a building or structure specifically and exclusively for the purposes of resisting earthquake forces. Seismic retrofit
DEFINITIONS

alterations exempt from Land Use Permits (Section 35-314.2.) are limited to: the addition of foundation bolts, hold-downs, lateral bracing at cripple walls, and other structural elements required by County Ordinance 4062. The seismic retrofits shall not increase the gross square footage of the structure, involve exterior alterations to the structure, alter the footprint of the structure, nor increase the height of the structure. (Added by Ord. 4228, 6/18/96)

SEMI-DETACHED BUILDING: A building having a common wall with another building which wall has no opening connecting the two buildings.

SETBACK: The minimum required distance that a building or structure must be located from any property line or street center line.

SHADOW CONSTRUCTION: Pipeline construction, involving two or more separate pipeline projects in the same corridor, coordinated at closely-timed intervals so that site rehabilitation is required only once. (Added by Ord. 3586, 8/25/86)

SINGLE ROOM OCCUPANCY: A multi-unit residential use where occupants share common kitchen and bathroom facilities. (Added by Ord. 4128, 11/16/93)

SLAUGHTER HOUSE: A facility where livestock that have been raised off of the premises are slaughtered, packed, or wrapped on a commercial basis, but not including processing beyond the raw state. (Amended by Ord. 3941, 9/10/91)

SITE: The area of project development that may be located within or consist of one or more legal lots or parcels. (Added by Ord. 4319, 6/23/98)

SOUTH COAST CONSOLIDATION PLANNING AREA (SCCPA): The unincorporated area from Point Arguello to the City of Santa Barbara, and from the ridge of the Santa Ynez Mountains to the three-mile offshore limit line to the south and southeast. (Added 12/14/87, Ord. 3674)

SPA: Unique natural mineral springs at or in the immediate vicinity of their source as designated on the Comprehensive Plan, when developed for therapeutic use as mineral baths. A spa may include overnight accommodations and food service as accessory to the therapeutic use.

SPECIAL CARE HOME: A residential home providing non-medical care and supervision (also known as a "Group Home-Children," "Transitional Home, including substance abuse recovery", "Supported Housing", "Adult Residential Home", "Residential Care Facility for the Elderly or Handicapped", or "Foster Home.") Note: Homes which serve 14 or fewer persons shall be considered a residential use, subject to the regulations for any other residential dwelling in the applicable zone district, and the residents and operators of the home shall be considered a family [Health and Safety Code §1566.3]. (Amended by Ord. 4128, 11/16/93; Ord. 4299, 3/24/98; Ord. 4379, 11/16/99)
DEFINITIONS

SPECIAL DISTRICT: Any public agency, other than a local government as defined in this chapter, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special district" includes, but is not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for a service or improvement benefiting that area.

STABLE, PRIVATE: An accessory building in which horses are kept for private use and not for remuneration, hire, or sale.

STABLE, PUBLIC: An accessory building in which horses are kept for commercial use including boarding, hire, and sale.

STOCK COOPERATIVE: A corporation which is formed or availed of primarily for the purpose of holding title to, either in fee simple or for a term of years, improved real property, if all or substantially all of the shareholders of such corporation receive right of exclusive occupancy in a portion of the real property, title to which is held by the corporation, which right of occupancy is transferable only concurrently with the transfer of the share or shares of stock or membership certificate in the corporation held by the persons having such right of occupancy. The term "stock cooperative" does not include a limited-equity housing cooperative, as defined in this DIVISION.

STORAGE WAREHOUSE: A building or structure used for the storage of miscellaneous items, which may contain separate storage spaces known as mini-warehouses, leased or rented on an individual basis.

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

STREET: A permanently reserved, public or private right-of-way which affords the public a principal means of vehicular access to abutting or adjacent property, not including alleys or driveways as defined herein. The service or frontage road of a freeway shall be considered as a street separate from such freeway or highway.

STREET FRONTAGE: The portion of a property line abutting a public or private street.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground excluding trailers and sidewalks.

STRUCTURAL ALTERATION: Any change in the supporting members of a building or structure such as bearing walls, column beams or girders, or in the dimensions or configurations of the roof.
DEFINITIONS

STUDIO DWELLING UNIT: A single dwelling unit which does not contain a bedroom and which is located within a two-family dwelling or a multiple dwelling.

SUBDIVISION: A division of land as defined in the State Subdivision Map Act.

SWAP MEET: An open-air market operating during daylight hours on weekends and holidays for the sale or exchange of merchandise at retail by a number of sellers. Signs or other advertising by the individual sellers and outdoor storage of materials or merchandise, except during hours of operation, are prohibited.

TEMPORARY GUEST: Non-paying guests occupying the premises for no more than one hundred twenty (120) days in any twelve (12) month period.

TRAILER: A vehicle with or without motor power which is designed or used for human habitation, office, shops, or storage including camper, travel trailer, and mobile home, but not including mobile homes on a permanent foundation.

TRUCK SERVICE STATION: A place of business primarily engaged in providing service station facilities for cargo vehicles.

URBAN AREA: An area shown on the Land Use Element Maps of the Santa Barbara County Comprehensive Plan within which is permitted the development of residential, commercial, and industrial activity, and their related uses, buildings and structures.

URBANIZATION: Any commercial, industrial, or residential structure on parcels of less than five (5) acres in size, or the creation by land divisions of parcels of less than five acres in size. (Added by Ord. 3413, 12/05/83)

VISION CLEARANCE: A triangular space at the street or highway corner of a corner lot containing no planting, fences, walls, or other structure exceeding three (3) feet in height. Vision clearance shall be measured along the street line from the corner to the hypotenuse of the triangle. (Amended by Ord. 4063, 8/18/92)

WASTE MINIMIZATION: The reduction, to the maximum extent feasible, of hazardous waste that is generated or subsequently stored, treated or disposed. Waste minimization is a reduction in the total volume or quantity of hazardous waste, and minimizes the present and future threats to human health and the environment. As used in the HWMP and this Ordinance, waste minimization includes source reduction, recycling and onsite treatment of hazardous wastes. (Added by Ord. 4050, 5/19/92)

WETBAR: An area of a room in detached structures that may include the following: a) A counter area with a maximum total length of seven (7) feet. b) The counter area may include a bar sink and under-counter refrigerator. c) The counter area may include an overhead cupboard are not to
exceed seven (7) feet in length.  d) The counter area shall be located against a wall or, if removed from the wall, it shall not create a space between the counter and the wall of more than four (4) feet in depth. The seven (7) foot counter shall be in one unit. The intent of this provision is to avoid the creation of a kitchen room.  e) No cooking facilities shall be included in the wetbar area. (Added by Ord. 3789, 01/09/90)

**WIND ENERGY CONVERSION SYSTEM:** A machine or group of machines used to convert wind energy to a usable form (i.e., mechanical, electrical, etc.).

**WIND TURBINE GENERATORS:** A wind energy conversion system that utilizes a turbine to convert wind power to electrical energy.

**WINERY:** A bonded establishment primarily used for the purpose of processing grapes or other fruit products. Processing includes, but is not limited to, crushing, fermenting, blending, aging, storage, bottling, and wholesale/retail sales.

**WIRELESS COMMUNICATION FACILITY:** A commercial facility that transmits and/or receives radio communication signals through the air for cellular, personal communication services, pagers, and/or similar services. The facility can include, but is not limited to: antennas, radio transmitters, equipment shelter or cabinet, air vents, antenna support structure, air conditioning units, fire suppression systems, and emergency back-up generators. Categories of facility types include:

a) **Microcell:** A small low-power radio transceiver facility (10 watts per radio transmitter) comprised of an unmanned equipment cabinet with a total volume of one hundred (100) cubic feet or less that is either under or aboveground, and one omni-directional whip antenna with a maximum length of five feet, or up to three small (approximately 1 ft. x 2 ft. or 1 ft. x 4 ft.) directional panel antennas, mounted on a single pole, an existing conventional utility pole, or other similar support structure.

b) **Macrocell:** A low-power radio transceiver (i.e., transmits and receives signals) facility (up to 100 watts per radio transmitter) that is comprised of an unmanned equipment shelter (above- or below-ground) approximately 300 square feet per licensed provider, omni-directional whip, panel, or microwave dish antennas mounted on a support structure (e.g., monopole, lattice tower), or building. A Macrocell typically includes 60 radio transmitters.

c) **Tenant Improvement:** A Microcell or Macrocell, or similar facility, that is entirely enclosed within, or on, the roof of an existing building or structure. If the facility is located on the roof of an existing building, the radio equipment is enclosed within an unmanned equipment-
DEFINITIONS

shelter or cabinet. The associated antennas and necessary air vents are generally not enclosed
within the building or the equipment shelter. (Added by Ord. 4264, 6/24/97).

YARD: An open space that lies between the principal or accessory building or buildings and the
nearest lot line. Such open space is unoccupied and unobstructed from the ground upward except
for architectural features as specified in Sec. 35-274.5, and accessory buildings as specified in Sec.
35-267. of this Article. In measuring a yard as hereinafter provided, the line of a building shall be
deemed to mean a line, parallel to the nearest lot line, drawn through the point of a building or the
point of a dwelling group nearest to such lot line.

YARD, FRONT: A yard extending across the front of a lot between the inner side yard lines and
measured from the front line of the lot to the front line of a building.

YARD, REAR: A yard extending across the full width of the lot and measured between the rear
line of the lot and the nearest line of the main building. For the purpose of this Article, the rear yard
of an irregular or triangular lot shall be measured from a line at least ten (10) feet long lying entirely
within the lot, parallel or most nearly parallel to and most distant from the front line of said lot.

YARD, SIDE: A yard between the side line of the lot and the nearest line of a building, and
extending from the front line of the lot to the required rear yard setback line.

ZONING ADMINISTRATOR: A position authorized by Section 65900 et seq of the California
Government Code created by ordinance, which authorizes a hearing officer to hear and decide
applications including, but not limited to, Minor Conditional Use Permits and Variances, as set
forth within this Article and Article V of Chapter 2, Santa Barbara County Code. (Amended by Ord.
3979, 2/21/92)

ZONING ORDINANCE: An ordinance authorized by Section 65850 of the Government Code or,
in the case of a charter city, a similar ordinance enacted pursuant to the authority of its charter.
DEFINITIONS

[Aadded by City Ord. 09-08, 6/16/09:]

MARIJUANA: Marijuana shall have the same meaning as provided in Health and Safety Code Sections 11018, as that section now appears or may hereafter be amended or renumbered.

MEDICAL MARIJUANA DISPENSARY: Any site, facility, location, use, cooperative or business, whether for profit or non-profit, whether permanent or mobile, which to any extent distributes, sells, exchanges, processes, delivers, gives away, or cultivates marijuana for medical purposes to qualified patients, health care providers, patients’ primary caregivers, or physicians pursuant to Proposition 215, Health & Safety Code § 11362.5 et seq. or any State regulations adopted in furtherance thereof.

PERSON WITH AN IDENTIFICATION CARD: Person with a medical marijuana identification card shall have the meaning set forth in California Health and Safety Code Section 11362.7, as that section now appears or may hereafter be amended or renumbered.

PRIMARY CAREGIVER: Primary caregiver shall have the meaning set forth in California Health and Safety Code Section 11362.7, as that section now appears or may hereafter be amended or renumbered.

QUALIFIED PATIENT: Qualified patient shall have the meaning set forth in California Health and Safety Code Section 11362.7, as that section now appears or may hereafter be amended or renumbered.

[Aadded/amended by City Ord. 09-10, 7/21/09:]

ANTENNA: Any system of wires, poles, rods, horizontal or vertical elements, panel, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves.

ANTENNA ARRAY: Antennas having active elements extending in more than one direction, and directional antennas mounted upon and rotated through a vertical mast or tower interconnecting the beam and antenna support, all of which elements are deemed to be part of the antenna.

ANTENNA SUPPORT STRUCTURE: A pole, utility pole, monopole tower, lattice tower, guyed tower, telescoping mast, tower tripod, faux tree, or other similar structure utilized for the purpose of supporting an antenna(s) used for the transmission and reception of electromagnetic waves.

CELL-ON-WHEELS (“COW”) TELECOMMUNICATION FACILITY: A mobile cell site that consists of a cell antenna tower and electronic radio transceiver equipment on a truck or trailer, designed to be part of a cellular network.

RADIOFREQUENCY TRANSPORT SERVICE SYSTEM: A network or system of wireless communication facilities designed and intended to provide radiofrequency transport services to
wireless carriers consisting of a central hub and system of fiber optic cables connecting remote nodes and small antennae attached to utility poles and similar structures.

STEALTH, CAMOUFLAGE, OR CAMOUFLAGE FACILITY: A telecommunication facility in which the antenna, and sometimes the support equipment, are hidden from view in a faux tree, monument, cupola, or other concealing structure which either mimics, or which also serves as, a natural or architectural feature.

SUBSTANTIALLY VISIBLE: An object is considered to be substantially visible if it stands out as a conspicuous feature of the landscape when viewed with the naked eye. This shall not apply to structures and natural features that would normally occur within the setting of the object and are utilized to camouflage or otherwise minimize the visual impact of a telecommunication facility.

SUPPORT EQUIPMENT: The physical, electrical and/or electronic equipment included within a telecom facility used to house, power, transport and/or process signals from or to the facility’s antenna or antennas.

TELECOMMUNICATION FACILITY: A facility that transmits and/or receives wireless radio signals or electromagnetic waves, including but not limited to directional, omni-directional and parabolic antennas, structures or towers to support receiving and/or transmitting devices, supporting equipment and structures, and the land or structure on which they are all situated, for communication purposes including data transfer. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or reception of such signals; telecommunication towers or similar structures supporting said equipment; equipment buildings; parking areas and other accessory development. It does not include facilities staffed with other than occasional maintenance and installation personnel or broadcast studios, or mobile transmitting devices, such as vehicle or hand held radios/telephones and their associated transmitting antennas.

TELECOMMUNICATION FACILITY, CO-LOCATED: A telecommunication facility comprised of a single telecommunications pole, tower or building supporting one or more antennas, dishes, or similar devices owned or used by more than one public or private entity.

TELECOMMUNICATION FACILITY, COMMERCIAL: A telecommunications facility that is operated primarily for, or accessory to, a business purpose or purposes.

TELECOMMUNICATION FACILITY, HEIGHT: The height of a telecommunication tower shall be measured from the natural, undisturbed ground surface below the center of the base of said tower to the top of the tower itself, or, if higher, the tip of the highest antenna or piece of equipment attached to the tower. In the case of an antenna or antenna support structure mounted on a building or structure, the height of the antenna or antenna support structure includes the height of the portion of the building that it is mounted on.
DEFINITIONS

TELECOMMUNICATION FACILITY, MULTIPLE USERS: A telecommunications facility comprised of multiple telecommunication towers or buildings supporting one or more antennas owned or used by more than one public or private entity.

TELECOMMUNICATION FACILITY, NON-COMMERCIAL: A telecommunication facility that is operated solely for a non-business purpose.

TELECOMMUNICATION FACILITY OPERATOR: Any person, firm, corporation, company, or other entity that directly or indirectly owns, leases, runs, manages, or otherwise controls a telecom facility or facilities within the City.

TELECOMMUNICATION FACILITY, TENANT IMPROVEMENT: A wireless telecommunication facility where the transmission facility and the associated antennas are (1) entirely enclosed within an existing building, including architectural projections, or (2) located on the roof of an existing building or structure, or (3) the antenna is located on the exterior wall of a building or structure, and the general public does not have access to the facility. Tenant improvements do not include antennas that are mounted on utility poles or similar structures.

TELECOMMUNICATION SITE, CO-LOCATED: Any site where more than one antenna support structure is installed in close proximity to another on one parcel.

TOWER: A mast, pole, monopole, guyed tower, lattice tower, freestanding tower, or other structure designed and primarily used to support one or more antennas.

TOWER, LATTICE: A multiple sided open metal frame support structure, which supports antennas and related equipment, typically with three or four support legs.

TOWER, MONOPOLE: A tower consisting of a single pole, constructed without guy wires and ground anchors.

[Added by City Ord. 12-12, 10/16/12:]

LIVE/WORK: A dwelling unit of which a maximum of forty-nine (49) percent of the gross square footage of the total building area is used for non-residential uses. Permitted non-residential live/work uses are restricted to permitted uses within the zone in which it is located. Live/Work uses must comply with all of the following:

A. Live/Work units must be internally accessible between the residential area and the non-residential area. The non-residential area must be directly accessible to a non-resident from the ground level via an entry/exit separated from a residential entry/exit;

B. An employee of the non-residential use must reside in the dwelling unit. However, the non-residential use may have employees that do not reside within the dwelling unit;
C. Live/Work uses must observe similar operational and delivery hours and walk-in/client visits as other permitted uses within the zone in which it is located;

D. Outdoor storage is not permitted;

E. Live/Work uses cannot store or generate hazardous materials or employ hazardous processes;

F. Noise, vibration, dust, odors, fumes, smoke, heat, electrical interference or other similar nuisances from Live/Work activities cannot be perceived beyond the individual unit; and

G. Live/Work activities cannot increase pedestrian or vehicle traffic beyond that ordinarily associated with the zone in which it is located nor can it reduce the number of required off-street parking spaces available for use.